

Parcel 23-19-26-000200000100

Beginning at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 26 East, thence North 89°45'40" East, along the North boundary of said SE 1/4 of NW 1/4, 534.16 feet; to the intersection of the North boundary of said SE 1/4 of NW 1/4 with the West boundary of said SE 1/4 of NW 1/4, IGOU, Inc. to the STATE OF FLORIDA, dated February 11, 1960, and recorded in Official Records Book 116, page 628, Public Records of Lake County, Florida, said point being 125.00 feet Westerly from and at right angles to the West boundary of said SE 1/4 of NW 1/4, IGOU, Inc. to the STATE OF FLORIDA, dated May 19, 1960, and recorded in Official Records Book 116, page 703, Public Records of Lake County, Florida, the following bearings and distances: South 07°00'50" West 95.49 feet; South 23°30'50" West 172.22 feet; South 26°59'35" West 455.49 feet; South 58°10'20" West 155.76 feet to the West boundary of said SE 1/4 of NW 1/4 of Lake County, along said West boundary, 644.00 feet to the Point of Beginning. (Subject to the rights of record owners as shown upon the plat of Oleander Court recorded in plot book B, page 16, public records of Lake County, Florida.

LAKEVIEW, MI

LAKEVIEW AVE.

SOUTH AVENUE

RUST ST.

MT. HOMER ROAD

STATE ROAD 19

S. BAY STREET

WEST CROOKED LAKE

EAST CROOKED LAKE

PROJECT LOCATION

U.S. 441

DORA AVE.

DAVID WALKER DR.

C.R. 19A

ELUDORA RD.

N

LOCATION MAP

NOT TO SCALE

[illegible]

1. North, the Bearings and the Coordinates shown hereon are referenced to the East Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 00°05'40" East along the West line of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida as shown hereon is held as a bearing reference.

Coordinates are based on field surveys using Real Time Network (RTN GPS) (VRS NOW). A Trimble R10 Rover with multiple occupations on each point was used for redundancy. Local check ties were made to National Geodetic Survey (NGS) Control Mark ROOF (PID A41809). Based on redundant measurements to this point, the expected horizontal and vertical positional precision for this survey is 0.10 feet. All measurements are in U.S. Survey Feet.

2. Elevations are to North American Vertical Datum of 1988 (NAVD88) and are based on National Geodetic Survey (NGS) Control Mark ROOF (PID AA1809), Elevation = 95.65 feet.

3. Legal description is from prior surveys and deeds of record provided by the client.

4. The underground utilities and/or improvements shown hereon are based on one or more of the following: (a) above-ground signs or markers, (b) point markings and/or utility flagging set by utility locating services or (c) as-built maps. A subsurface investigation was not performed as part of this survey.

5. Property is located in Flood Zone "X" according to flood insurance rate map for Lake County; Community Panel Number 12069C0358E, effective date December 18, 2012.

6. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.

7. When field measurements differ from plat or description courses, the plat or description dimensions are shown in parentheses ().

8. The data shown on this map was derived by combining aerial LiDAR survey flown on 12/09/15 and a ground survey performed on 05/14/18. The ground survey data was gathered with Real Time Network (RTN GPS) (VRS NOW) and a Terrestrial Scanner. The expected accuracies are listed in the table below.

9. Aerial photography for this project is digital ortho-rectified imagery dated 12/09/15 prepared by Pickett & Associates, Inc.

10. This project was localized on National Geodetic Survey (NGS) Control ALACHUA (PID A0301). N: 282,627.88, E: 2,605,958.22, Elevation: 165.80 feet. The Combined Grid Factor at this location is 0.999969771. This drawing is in GRID. All dimensions should be multiplied by 1.000030230 to obtain ground distances.

11. No above ground observable evidence of earth moving work, building construction or building additions were observed as part of this survey.

12. No above ground observable evidence of site used as a solid waste dump, sump or sanitary landfill were observed as part of this survey.

13. Per the City of Eustis, Florida Planning Department website, The City of Eustis does not have zoning districts. The City regulates and approves land use activities in accordance with the Future Land Use Map designations in the Comprehensive Plan and the Land Development Regulations. Per the Future Land Use Map, the subject property is designated "PCC - Community Commercial."

14. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

EXPECTED ACCURACIES	
1	0.99
2	0.99
3	0.99
4	0.99
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96	0.99
97	0.99
98	0.99
99	0.99
100	0.99

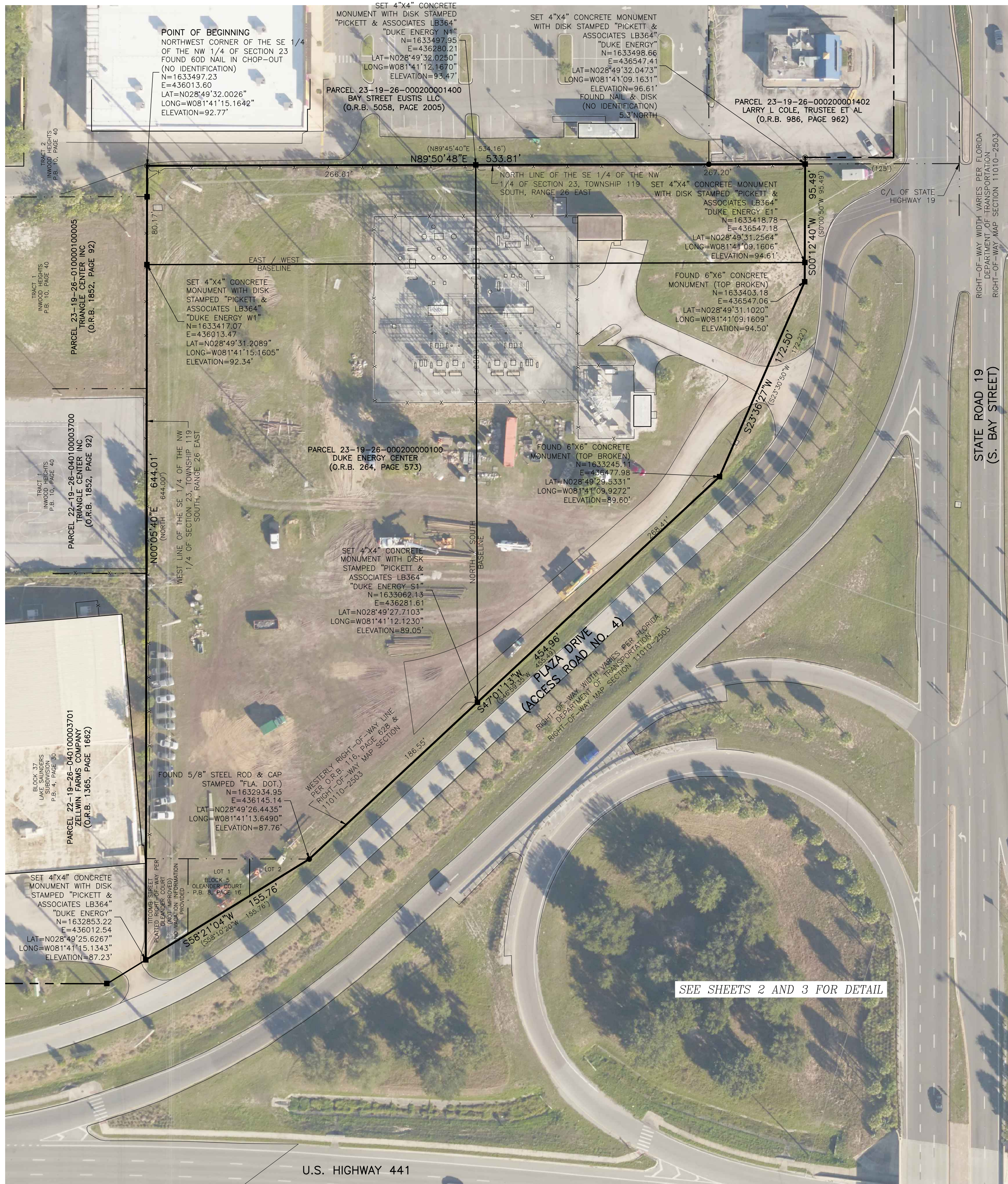
EXPECTED ACCURACIES		
	HORIZONTAL	VERTICAL
LIDAR SURVEY	0.12'	0.15'
GROUND SURVEY	0.10'	0.10'

WA-1	OHG N. WIRE ELEV.=136.3'
	W. WIRE ELEV.=128.3'
	MID WIRE ELEV.=128.2'
	S. WIRE ELEV.=128.2'
WA-2	OHG S. WIRE ELEV.=136.5'
	OHG W. WIRE ELEV.=131.0'
	W. WIRE ELEV.=124.7'
	MID WIRE ELEV.=124.2'
WA-3	E. WIRE ELEV.=124.1'
	OHG E. WIRE ELEV.=131.1'
	OHG W. WIRE ELEV.=136.1'
	W. WIRE ELEV.=125.8'
WA-4	MID WIRE ELEV.=124.9'
	E. WIRE ELEV.=124.1'
	OHG E. WIRE ELEV.=136.1'
	OHG N. WIRE ELEV.=136.6'
WA-5	N. WIRE ELEV.=128.2'
	MID WIRE ELEV.=128.0'
	S. WIRE ELEV.=127.6'
	OHG S. WIRE ELEV.=136.6'



No.	DATE	APPROVED	REVISION
O.R.	6/25/18	GAP	FIRST ISSUE
1	7/25/18	GAP	REPLACE SET IRON ROD WITH CONCRETE MONUMENTS
2	6/27/22	GAP	REVISE ENTRANCE DRIVE MATERIAL

ALTA/NSPS LAND TITLE SURVEY
EUSTIS SOUTH SUBSTATION
LOCATED IN SECTION 23
TOWNSHIP 19 SOUTH, RANGE 26 EAST
CITY OF EUSTIS, LAKE COUNTY, FLORIDA
PREPARED FOR: DUKE ENERGY FLORIDA, LLC



To Duke Energy Florida, LLC;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7 (a), 7(c), 8, 9, 11, 13, 15, 16, 17, 18, 19, 20 of Table A thereof. The fieldwork was completed on June 20, 2018.



Gregory A Prather
2022.08.02 08:25:24
-04'00'

CERTIFIED TO:
DUKE ENERGY FLORIDA, LLC

SITE:	105066
LU:	000000

7/07/18

SURVEY DATA

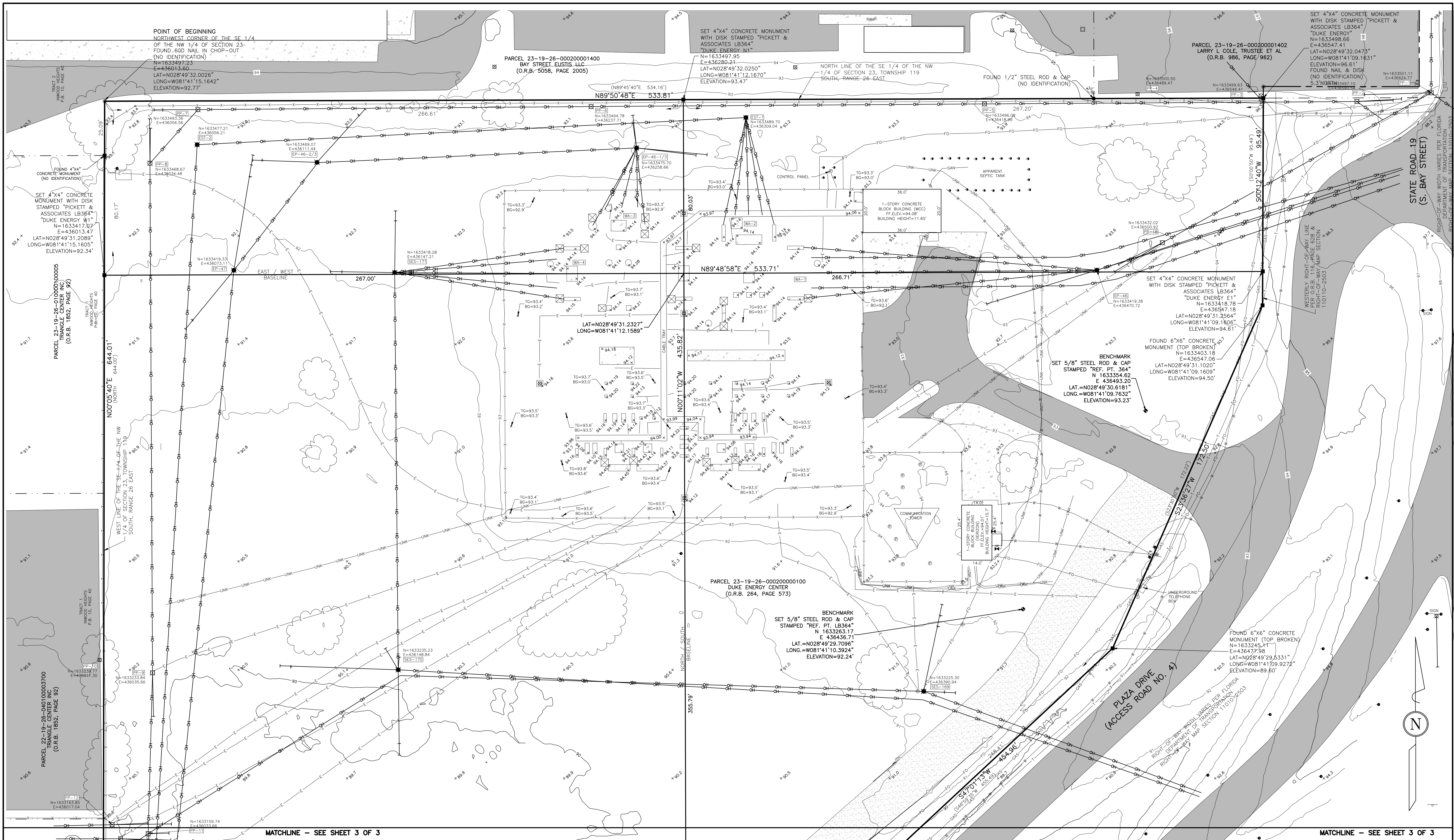


PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
475 SOUTH FIRST AVENUE BARTOW,
FLORIDA 33830
PHONE: (863)-533-9095
FAX: (863)-534-1464
LICENSED BUSINESS No. LB364

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THE RAISED SEAL OR THE ELECTRONIC SIGNATURE
AND COMPUTER GENERATED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

7/25/18	V: NTS H: 1"=50' SCALE	SUBSTATION ENGINEERING	
GBA DRAWN	GBA TECH	BOUNDARY & TOPOGRAPHIC PLAZA DRIVE EUSTIS, FL, 32726 EUSTIS SOUTH SUBSTATION THOR #2500D1	
EMP CHECK	ENGR		
1 OF SHEET	3	DWG.	17545-3-TP



- LEGEND:**
- PSM PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
ELEV. ELEVATION
LAT. LATITUDE
LONG. LONGITUDE
TG. TOP OF GRAVEL ELEVATION
BG. BOTTOM OF GRAVEL ELEVATION
R/W. RIGHT-OF-WAY
FF. FINISHED FLOOR
W. WATER BLOW-OFF VALVE
G. GAS RISER
C. COMMUNICATION RISER
X. UNDERGROUND BOX WITH METAL LID

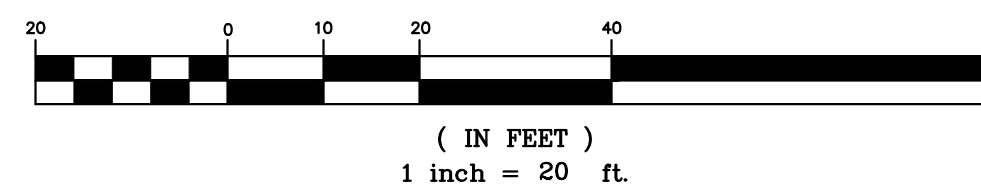
- H. GUY ANCHORS
X. TRANSMISSION POLE (STEEL)
O. LIGHT POLE
□. TELEPHONE BOX
□. CATCH BASIN
•. POST
•. SIGN
□. ELECTRIC BOX
•. WATER METER
•. WATER VALVE
•. IRRIGATION CONTROL VALVE
•. SEWER CLEAN-OUT
•. SPOUT

- PROPERTY LINES
— EXISTING EASEMENT
- - - SECTION LINES
- - - LOT LINES
— OVERHEAD WIRE
— CHAIN LINK FENCE
— W/ BARBED WIRE
— SAN. UNDERGROUND SEWER
— W. UNDERGROUND WATER
— FG. UNDERGROUND FIBER-OPTIC
— E. UNDERGROUND ELECTRIC
— GAS. UNDERGROUND GAS
— T. UNDERGROUND TELEPHONE
— UNK. UNDERGROUND UNKNOWN

- TREE LINE
— PAVEMENT
— CONCRETE PAD
— DIRT DRIVE

- 97.6 GROUND ELEVATION
98.54 HARD SURFACE ELEVATION
97 MINOR CONTOUR
95 MAJOR CONTOUR

GRAPHIC & INTENDED DISPLAY SCALE



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ALTA/NSPS LAND TITLE SURVEY
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CITY OF EUSTIS, LAKE COUNTY, FLORIDA
PREPARED FOR: DUKE ENERGY FLORIDA, LLC



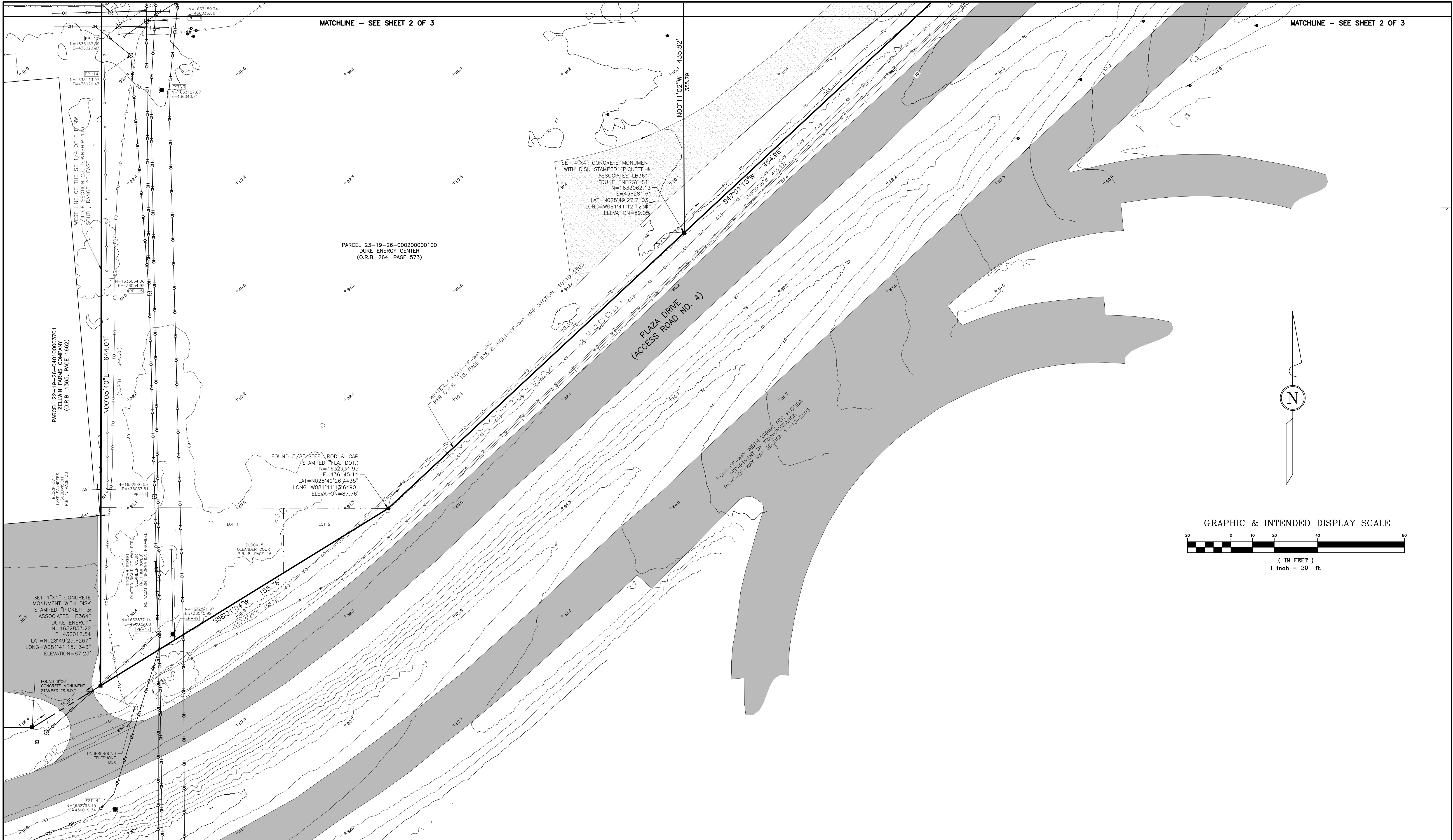
PICKETT
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475 SOUTH FIRST AVENUE BARTOW,
FLORIDA 33830
PHONE: (883)-535-9095
FAX: (883)-534-1464
LICENSED BUSINESS NO. LB364

FIELD BOOK(S):	823	PROJECT No.	DRAWING No.
PAGE(S):	67-80	17545-3	LD 6296

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AND COMPUTER GENERATED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

		SITE: 105066	
		LU: 000000	
DUKE ENERGY.			
7/25/18	VS. NTS H: 1"=20' SCALE	SUBSTATION ENGINEERING	
DATE		BOUNDARY & TOPOGRAPHIC	
GBA DRAWN	GBA TECH	PLAZA DRIVE EUSTIS, FL. 32726	
EMP CHECK	ENGR	EUSTIS SOUTH SUBSTATION THOR #250001	
2 OF SHEET	3	DWG.	17545-3-TP



LEGEND:

- | | | | |
|--------|--------------------------------|---|---------------------------|
| PSM | PROFESSIONAL SURVEYOR & MAPPER | H | GUY ANCHORS |
| LB | LICENSED BUSINESS | ⊗ | TRANSMISSION POLE (STEEL) |
| P.B. | PLAT BOOK | ⊗ | DISTRIBUTION POLE |
| O.R.B. | OFFICIAL RECORDS BOOK | ⊙ | LIGHT POLE |
| ELEV. | ELEVATION | ⊙ | TELEPHONE BOX |
| LAT | LATITUDE | ⊙ | CATCH BASIN |
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| TG | TOP OF GRAVEL ELEVATION | ⊙ | ELECTRIC BOX |
| BG | BOTTOM OF GRAVEL ELEVATION | ⊙ | WATER METER |
| R/W | RIGHT-OF-WAY | ⊙ | WATER VALVE |
| FF | FINISHED FLOOR | ⊙ | IRRIGATION CONTROL VALVE |
| ⊙ | WATER BLOW-OFF VALVE | ⊙ | SEWER CLEAN-OUT |
| ⊙ | GAS RISER | ⊙ | SPIGOT |
| ⊙ | COMMUNICATION RISER | | |
| ⊙ | UNDERGROUND BOX WITH METAL LID | | |

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| — | PROPERTY LINES | —S— | UNDERGROUND SEWER |
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| — | LOT LINES | —E— | UNDERGROUND ELECTRIC |
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| — | TREE LINE |
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| 97.6 | GROUND ELEVATION |
| 98.4 | HARD SURFACE ELEVATION |
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