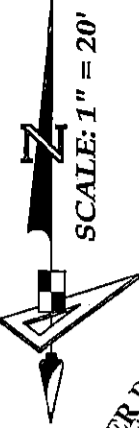


Plot Plan

GENERAL NOTES:

Residence Footprint = 4,253 Square Feet
As per the plans furnished by the builder.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
Max Building Height = 35'

Bearings are based on the Southerly boundary of Lot 60, Block 5, said line bears S.57°06'30"E., per plat.

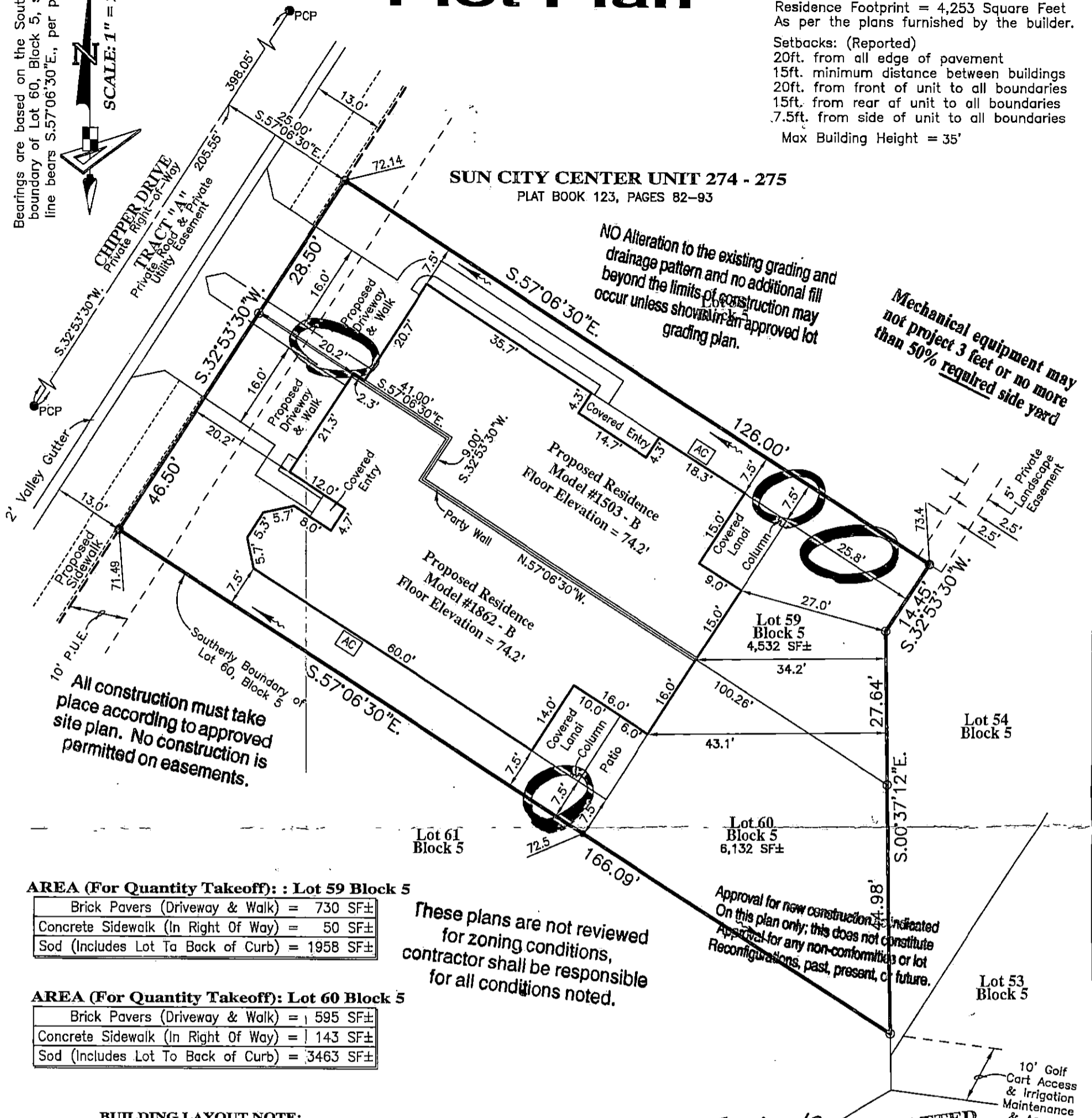


SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan.

Mechanical equipment may not project 3 feet or no more than 50% required side yard



All construction must take place according to approved site plan. No construction is permitted on easements.

AREA (For Quantity Takeoff): Lot 59 Block 5

Brick Pavers (Driveway & Walk)	= 730 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 1958 SF±

AREA (For Quantity Takeoff): Lot 60 Block 5

Brick Pavers (Driveway & Walk)	= 1,595 SF±
Concrete Sidewalk (In Right Of Way)	= 1,143 SF±
Sod (Includes Lot To Back of Curb)	= 3,463 SF±

BUILDING LAYOUT NOTE:

Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

Approval for new construction indicated on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations, past, present, or future.

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

Inside 1410 PM 6-20-2016

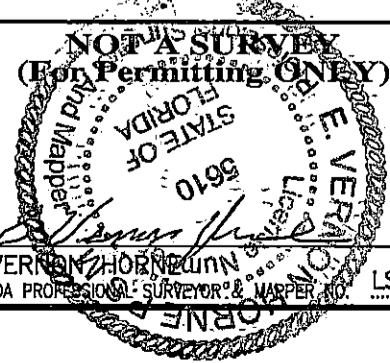
UNPLATTED

10' Golf Cart Access & Irrigation Maintenance & Access Easement

LEGEND:		REVISIONS	
Pg. - Page	R/W - Right Of Way	O.R. - Official Records Book	P.B. - Plat Book
Elev. - Elevation	SF - Square Feet	Conc. - Concrete	BP - Brick Paver
SW - Sidewalk	CI - Curb Inlet	GTI - Grate Top Inlet	MES - Mitered End Section
RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768
SPK - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	FPK - Found P.K. Nail
FPKD - Found P.K. Nail & Disk	FCM - Found Concrete Monument	REF - Reference	PRM - Permanent REF. Monument
PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement	(Note: Some items in above legend may not be applicable)	
L.B. - Licensed Business	ST - Stoop	W.M. - Water Meter	W.V. - Water Valve
F.H. - Fire Hydrant	R.C.W.M. - Reclaimed Water Meter	R.C.W.V. - Reclaimed Water Valve	T.E. - Telephone Box
E.B. - Electric Box	C.T.B. - Cable Television Box	L.P. - Light Pole	S.S.M. - Storm Sewer Manhole
S.S.M. - Sanitary Sewer Manhole	E.H. - Electric Handhole	C.O. - Clean Out	I.C.V. - Irrigation Control Valve
S. - Sign	A.C. - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement
D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	Y.D. - Yard Drain	A.E. - Access Easement
L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	W.S. - Water Service	D.F.D. - Drainage Flow Direction
10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade		

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.



PREPARED FOR:

MINTO COMMUNITIES, LLC

FLOOD ZONE:

The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 59 & 60, Block 5, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768

GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/25/16	Dwg: 59&60_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. -	RNG. 20 E.	Field Bk: ~	