

Legal Description:

EASEMENT E-1:

A PORTION OF THE PARCEL RECORDED IN OFFICIAL RECORD BOOK 339, PAGE 222, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING AND SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE N00°46'16"W A DISTANCE OF 119.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 02°53'57"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF DALY ROAD (CHORD BEARING AND DISTANCE BEING N78°46'15"E, 50.84 FEET), BEING ALSO THE POINT OF BEGINNING; THENCE N00°46'16"W ALONG SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2455.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET; THENCE N89°24'24"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 611.46 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD; THENCE S00°21'47"E ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LONE ROBERTS ROAD, A DISTANCE OF 100.00 FEET; THENCE S89°24'24"W PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF OSAGE STREET, A DISTANCE OF 510.75 FEET; THENCE S00°46'16"E PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF DALY ROAD, A DISTANCE OF 2344.03 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF LAKE LINDSEY ROAD/ STATE ROAD 476, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 05°44'12"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.62 FEET (CHORD BEARING AND DISTANCE BEING S83°05'20"W, 100.58 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.795 ACRES OR 295,982 SQUARE FEET MORE OR LESS.

Surveyor's Notes:

1. BASIS OF BEARING OF N89°24'24"E WAS MEASURED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 20 EAST.
2. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 902, NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011).
3. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO (WGI, INC) ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
5. LEGAL DESCRIPTION WAS PREPARED BY (WGI, INC) PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

07/19/2024

ALVIN SANTIAGO, P.S.M.
WGI, INCFLORIDA REGISTRATION No. 7160
FLORIDA REGISTRATION No. LB 7055

DATE

0000-SD01-RATTLER-07192024.DWG



CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH

FUTURE EASEMENT PARCEL
RATTLER SOLAR

PROJECT

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

REVISIONS	1		
	2		
VENDOR PROJECT No.		6017.84	
VENDOR DRAWING No.		02	

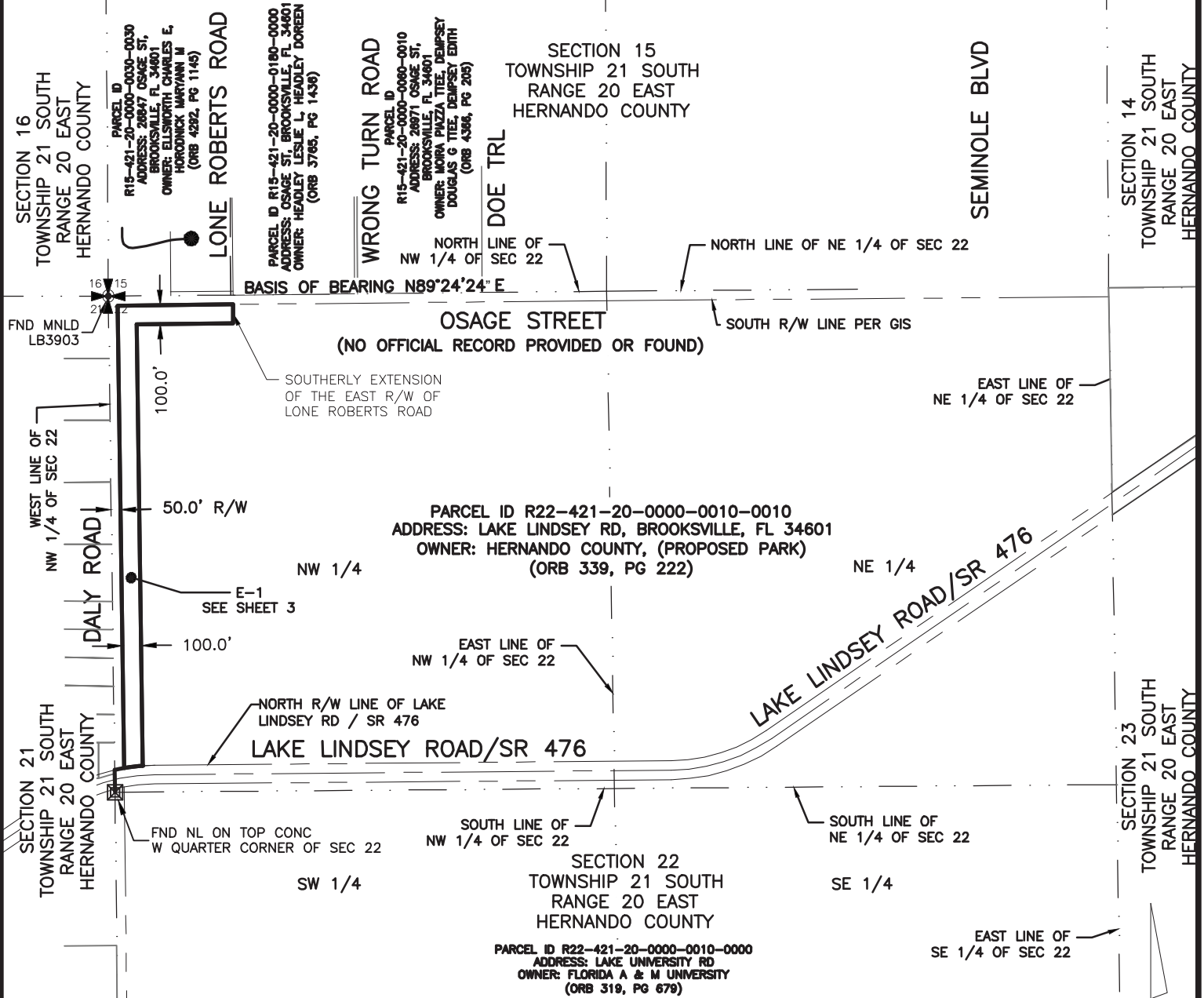
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EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 01

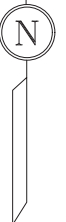


LEGEND:

ORB OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
PB PLAT BOOK
SEC SECTION
MNL MAG NAIL & DISC
CONC CONCRETE MONUMENT
SR STATE ROAD
BLVD BOULEVARD
RD ROAD

L LENGTH
R RADIUS
Δ DELTA
CD CHORD BEARING
CB CHORD DISTANCE
Sq. SQUARE FEET
PG PAGE
GIS GEOGRAPHIC INFORMATION SYSTEM

0 400 800
1 INCH = 800 FEET



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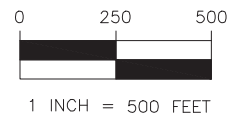
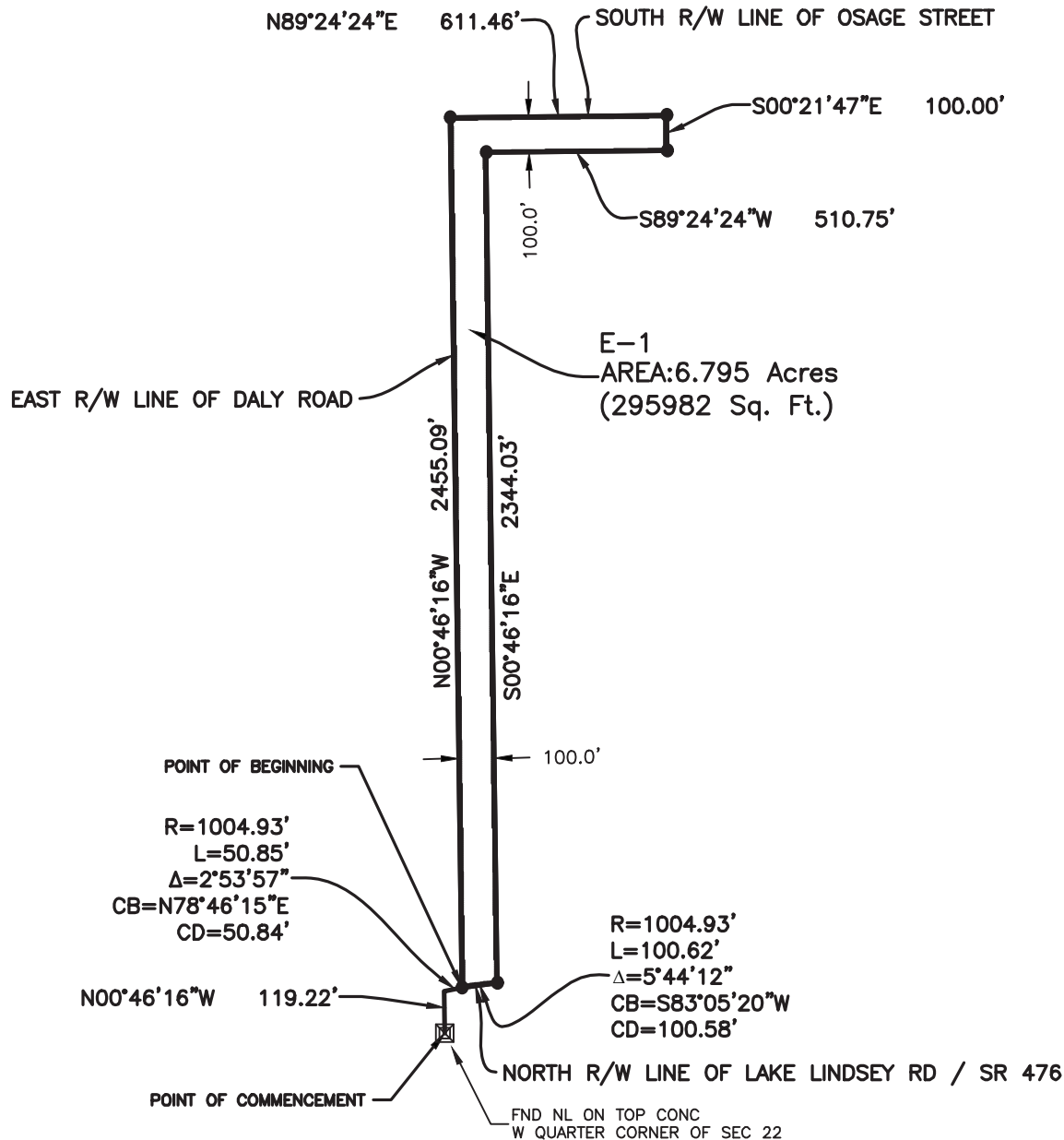
DUKE
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