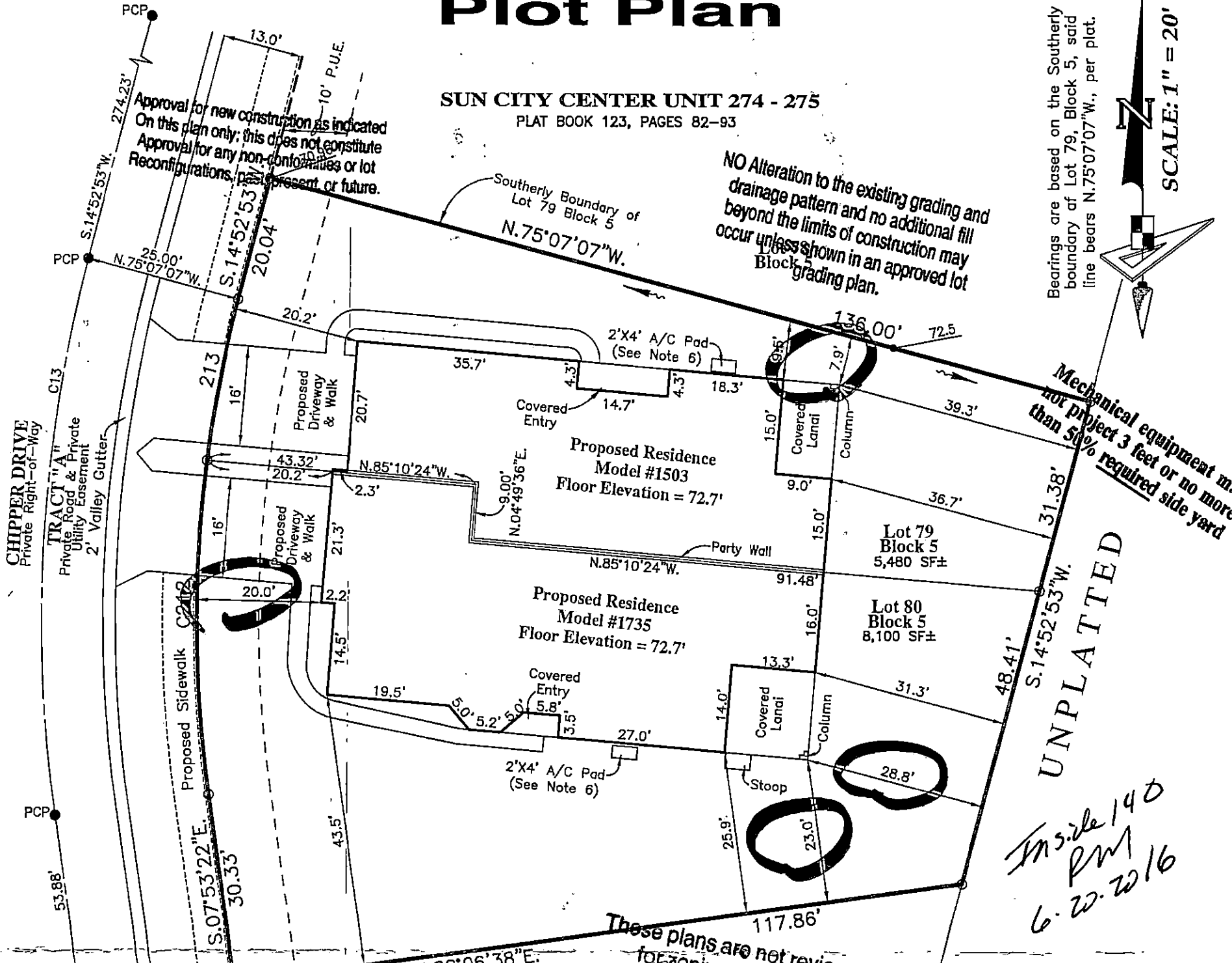
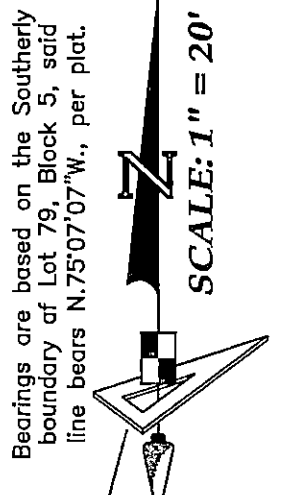


# Plot Plan

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



Approval for new construction as indicated  
On this plan only; this does not constitute  
Approval for any non-conformances or lot  
Reconfigurations, past, present or future.

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.

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

### GENERAL NOTES:

Residence Footprint = 4,637± 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'

### 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.

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

### AREA (For Quantity Takeoff): : Lot 79 Block 5

Brick Pavers (Driveway & Walk)	= 712 SF±
Concrete Sidewalk (In Right Of Way)	= 139 SF±
Sod (Includes Lot To Back of Curb)	= 3,100 SF±

### AREA (For Quantity Takeoff): : Lot 80 Block 5

Brick Pavers (Driveway & Walk)	= 703 SF±
Concrete Sidewalk (In Right Of Way)	= 329 SF±
Sod (Includes Lot To Back of Curb)	= 5,684 SF±

### CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	225.00	22°46'15"	89.42	88.83	S.03°29'45"W.
212	200.00	15°17'43"	53.39	53.23	S.00°14'31"E.
213	200.00	07°28'32"	26.09	26.08	S.11°08'37"W.

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	WVH - Fire Hydrant
SF - Square Feet	RCW - Reclaimed Water Meter
Conc. - Concrete	RCWV - Reclaimed Water Valve
BP - Brick Paver	TEB - 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	SSMH - 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	AE - Access Easement
REF - Reference	LEB - 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

### 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:

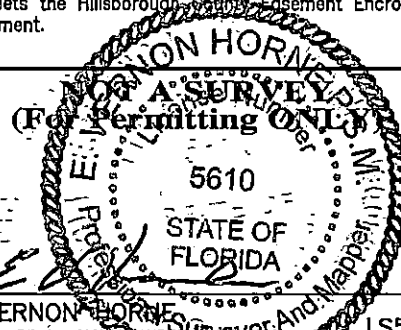
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

**DESCRIPTION:** Lots 79 & 80, 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.

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**GeoPoint**  
Surveying, Inc.

Drawn: HM	Checked: EVH	P.C.: ~	Data File: ~
Date: 06/07/16	Dwg: 79&80_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	



E. VERNON HORNE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LS5610