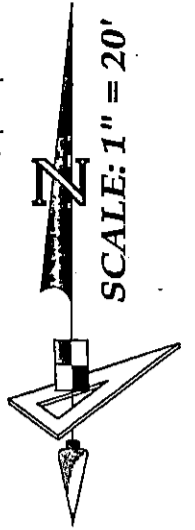


Plot Plan

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'

Bearings are based on the Southerly boundary of Lot 78, Block 5, said line bears N.75°07'07"W., per plat.

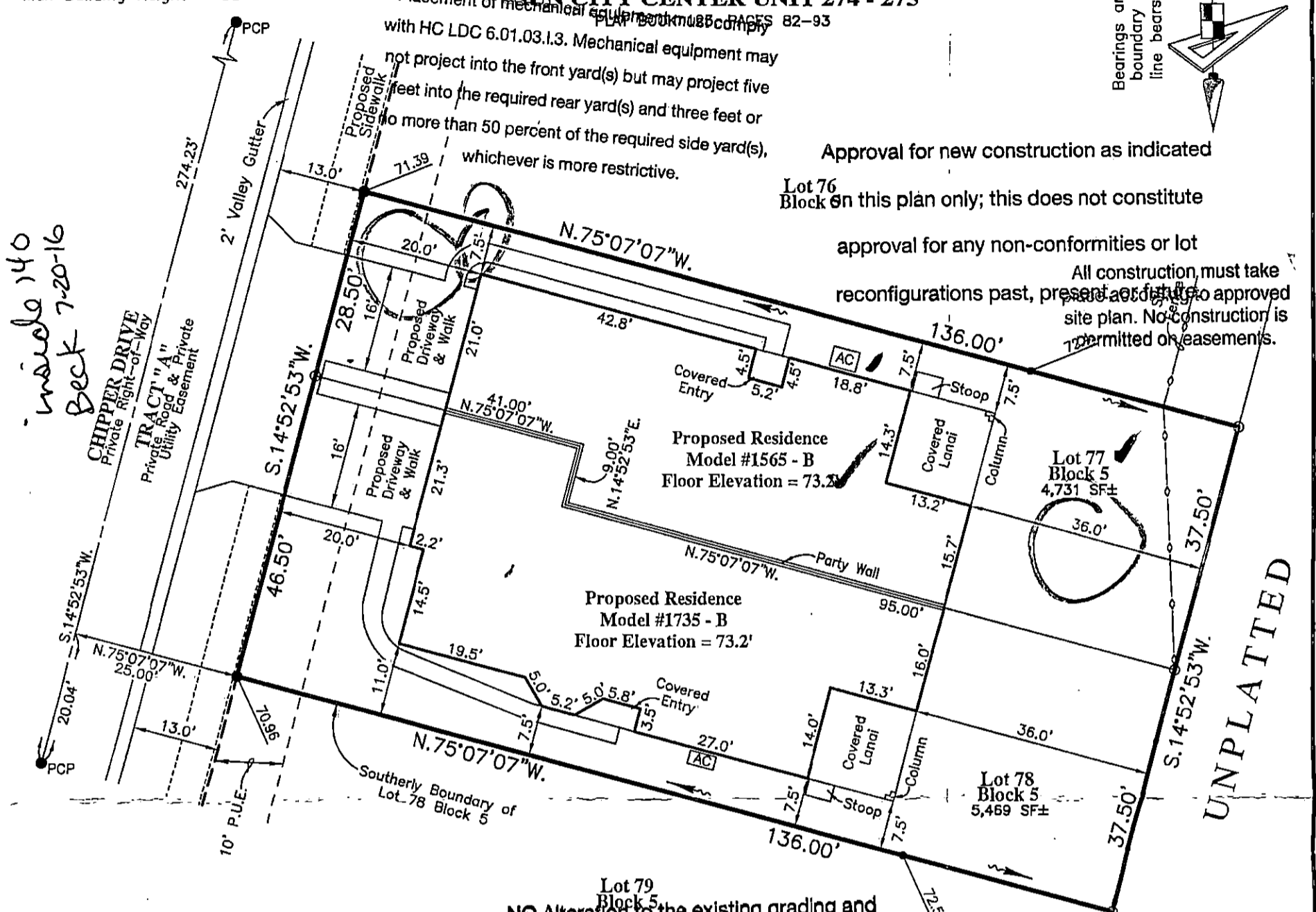


SUN CITY CENTER UNIT 274 - 275
 Placement of mechanical equipment with HC LDC 6.01.03.1.3. Mechanical equipment may not project into the front yard(s) but may project five feet into the required rear yard(s) and three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive.

Approval for new construction as indicated

Lot 76 Block 5 on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations past, present or future so approved site plan. No construction is permitted on easements.

All construction must take place as shown on approved site plan. No construction is permitted on easements.



inside 140 Beck 7-20-16

UNPLATTED

AREA (For Quantity Takeoff): : Lot 77 Block 5

Brick Pavers (Driveway & Walk)	= 730 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 2,099 SF±

AREA (For Quantity Takeoff): : Lot 78 Block 5

Brick Pavers (Driveway & Walk)	= 724 SF±
Concrete Sidewalk (In Right Of Way)	= 140 SF±
Sod (Includes Lot To Back of Curb)	= 2,725 SF±

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

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.

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:

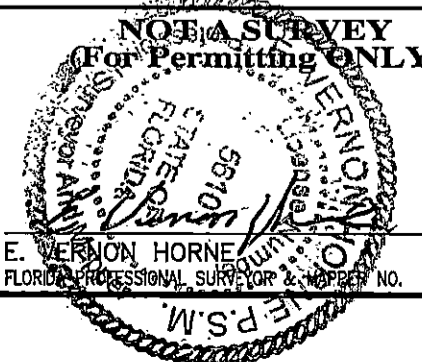
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 77 & 78, 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: 06/22/16	Dwg: 77&78_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		



E. VERNON HORNE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

LEGEND:

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

REVISIONS

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