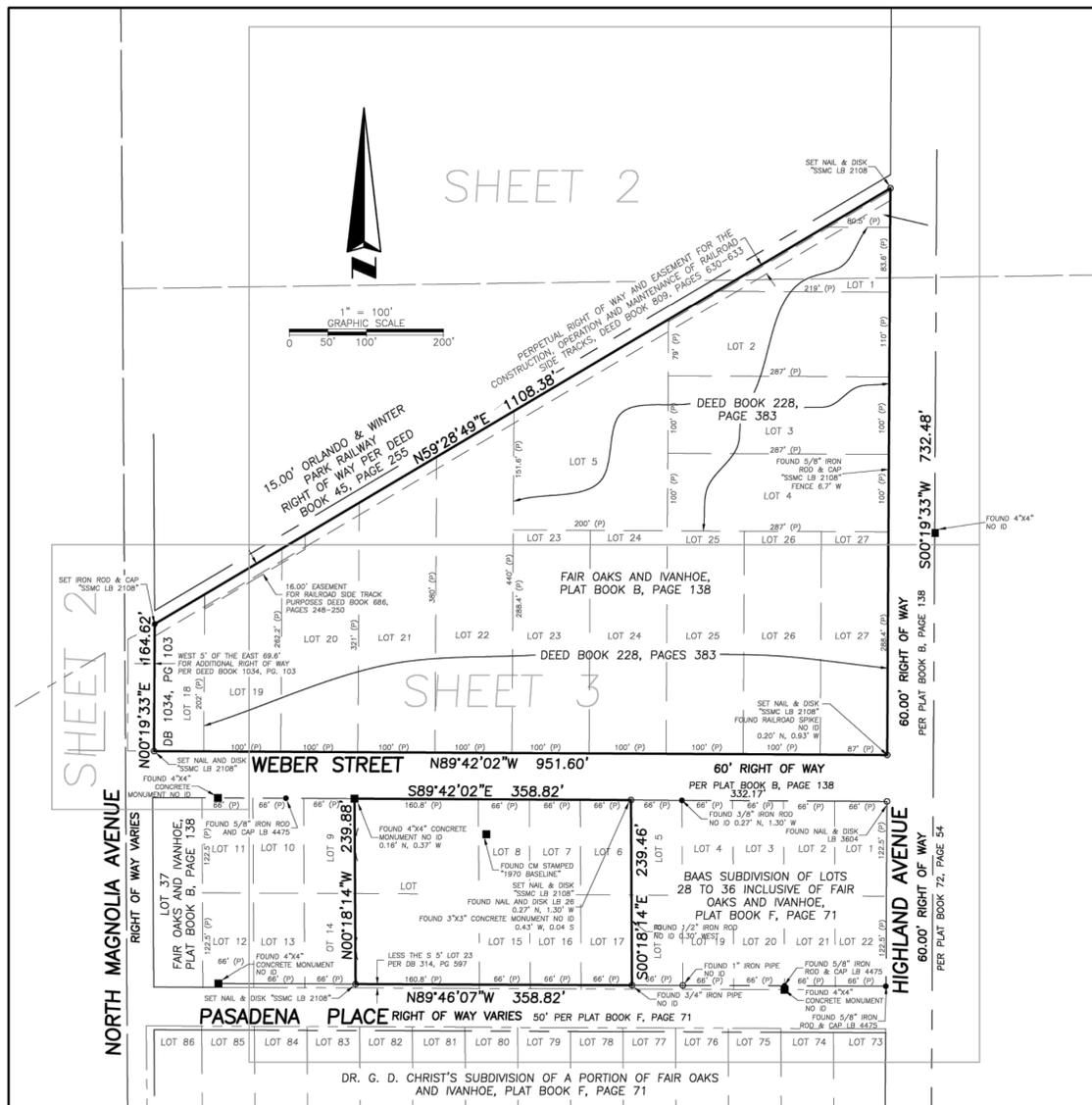


Consultant:

LEGEND & ABBREVIATIONS:

- X- = CHAINLINK FENCE
- M- = METAL FENCE
- BEL- = BURIED ELECTRIC LINE
- BFO- = BURIED FIBER OPTIC LINE
- BTL- = BURIED TELEPHONE LINE
- G- = GAS LINE
- OHL- = OVERHEAD UTILITY LINE
- WL- = WATER LINE
- UNK- = UNKNOWN UTILITY LINE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- RCP = REINFORCED CONCRETE PIPE
- VCP = VITRIFIED CLAY PIPE
- DB = DEED BOOK
- ORB = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- (P) = PLAT
- (D) = DEED
- (R) = PER UTILITY RECORD
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- ID = IDENTIFICATION
- R/W = RIGHT OF WAY
- ELE = ELEVATION
- EOI = END OF INFORMATION
- FF = FINISH FLOOR ELEVATION
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- TRAV PT = TRAVERSE POINT
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- CPP = CORRUGATED PLASTIC PIPE
- INV = INVERT
- ESM = ELECTRIC SERVICE METER
- = AIR CONDITIONING UNIT
- ▷ = BACKFLOW PREVENTER
- h = BENCH
- ⊙ = BUSH
- ⊠ = BURIED TELEPHONE PEDESTAL
- = CONCRETE MONUMENT
- ⊕ = CLEAN OUT
- ⊕ = COMBINATION UTILITY POLE
- ⊕ = DRAINAGE MANHOLE
- ⊕ = ELECTRIC FIXTURE (EFX)
- ⊕ = ELECTRIC MANHOLE
- ⊠ = FLAT GRATE INLET
- ⊕ = FIRE HYDRANT
- ⊕ = DOWN GUY
- ⊕ = GAS VALVE
- ⊕ = WATER SPIGOT
- ⊕ = HAND HOLE
- ⊕ = IRON PIPE
- ⊕ = IRON ROD
- ⊕ = IRRIGATION VALVE
- ⊕ = IRRIGATION VALVE BOX
- ⊕ = LIGHT POLE
- ⊕ = MAILBOX
- ⊕ = NAIL W/DISK
- ⊕ = UTILITY POLE
- ⊕ = POST/BOLLARD
- ⊕ = PUMP
- ⊕ = RAILROAD SPIKE
- ⊕ = SOIL BORING
- ⊕ = SANITARY MANHOLE
- ⊕ = NON-TRAFFIC SIGN
- ⊕ = SEWER VALVE
- ⊕ = TRAFFIC SIGN
- ⊕ = TRANSFORMER ON SLAB
- ⊕ = UTILITY MARKER
- ⊕ = VAULT
- ⊕ = VENT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = HANDICAP PARKING
- = PALM
- = TREE
- = OAK

OVERALL BOUNDARY AND SHEET LAYOUT



POINT #	DESCRIPTION	NORTHING	EASTING	LATITUDE	LONGITUDE	ELEVATION
11002	SB-015	1536147.19	5360297.16	N028°33'32.5802"	W081°22'26.5300"	91.46
11003	SB-014	1536147.11	536126.82	N028°33'32.5803"	W081°22'26.1997"	90.86
11004	SB-013	1536257.14	536130.51	N028°33'33.6698"	W081°22'26.1598"	86.58
11005	SB-012	1536251.16	536099.25	N028°33'33.6097"	W081°22'26.5103"	89.33
11006	SB-010	1536494.74	536039.16	N028°33'36.0195"	W081°22'27.1926"	83.89
11007	SB-011	1536334.82	536075.23	N028°33'34.4382"	W081°22'26.7825"	90.42
11008	SB-07	1536266.85	535892.74	N028°33'33.7586"	W081°22'26.8267"	93.83
11009	SB-08	1536355.82	535874.94	N028°33'34.6390"	W081°22'26.0294"	89.86
11010	SB-09	1536419.36	535899.34	N028°33'35.2688"	W081°22'26.7580"	85.20
11011	SB-06	1536305.91	535700.45	N028°33'34.1394"	W081°22'30.8845"	85.63
11012	SB-04	1536225.96	535515.61	N028°33'33.3421"	W081°22'33.0546"	88.53
11013	SB-02	1536008.82	535289.22	N028°33'31.1861"	W081°22'35.5856"	90.63
11014	SB-01	1536141.17	535428.09	N028°33'32.4998"	W081°22'34.0330"	89.82
11015	SB-03	1535986.05	535460.72	N028°33'30.9650"	W081°22'35.6616"	85.24
11016	SB-05	1536000.42	535640.86	N028°33'31.1129"	W081°22'31.6420"	101.40
11024	SB-01	1536117.35	535444.03	N028°33'32.2645"	W081°22'33.8534"	90.14
11026	SB-02	1535996.81	535325.85	N028°33'30.8683"	W081°22'35.1730"	91.72
21020	SB-04	1536485.56	536061.01	N028°33'35.8937"	W081°22'26.9437"	86.58
30101	SB.1	1535869.33	535481.90	N028°33'28.8100"	W081°22'33.4200"	0.00
30102	SB.2	1535664.22	535071.36	N028°33'27.8800"	W081°22'33.4100"	0.00
30103	SB.3	1535822.30	535682.77	N028°33'29.3500"	W081°22'31.3900"	0.00
30104	SB.4	1535740.04	535809.65	N028°33'28.5400"	W081°22'28.7400"	0.00

DESCRIPTION:

FAIR OAKS & IVANHOE SUB, PLAT BOOK B, PAGE 138, LOTS 1 THROUGH 5 PER DB 228/383 & E 69.6 FT OF LOT 18 (LESS W 5 FT PER DB 1034/103), ALL OF LOTS 19 THROUGH 27 & TH PT OF SW 1/4 OF NW 1/4 LYING SOUTHEAST OF ORLANDO AND WINTER PARK RR R/W AND WEST OF HIGHLAND AVE PER DB 234/34 (LESS FT KNOWN AS LEASE PROPERTY LYING IN LOT 20) & LESS RR R/W ON NORTHWEST PER DB 609/630 AND

BAAS SUB, PLAT BOOK F, PAGE 71, LOTS 6, 7, 8, 15, 16, 17 AND 23 (LESS R/W ON S PER DB 314/597) & (LESS PARTS LEASED)

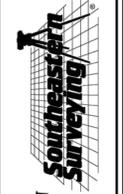
SURVEYOR'S REPORT:

- Utility locations shown hereon are based on field locations of markings by Southeastern Surveying & Mapping Corp. Field markings are based on signals received from Ground Penetrating Radar (GPR) and electronic equipment. Locations are approximate and Test Holes should be performed for verification. Water line sizes hereon were added per Utility Records as requested by the Client. Sizes and pipe type have not been field verified.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5A-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located except for those requested by the client.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- 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.
- Bearings shown hereon are based on the North Right of way line of Pasadena Place having a bearing of North 89°46'07" West. Bearings and distances shown hereon are measured unless otherwise noted.
- Vertical information shown hereon refers to City of Orlando Benchmark # BM 7010 being a 3" aluminum disk stamped "7010 GET YOUR BUCK ON" having a recorded elevation of 90.8916 (NAVD 88) and City of Orlando Benchmark BM 5130 being a 3" aluminum disk stamped "5130 DORA AUTORINO" having a recorded elevation of 82.399 (NAVD 88)
- Horizontal features shown on the map refer to a National Geodetic Survey point with designation "GIS 0131 KAREN MCKEE", PID number AK7129 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
- Improvements & Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats and information obtained on the Orange County Property Appraisers web site. No Right of Way documentation was provided by client.
- The above described parcel contains 11.77 acres, more or less.
- Adjacent property information shown hereon, that was not furnished to this surveyor, was compiled using latest available data. No attempt was made by this firm to verify its accuracy.
- I have reviewed the First American Title Insurance Company's Title Search Report file # 2037-3638402 and #2037-3638396, dated September 20, 2016 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted on the survey.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

*Tom Weber*  
 Registered Land Surveyor  
 Number: 479



**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6800  
 Orlando, Florida 32810-4350  
 e-mail: info@semsurveying.com  
 Certification Number: LB0108

NO.	DATE	DESCRIPTION
02/16/2026		SUBMIT TO CITY OF ORLANDO
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	17-011	
DESIGNED BY:	RA	
DRAWN BY:	RA/SA	
CHECKED BY:	RA	
APPROVED BY:	JTP	
SCALE IN FEET:	1"=100'	
Project Name:		
<b>OUC LAKE HIGHLAND SUBSTATION</b>		
SHEET NUMBER 1 OF 3		
NOT VALID WITHOUT SHEETS 1 THROUGH 3		

**Boundary & Topographic Survey**  
 1020 Highland Avenue  
 & 130 Weber Street

Power Engineers, Inc.  
 Orlando Utilities Commission

DRAWING NUMBER  
**60654001**  
 SHEET NUMBER  
**1 OF 3**

Project Name:  
**OUC LAKE HIGHLAND SUBSTATION**

Jurisdiction:  
 CITY OF ORLANDO, FL

Sheet Title:  
**EXISTING CONDITIONS & TOPOGRAPHY**

Sheet No.:  
**C1.00**

DATE: February 16, 2026