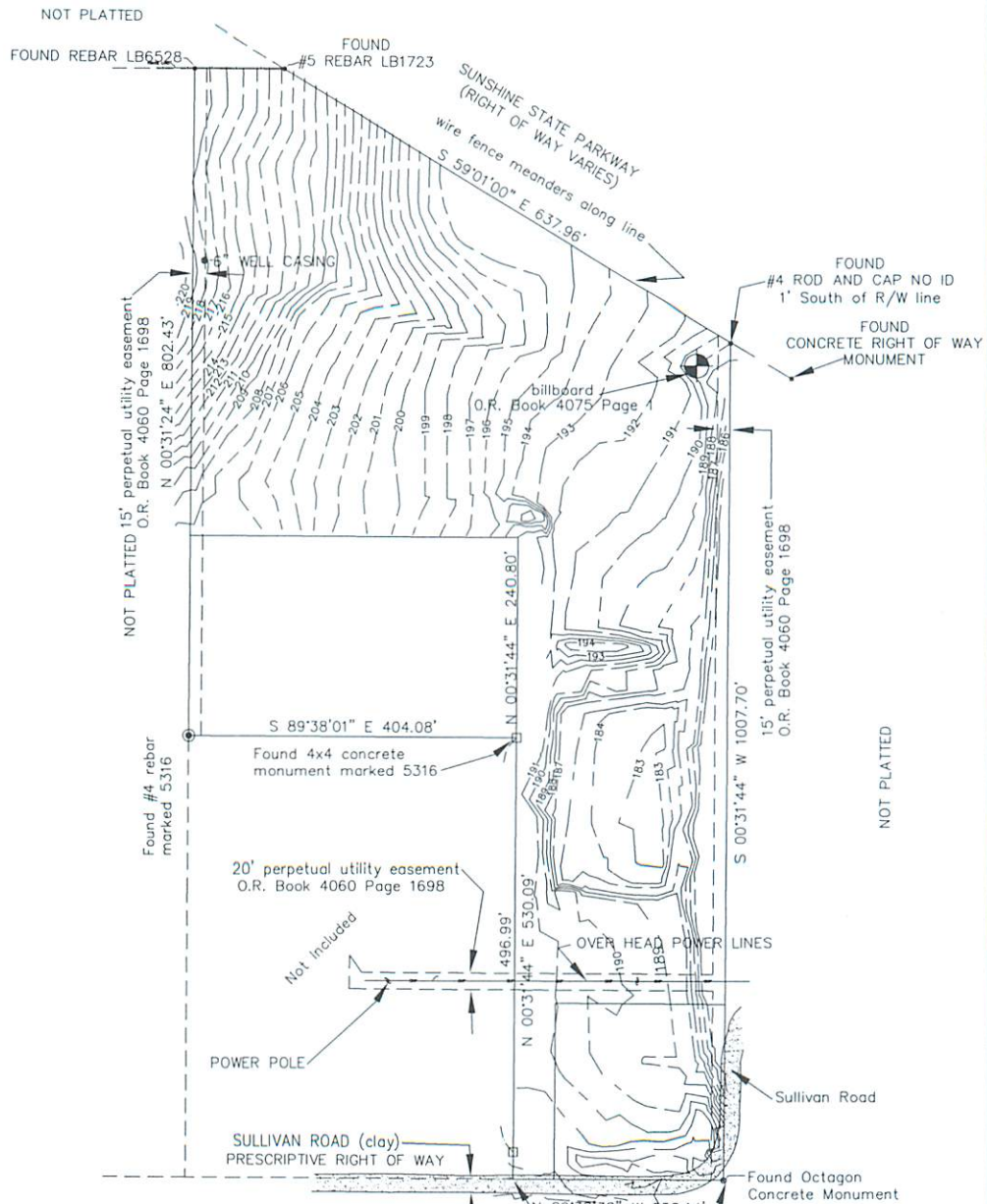


GRAPHIC SCALE



DESCRIPTION
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF TURNPIKE, SECTION 32, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. LESS THE SOUTH 530 FEET OF THE WEST 404 FEET THEREOF AND ALSO LESS ROAD RIGHT OF WAY FOR SULLIVAN ROAD.

NOTES

1. BEARINGS BASED ON THE ASSUMED BEARING OF N.89°38'30"W. ALONG THE SOUTH LINE OF SECTION 32.
2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENT OR IMPROVEMENTS, IF ANY, NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSE BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY.
7. THERE WERE NO RIGHT OF WAY DEEDS SUPPLIED AT THIS TIME. IT IS MY ASSUMPTION THAT SULLIVAN ROAD ACROSS THE SOUTH END OF PROPERTY IS A PRESCRIPTIVE RIGHT OF WAY. IT IS A COUNTY MAINTAINED CLAY ROAD (2-2044) AS SHOWN IN COUNTY TOWNSHIP BOOK. THIS PART OF SULLIVAN ROAD (CLAY) CONNECTS TO COUNTY MAINTAINED SULLIVAN ROAD, PAVED.
8. EASEMENT IN O.R. BOOK 1451, PAGE 1547 LIES TOTALLY WITHIN NOT INCLUDED PARCEL SHOWN HEREON.

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
Mailing Address:
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

TOPO SURVEY FOR:
JM MINNEOLA INVESTMENTS, INC

SCALE: 1" = 150	APPROVED BY: PMK	DRAWN BY: PMK
DATE: 9/29/2017	FB/PAGE: 338/68 & 69 336/58	

32-21-26
LAKE COUNTY, FLORIDA

PAGE NO. 1 DRAWING NO. werttopo2017

NOTE: CONTOUR ELEVATIONS SHOWN ARE BASED UPON THE 2008 LAKE COUNTY LIDAR SURVEY.

ON-SITE SOILS ARE PRIMARILY HSG TYPE "A" ASTATULA SERIES SANDS.

P MINNEOLA
WASTEWATER
FACILITIES

PUD

FLORIDA TURNPIKE

CFD
(LAKE CO.)

PROGRESS
ENERGY

OUTPARCEL
(SECO)

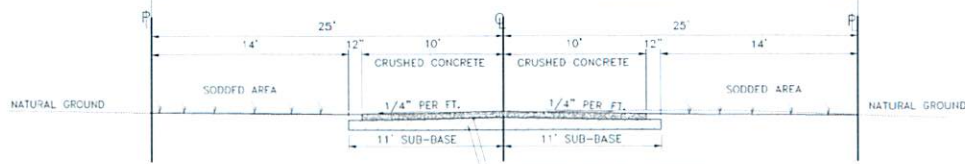
SECO

CFD
(LAKE CO.)

PUD
(LAKE CO.)

PUD

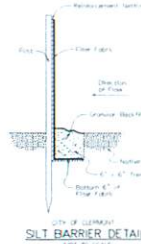
50' INGRESS/EGRESS EASEMENT



NOTES: ALL DISTURBED AREAS TO BE STABILIZED.
ALL SLOPES STEEPER THAN 3:1 TO BE SODDED.

TYPICAL ACCESS ROAD CROSS-SECTION

N.T.S.



LEGEND

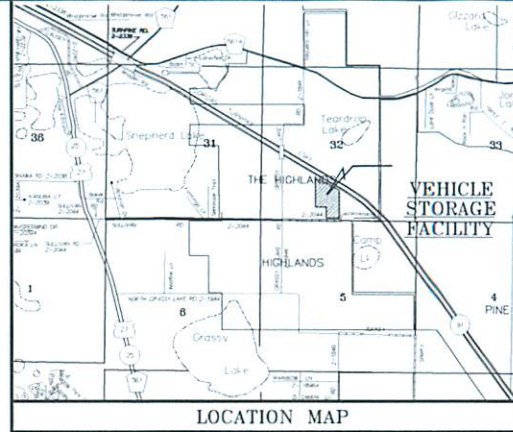
- PROPERTY BOUNDARY LINE
- ROADWAY CENTERLINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT
- EXISTING CONTOUR LINE
- FINAL GRADE CONTOURS
- PROPOSED SILT BARRIER
- EXISTING UTILITY FOL



CONTACT FLORIDA ONE CALL
48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION:

The East 1/2 of the Southeast 1/4 of the Southwest 1/4,
lying South of the Turnpike, Section 32, Township 21
South, Range 26 East, Lake County, Florida; less the
South 530 Feet of the West 404 Feet thereof, and
also less road right of way for Sullivan Road.



LOCATION MAP

PROJECT CHARACTERISTICS

- PROPERTY AREA: 13.23 ac.
- EXISTING ZONING: I-1
- EXISTING FUTURE LAND USE: Industrial
- PROPOSED SERVICES:
 - DRINKING WATER: City of Minnesota
 - SEWAGE DISPOSAL: On-Site Septic System
 - ELECTRIC: Lake Energy
 - TELEPHONE: CenturyLink
 - GARBAGE DISPOSAL: Local service contract
 - FIRE PROTECTION: Lake County Fire Dept.
 - POLICE PROTECTION: Lake County Sheriff's Dept.
- MINIMUM BUILDING SETBACK REQUIREMENTS:
 - FROM TURNPIKE RIGHT-OF-WAY: 50'
 - FROM STREET RIGHT-OF-WAY: 25'
 - FROM REAR PROPERTY LINE: 25'
 - FROM SIDE PROPERTY LINE: 10'
- PROPOSED USE:
 - (1) MODULAR OFFICE BUILDING, 60' x 60' = 3,600sf.
 - (1) PAVED HANDICAP PARKING, 17' x 10' = 340sf.
- ACCESS ROAD: ±650' OF 20' WIDE STABILIZED ROADWAY
- PARKING SPACES REQUIRED:
 - (1) Parking Space per 200sf of Office = (18) Spaces Required
- PARKING SPACES PROVIDED:
 - (17) 10' x 20' REGULAR SPACES (GRASS)
 - (1) 12' x 20' HANDICAPPED SPACE
 - (18) PARKING SPACES PROVIDED

VARIANCES REQUESTED:

- SULLIVAN ROAD TO REMAIN UNIMPROVED AT THIS TIME;
- TEMPORARY MODULAR OFFICE BUILDING TO BE ALLOWED;
- TEMPORARY GRASS EMPLOYEE PARKING TO BE ALLOWED;
- DRINKING WATER TO BE SUPPLIED BY THE EXISTING RECLAIMED WATER MAIN CURRENTLY BEING SUPPLIED WITH POTABLE WATER;
- WASTEWATER SERVICE TO BE PROVIDED BY THE EXISTING ON-SITE SEPTIC SYSTEM;
- INSTALLATION OF THE LANDSCAPE BUFFERS TO BE DELAYED UNTIL ROADWAY AND ADJACENT PARCELS ARE DEVELOPED;

BLACKBURN
SURVEYING, INC.

642 WEST HWY. 50
CLEARWATER, FL 34711
(352) 394-4417

MC
& A

ENGINEERS & LAND PLANNERS
1225 S. 334-2576
PACCO/FLORIDA

MASTER SITE PLAN
YEAGER VEHICLE STORAGE FACILITY

Sec. 32, Twp. 21S, Rge. 26E, City of Minneola, Lake County, FL
PROPERTY OWNED BY Minneola Investments, Inc.

BOOK NO. 16-010

DATE February 2016

DES. BY: [Signature]
CHK. BY: [Signature]
APP. BY: [Signature]

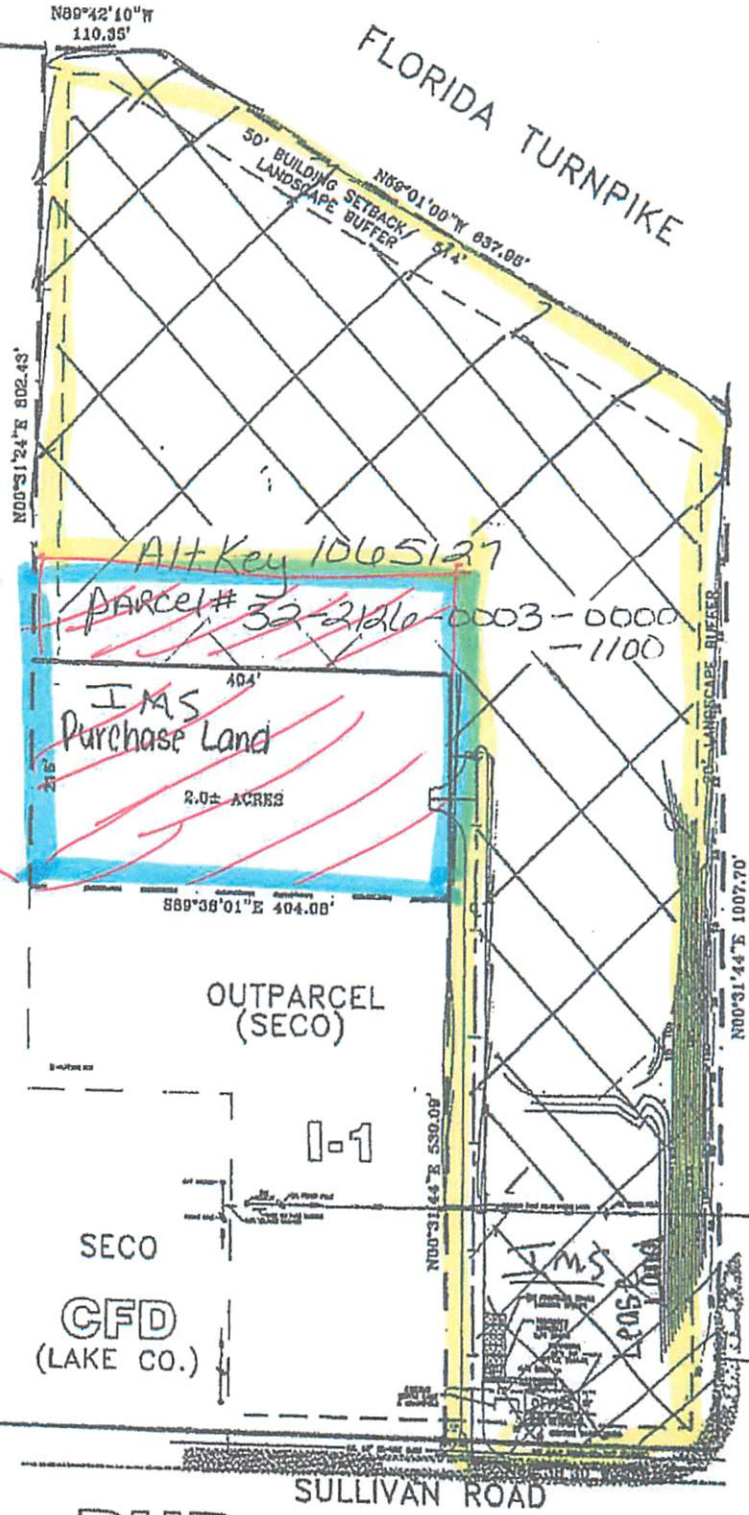
SHEET 1 OF 2

MINNEOLA
WASTEWATER
FACILITIES

Site Plan

PUD

FLORIDA TURNPIKE



CFD
(LAKE CO.)

PROGRESS
ENERGY

OUTPARCEL
(SECO)

CFD
(LAKE CO.)

PUD

SULLIVAN ROAD

Subject
to short term
lease