

RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY RE-PLAT

BEING A RE-PLAT OF TRACT B, RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY

(PLAT BOOK 95, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY)

SECTION 05-42S-42E, CITY OF PALM BEACH GARDENS,

PALM BEACH COUNTY, FLORIDA

MARCH, 2023

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PARCEL A, RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY RE-PLAT, BEING A RE-PLAT OF TRACT B, RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY AS RECORDED IN PLAT BOOK 95, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS SITUATE IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 42 EAST, IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N 88°39'12" W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 487.63 FEET; THENCE DEPARTING SAID SOUTH LINE, N 01°20'48" E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°39'12" W ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 765.72 FEET; THENCE N 01°20'48" E, A DISTANCE OF 140.93 FEET; THENCE N 88°39'12" W, A DISTANCE OF 24.00 FEET; THENCE N 01°20'48" E, A DISTANCE OF 116.69 FEET TO THE SOUTH LINE OF THE 100 FOOT WIDE NORTH PALM BEACH COUNTY WATER CONTROL DISTRICT CANAL AND DITCH EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4247, PAGE 580 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 75°33'03" E ALONG SAID SOUTH LINE, A DISTANCE OF 144.24; THENCE N 79°25'33" E CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 450.84 FEET; THENCE DEPARTING SAID SOUTH LINE, S 88°39'12" E, A DISTANCE OF 210.98 FEET; THENCE S 01°31'09" W, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 42 EAST, IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA CONTAINING 268,733 SQUARE FEET (6.169 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A"

PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA POWER AND LIGHT COMPANY, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

DRAINAGE EASEMENTS

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF CORPORATE REAL ESTATE, IN THE PRESENCE OF THESE TWO WITNESSES, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF March, 2023.

WITNESS: Stacy B. Winnubst, Peter K. Ramsey, Jaime Holland (Vice President of Corporate Real Estate)

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAIME HOLLAND WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF March, 2023. Notary Public Sara S. Sibson

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HERON, DATED THIS 9th DAY OF March, 2023.

WITNESS: Stacy B. Winnubst, Peter K. Ramsey, Jaime Holland (Vice President of Corporate Real Estate)

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAIME HOLLAND WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF March, 2023. Notary Public Sara S. Sibson

MORTGAGEE'S JOINDER AND CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

KNOW ALL MEN BY THESE PRESENTS: DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE, WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED MARCH 1, 1944, RECORDED IN MORTGAGE BOOK 346, PAGE 167, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 23, 1973, AND RECORDED DECEMBER 20, 1973, IN OFFICIAL RECORDS BOOK 2251, PAGE 613, AS AFFECTED BY RELEASE DATED DECEMBER 22, 1999, RECORDED FEBRUARY 2000, IN OFFICIAL RECORDS BOOK 11622, PAGE 1497, AND AS AFFECTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003 AND RECORDED IN OFFICIAL RECORDS BOOK 16296, PAGE 726 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS. NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHT, TITLE AND POWER OF THE TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE.

IN WITNESS WHEREOF, DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS VICE-PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND ATTESTED BY ONE OF ITS VICE PRESIDENTS, DATED THIS 17th DAY OF March, 2023.

ATTEST: Kenneth R. Ring (Director), Irina Golovashchuk (Vice President)

MORTGAGEE'S ACKNOWLEDGMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

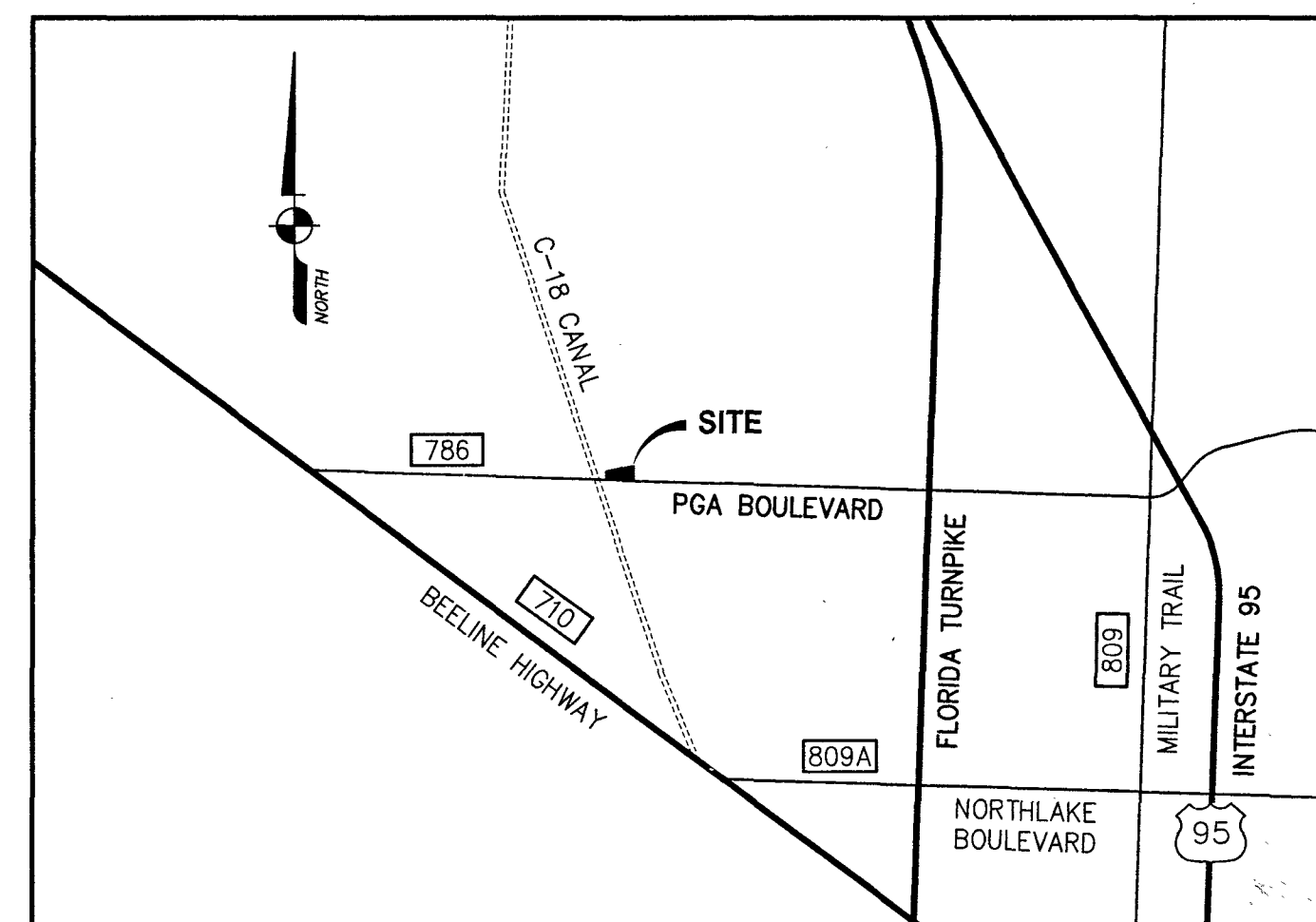
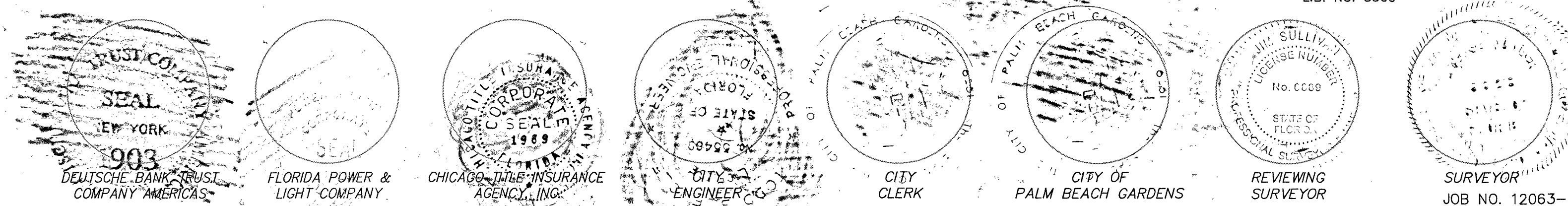
BEFORE ME PERSONALLY APPEARED IRINA GOLOVASHCHUK AND KENNETH R. RING WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND DIRECTOR OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANKING CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF March, 2023. Notary Public Sara S. Sibson

NOTES:

- 1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY (P.B. 95, PAGE 63, P.B.C.R.) WITH THE SOUTH LINE OF TRACT "B", HAVING A BEARING OF N 88°39'12" W.
4. THE CITY OF PALM BEACH GARDENS IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
7. ABBREVIATION LEGEND: C.M.= CONCRETE MONUMENT; DIA.= DIAMETER; F.B.= FIELD BOOK; FD.= FOUND; L.B.= LICENSED BUSINESS; N/D.= NAIL & DISK; NO.= NUMBER; NP/ID.= NORTHERN PALM BEACH IMPROVEMENT DISTRICT; O.R.B.= OFFICIAL RECORDS BOOK; P.O.B.= POINT OF BEGINNING; P.O.C.= POINT OF COMMENCEMENT; P.L.S.= PROFESSIONAL LAND SURVEYOR; P.B.= PLAT BOOK; P.B.C.R.= PALM BEACH COUNTY RECORDS; PG.= PAGE; P.R.M.= PERMANENT REFERENCE MONUMENT; P.S.M.= PROFESSIONAL SURVEYOR & MAPPER; R.P.B.= ROAD PLAT BOOK; CL.= CENTERLINE.
8. FLORIDA POWER & LIGHT COMPANY CERTIFIES:
A) THIS UNMANNED FACILITY WILL BE USED FOR TRANSFORMATION, REGULATION AND DISTRIBUTION OF ELECTRICITY AND WILL GENERATE NO SOLID WASTE.
B) THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO F.P.L. EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA; THEREFORE, NO PARKING SPACES WILL BE PROVIDED.

THIS INSTRUMENT WAS PREPARED BY: KEITH M. CHEE-A-TOW, P.L.S. AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 MARCH, 2023



LOCATION SKETCH (NOT TO SCALE)

TITLE CERTIFICATION:

WE, CHICAGO TITLE INSURANCE AGENCY, INC. A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE HERON DESCRIBED PROPERTY IS VESTED IN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: March 28, 2023 BY: Martha G. Magee (Chicago Title Insurance Agency, Inc.)

CITY OF PALM BEACH GARDENS Approval of Plat

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
CITY OF PALM BEACH GARDENS }
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF May, A.D. 2023.
BY: Chelsea Reed, Mayor ATTEST: Patricia Snider, CMC, City Clerk

City Engineer

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 4th DAY OF May, A.D. 2023. BY: Todd Engle, P.E., City Engineer

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR MONUMENTS AT LOT CORNERS. DATE: 03/31/2023

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA. DATE: 02/09/2023

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 2:57 P.M. this 15 day of May, 2023, and duly recorded in Plat Book 135, Pages 171, through 172.

JOSEPH ABRUZZO
Clerk and Comptroller
By: [Signature] D.C.
SHEET 1 OF 2

CFN 20230162449 PL BK 135 PG 171