



**76,000 SF BUILDINGS**

- NOTES:
- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF LEESBURG COMMONS BUSINESS PARK AND THE SOUTHERLY RIGHT-OF-WAY LINE OF TALLY ROAD AS BEING S. 89°46'30" E., ASSUMED PLAT.
  - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
  - 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
  - 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
  - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
  - 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL 309 OF 750, MAP NUMBER 12069C0309 E, EFFECTIVE DATE: DECEMBER 18, 2012.
  - 7) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 8) EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
  - 9) ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 1988), BASED UPON CITY OF LEESBURG BENCHMARK "95-26" HAVING AN ELEVATION OF 80.94 IN FEET.

ABBREVIATIONS:

|                                       |                                       |                                   |
|---------------------------------------|---------------------------------------|-----------------------------------|
| N = NORTH                             | Δ = DELTA                             | ⊕ = CENTERLINE                    |
| S = SOUTH                             | (P) = PLAT DIMENSION                  | (R) = RADIUS                      |
| E = EAST                              | L = LENGTH                            | (F) = FIELD MEASURE               |
| W = WEST                              | C = CHORD                             | CONC. = CONCRETE                  |
| FD. = FOUND                           | CB = CHORD BEARING                    | CM. = CONCRETE MONUMENT           |
| P.C.P. = PERMANENT CONTROL POINT      | U.E. = UTILITY EASEMENT               | U.E. = UTILITY EASEMENT           |
| P.R.M. = PERMANENT REFERENCE MONUMENT | D.E. = DRAINAGE EASEMENT              | S.S.E. = STORM & SEWER EASEMENT   |
| LB = LICENSED BUSINESS                | ELEC. = ELECTRIC                      | TEL. = TELEPHONE                  |
| (R) = RADIAL                          | C.C.P. = CORRUGATED POLYETHYLENE PIPE | R.C.P. = REINFORCED CONCRETE PIPE |
| = GROUND ELEVATION                    | P.V.C. = POLYVINYL CHLORIDE PIPE      |                                   |

DESCRIPTION:  
 LOT 1, LEESBURG COMMONS BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGES 33 AND 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

|                  |            |
|------------------|------------|
| DATE: 04/16/18   | BY: R.W.H. |
| DATE: 05/02/2018 | BY: R.W.H. |

REVISION: ADDED TOPOGRAPHIC SURVEY.  
 BY: R.W.H. DATE: 05/02/2018

|   |   |
|---|---|
| LINE-1(P)<br>N44°37'42"W<br>36.51'  | LINE-1 (F)<br>N44°10'13"W<br>37.00'   |
| CURVE-1(P)<br>Δ = 11°02'23"<br>R = 470.00'<br>L = 90.56'<br>C = 90.42'<br>CB = N05°53'30"E    | CURVE-1 (F)<br>Δ = 11°02'39"<br>R = 470.00'<br>L = 90.60'<br>C = 90.46'<br>CB = N05°53'37"E   |
| CURVE-2 (P)<br>Δ = 60°00'00"<br>R = 500.00'<br>L = 523.60'<br>C = 500.11'<br>CB = N30°22'18"E | CURVE-2 (F)<br>Δ = 60°00'50"<br>R = 500.00'<br>L = 523.72'<br>C = 500.11'<br>CB = N30°21'53"E |

CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RONALD W. HERR  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 4907

PHONE: (352)753-6511 FAX: (352)753-0374

ESTABLISHED 1980  
**WSI**  
 PROFESSIONAL SURVEYING & MAPPING  
 WADE SURVEYING, INC.  
 LB-6514

1608 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY & TOPOGRAPHIC SURVEY  
 certified to:  
 PAUL J. YASBECK, Jr.  
 and  
 EMILY E. YASBECK

DATE OF FIELD SURVEY: 05/01/18  
 FIELD BOOK/PAGES: 1706 / 29-29A, 37  
 BEARING/TOWNSHIP/RANGE: 1706 / 60 /  
 DATA FILE: 18-180  
 SCALE OF DRAWING: 1" = 30'  
 JOB NO.: 18-180

LOT 1, LEESBURG COMMONS BUSINESS PARK,  
 PLAT BOOK 64, PAGES 33 & 34,  
 LAKE COUNTY, FLORIDA



DESIGN / BUILD SPECIALISTS  
**SENATOR INC.**  
 JAMES P. SENATORE, ARCHITECT - SENATORE CONSTRUCTION  
 2024

| # | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |

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 JAMES P. SENATORE, ARCHITECT - SENATORE CONSTRUCTION  
 1317 Sumner Street Leesburg, FL 34748 P: 352-753-6511 F: 352-753-0374  
 SENATOR INC. IS AN EQUAL OPPORTUNITY EMPLOYER. We are an Equal Opportunity Employer. We do not discriminate on the basis of race, sex, age, and the basis of being Considered in Whole or Part Without The Written Permission of James P. Senatore, Architect.

**THOMAS AVE, DANDR PROPERTIES LLC**  
 THOMAS AVE, MONTCLAIR ROAD, LEESBURG, FLORIDA 34748

**CONCEPT SITE PLAN**

DRAWING NO.: 2224  
 DATE: 2024  
 DESIGNED BY: CAZ  
 DRAWING BY: CAZ  
 CHECKED BY: JPS

**SHEET 3**

James P. Senatore  
 Architect

Florida No. AR 00006808