

GENERAL NOTES:

Residence Footprint = 4,226± 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
- (5.0ft. from side of unit to all boundaries for side of unit to all boundaries)
- Max Building Height = 35'

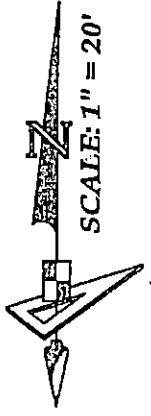
All construction must take place according to approved site plan. No construction is permitted on easements.

Plot Plan

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

SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

Bearings are based on the Northerly boundary of Lot 63, Block 5, said line bears S.57°06'30"E., per plat.

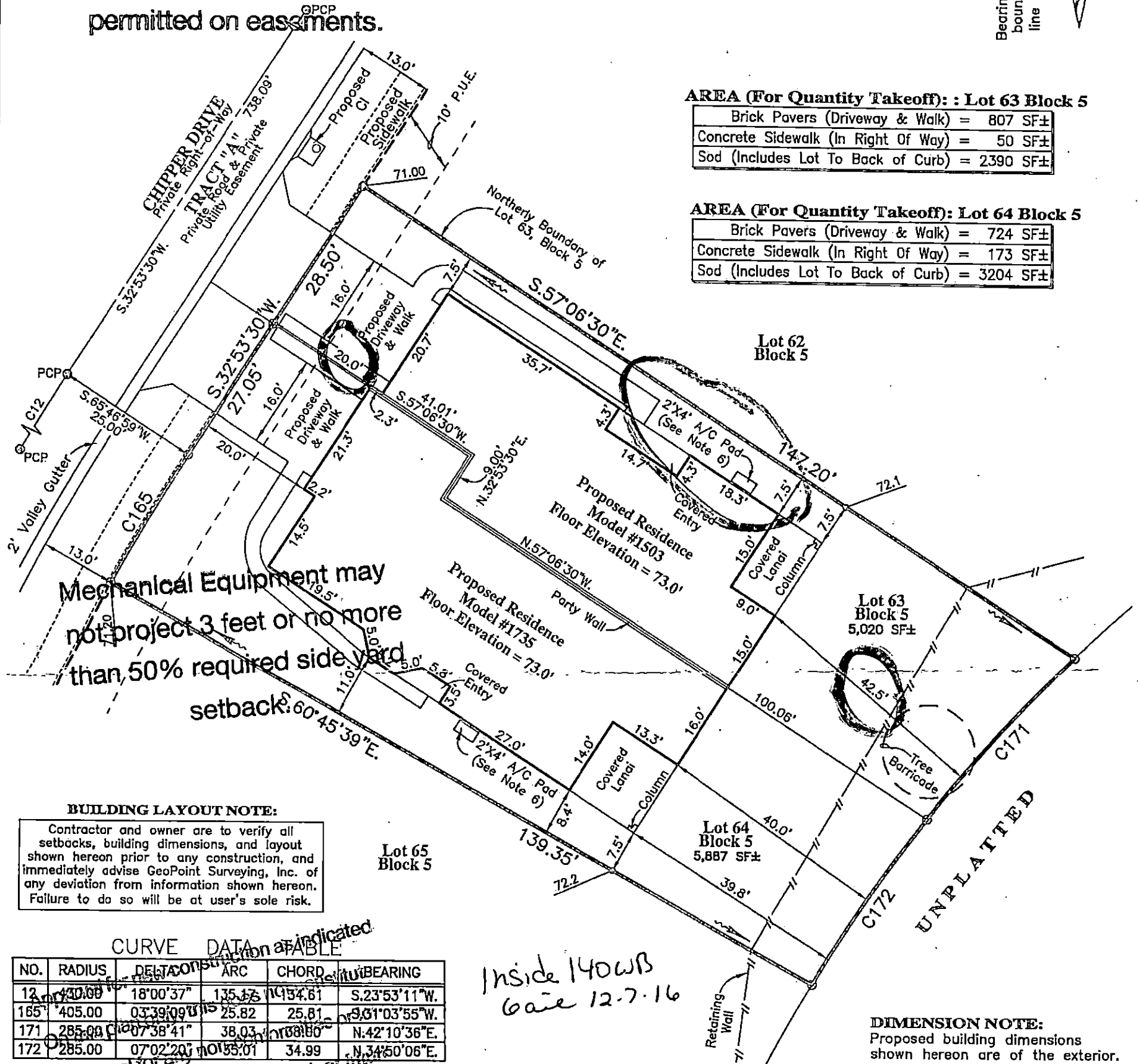


AREA (For Quantity Takeoff): : Lot 63 Block 5

Brick Pavers (Driveway & Walk)	= 807 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 2390 SF±

AREA (For Quantity Takeoff): Lot 64 Block 5

Brick Pavers (Driveway & Walk)	= 724 SF±
Concrete Sidewalk (In Right Of Way)	= 173 SF±
Sod (Includes Lot To Back of Curb)	= 3204 SF±



Mechanical Equipment may not project 3 feet or no more than 50% required side yard setback.

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	CHORD	BEARING
12	430.00	18°00'37"	135.42	S.23°53'11"W.
165	405.00	03°39'09"	25.82	S.01°03'55"W.
171	285.00	07°38'41"	38.03	N.42°10'36"E.
172	285.00	07°02'20"	34.99	N.34°50'06"E.

*Inside 140WB
Gate 12-7-16*

DIMENSION NOTE:
Proposed building dimensions shown hereon are of the exterior.

LEGEND

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

REVISIONS

Description	Date	Dwn.	Ch'd	P.C.	Order No.	Field Book

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.

NOT A SURVEY (For Permitting ONLY)

VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

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 be in Zone "X".

DESCRIPTION: Lots 63 & 64, 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: 11/16/16	Dwg: 63&64_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		