

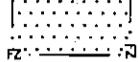
# Plot Plan

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

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

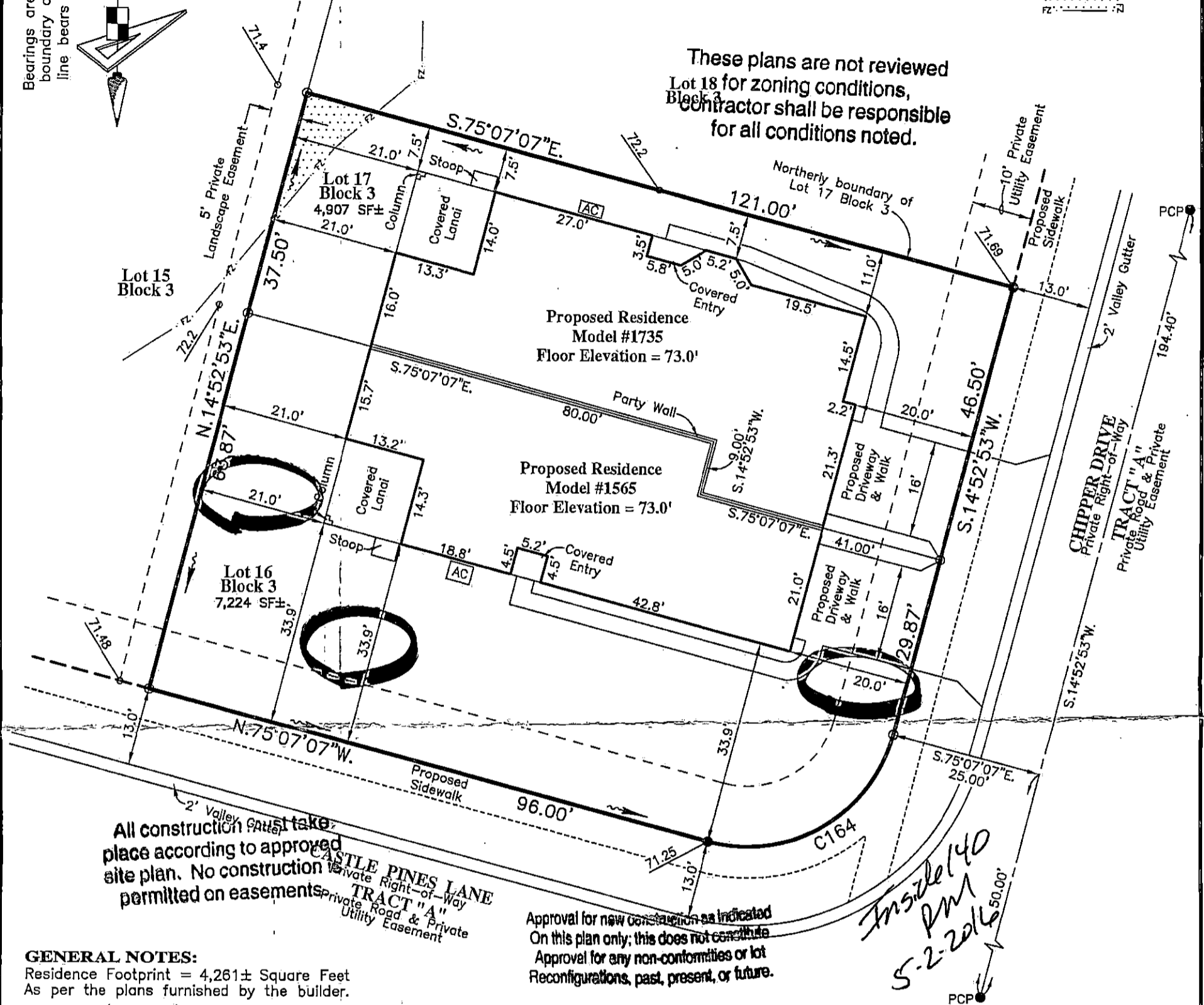
NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan.

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

Flood Zone Area "A" = 

These plans are not reviewed  
Lot 18 for zoning conditions,  
Block 3 contractor shall be responsible  
for all conditions noted.

Bearings are based on the Northerly boundary of Lot 17, Block 3, said line bears S.75°07'07"E., per plat.  
**SCALE: 1" = 20'**



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

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

*Inside 140 PM 5-2-2016*

**GENERAL NOTES:**  
Residence Footprint = 4,261± 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 single family homes)  
Max Building Height = 35'

| SOD AND CONCRETE CALCS                   |   |  |
|--|---|--|
| Combined Total Lot Area in Square Feet ± | Total Sod Area in Square Feet ± (Includes right-of-way area between front property line and back of curb) | Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY) |
| 12,131                                   | 9,300'  | 1,455  |

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

**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.

--- FZ --- Flood Zone Separation Line

**LEGEND:**

|                          |                    |                              |                  |                   |                              |                              |                    |                   |                            |                       |                           |                               |                          |                          |                                |                               |  |   |                                    |                               |                                    |                 |                               |                                    |  |  |                               |                              |                                |
|--------------------------|--------------------|------------------------------|------------------|-------------------|------------------------------|------------------------------|--------------------|-------------------|----------------------------|-----------------------|---------------------------|-------------------------------|--------------------------|--------------------------|--------------------------------|-------------------------------|--|---|------------------------------------|-------------------------------|------------------------------------|-----------------|-------------------------------|------------------------------------|--|--|-------------------------------|------------------------------|--------------------------------|
| 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 | SPKD - 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         | WM - Water Meter             | WV - Water Valve | FD - Fire Hydrant | RCWM - Reclaimed Water Meter | RCWV - Reclaimed Water Valve | TE - Telephone Box | EB - Electric Box | CTE - Cable Television Box | LP - Light Pole       | SSM - Storm Sewer Manhole | SSSM - Sanitary Sewer Manhole | EHH - Electric Handhole  | COO - Clean Out          | ICV - Irrigation Control Valve | S - Sign                      | AC - Air Conditioner                                     | P.U.E. - Public Utility Easement                          | P.D.E. - Private Drainage Easement | D.E. - Drainage Easement      | L.M.E. - Lake Maintenance Easement | YD - Yard Drain | A.E. - Access Easement        | L.B.E. - Landscape Buffer Easement | R.W.E. - Raw Water Well Easement             | OWS - Water Service                                      | DFD - Drainage Flow Direction | 10.0 - Proposed Design Grade | 10.2 - As-Built/Existing Grade |

**REVISIONS**

| Description     | Date     | Dwn. | Ck'd | P.C. | Order No. | Field Book |
|-----------------|----------|------|------|------|-----------|------------|
| County Comments | 04/18/16 | DJW  | EVH  | ~    | ~         | ~          |
|                 |          |      |      |      |           |            |
|                 |          |      |      |      |           |            |

**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 HEDT 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)  
E. VERNON HORNE  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 105610

**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 Zones "X" and "A" (Base Flood Elevation 70.66(NGVD29) / 69.74(NAVD88)).

**DESCRIPTION:** Lots 16 & 17, Block 3, 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: 03/22/16                    | Dwg: 16&17_Blk3_PP.dwg | Order No.: ~ |              |
| SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: ~            |              |              |