

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b>	February 7, 2023	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

<b>Department:</b>	Environmental Resources Management
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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to:**

**A) approve** Second Amendment to Deed of Conservation Easement ("Second Amendment") to release 2.73 acres of vacant land ("Release Area") in Loxahatchee Slough Natural Area ("Natural Area") from a conservation easement held by South Florida Water Management District ("SFWMD"), but preserving SFWMD's ingress/egress rights over the Release Area, and contingent upon final County and SFWMD approval of revised sketch and legal descriptions;

**B) accept** donation of approximately 14.12 acres of high-quality environmentally sensitive lands ("Donation Parcel") via a Statutory Warranty Deed, as referenced and stipulated in the amended Agreement for Purchase and Sale between GB Ranch, LLC, a Florida limited liability company, and Florida Power & Light Company ("FPL"), a Florida corporation, contingent upon delivery of the original SFWMD-executed Second Amendment as identified in Motion A above and successful completion of necessary due diligence items;

**C) authorize** transfer of the Donation Parcel into the County's Conservation Lands Program and permanent preservation of the Donation Parcel as part of the Natural Area contingent upon conveyance of the Donation Parcel to the County;

**D) authorize** conveyance of a permanent, non-exclusive Utility Easement Agreement ("Utility Easement") over five 15-foot-wide strips of land, totaling approximately 2.8 acres ("Easement Area"), within the Natural Area to FPL, contingent upon conveyance of the Donation Parcel to the County and delivery of the original SFWMD-executed Second Amendment as identified in Motion A above; and

**E) approve** Memorandum of Understanding between FPL and the County providing that the Utility Easement will be provided to FPL at the closing of the Donation Parcel and will be null and void if the sale does not close; and

**(Motion and Title continued on Page 3)**

**Attachments:**

1. Overview and Zoomed In Location Maps
2. Location Map for Second Amendment to Deed of Conservation Easement
3. Deed of Conservation Easement
4. First Amendment to Deed of Conservation Easement
5. Second Amendment to Deed of Conservation Easement
6. Location Map for the Donation Parcel
7. Purchase and Sale Agreement for Donation Parcel, as amended
8. Perpetual Conservation and Flowage/Inundation Easement, as amended
9. Location Map for the Utility Easement Agreement
10. Utility Easement Agreement
11. Memorandum of Understanding
12. Location Map for Temporary Construction Easement and Fencing Agreement
13. Temporary Construction Easement and Fencing Agreement


**Recommended by:**

  
\_\_\_\_\_  
Department Director

1-13-23  
\_\_\_\_\_  
Date

SF 1/13/23

**Approved by:**

  
\_\_\_\_\_  
Assistant County Administrator

1/26/23  
\_\_\_\_\_  
Date

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	-0-	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No X

Does this item include the use of federal funds? Yes \_\_\_\_\_ No X

Budget Account No.:

Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program \_\_\_\_\_

### B. Recommended Sources of Funds/Summary of Fiscal Impact:


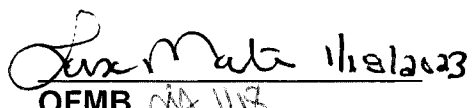
There is no fiscal impact associated with this item.


### C. Department Fiscal Review:



## III. REVIEW COMMENTS

### A. OFMB Fiscal and /or Contract Dev. and Control Comments:

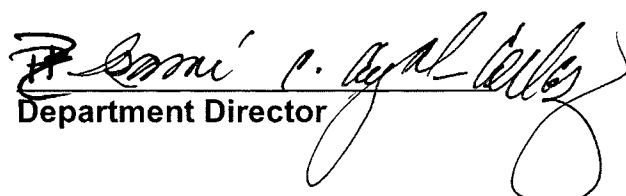
 11/18/23  
 11/18/23  
OFMB *QA 11/18*

 11/26/23  
Contract Development & Control  
*MS 1/26/23*

### B. Legal Sufficiency:

  
Assistant County Attorney

### C. Other Department Review: Facilities Development & Operations

  
Department Director



**(Motion and Title, continued from Page 1)**

**F) approve** Temporary Construction Easement and Fencing Agreement ("Fencing Agreement") requiring FPL to install permanent fencing within the portions of the Easement Area and Donation Parcel that are located within fifteen feet of the right of way for Beeline Highway, subject to receipt of the Donation Parcel by the County and conveyance of the Utility Easement to FPL.

**Summary:** This is the second of two agenda items to come before the Board of County Commissioners (Board) in compliance with the County's Conservation Lands Protection Ordinance (Ordinance No. 2003-052, "CLPO"). This item formally authorizes the County's conveyance of a permanent, non-exclusive Utility Easement to FPL over a 2.8-acre portion of the Natural Area (County-owned Conservation Land), in exchange for FPL's donation of approximately five times as much high-quality environmentally sensitive lands to the County. This item also authorizes transfer of the Donation Parcel into the County's Conservation Lands Program and permanent preservation of the Donation Parcel as part of the Natural Area. The Board conceptually approved these actions at a December 20, 2022 public hearing (R-2022-1539) after determining that FPL's request to acquire the 2.8-acre Utility Easement in exchange for the donation of the approximate 14.12-acre Donation Parcel met all of the relevant criteria as specified in the CLPO.

The requested Utility Easement will allow FPL to construct, maintain, and operate a new 230 kV transmission line between its Ryder Substation, located north of PGA Boulevard and east of the C-18 Canal, and Cayman Substation, located east of Military Trail and north of 45th Street. The proposed transmission line will fulfill a substantial public need by helping FPL maintain regional reliability, avoid system overload, and meet future load growth in Palm Beach County. It also will help FPL comply with North American Electric Reliability Corporation planning standards. There is no acceptable alternative that would meet the specified public need other than the use of conservation lands.

Before the County can convey the requested Utility Easement to FPL, a 2.73-acre portion of the Easement Area that lies north of the right of way for Beeline Highway must be released from a Deed of Conservation Easement that was conveyed by the County to SFWMD (OR Book 22317, Page 563; "Conservation Easement"), and amended by the First Amendment to Deed of Conservation Easement (OR Book 22725, Page 1381). On December 8, 2022, the SFWMD Governing Board approved the Second Amendment to initiate the release of the 2.73-acre Release Area from the amended Conservation Easement, but preserving SFWMD's ingress/egress rights over the Release Area. SFWMD approval was contingent upon successful completion of revised sketch and legal descriptions by FPL and approval of those revised sketch and legal descriptions by SFWMD and County Survey Divisions. Board approval and subsequent recording of the Second Amendment will complete the release and allow the County to convey a Utility Easement to FPL over this portion of the Easement Area. There are no legal restrictions that prohibit the conveyance of the Utility Easement over the remaining 0.07-acre portion of the Easement Area.

In accordance with the requirements of the CLPO, FPL must convey ownership of the Donation Parcel to the County before, or simultaneously with, the County's conveyance of the Utility Easement to FPL. Therefore, the second action approved by the Board as part of this item is the acceptance of the Donation Parcel that adjoins the Natural Area on two sides. The Donation Parcel will be conveyed directly from the current owner, GB Ranch, LLC, to the County via a Statutory Warranty Deed pursuant to a County-approved Purchase and Sale Agreement. The underlying owners of GB Ranch, LLC include: John C. Bills (35%), Virginia K. Bills (35%), John Clark Bills (14.85%) and Catherine Warren (14.85%); the J & G Family Corporation owns 0.3 percent of the Donation Parcel. Most of the Donation Parcel will be conveyed subject to a Perpetual Conservation and Flowage/Inundation Easement ("Flowage Easement") in favor of SFWMD, as amended. This Flowage Easement is compatible with preservation and management of the Donation Parcel as part of the Natural Area. The only portion of the Donation Parcel that will not be conveyed subject to the Flowage Easement is an approximately 15-foot-wide by 815-foot-long strip of land located immediately north of the right of way for Beeline Highway. This strip of land will be conveyed to the County subject to a pending FPL utility easement which is a westerly extension of the Utility Easement that will be placed over the Release Area. County acceptance of the Donation Parcel is contingent upon successful completion of all necessary due diligence items.

**(Summary, continued from Page 3)**

The third action authorized by this item is the permanent preservation of the Donation Parcel as part of the County's Conservation Lands Program once the parcel has been acquired by the County. The donated lands will be managed as part of the Natural Area by the County's Department of Environmental Resources Management (ERM).

The fourth action approved by the Board as part of this item is the County's conveyance of the Utility Easement to FPL. This conveyance is expressly contingent upon conveyance of the Donation Parcel to the County.

The fifth action authorized by this item is a Memorandum of Understanding between FPL and the County to reflect that the Utility Easement will be delivered to FPL at the closing of the Donation Parcel and will be null and void if the closing does not occur.

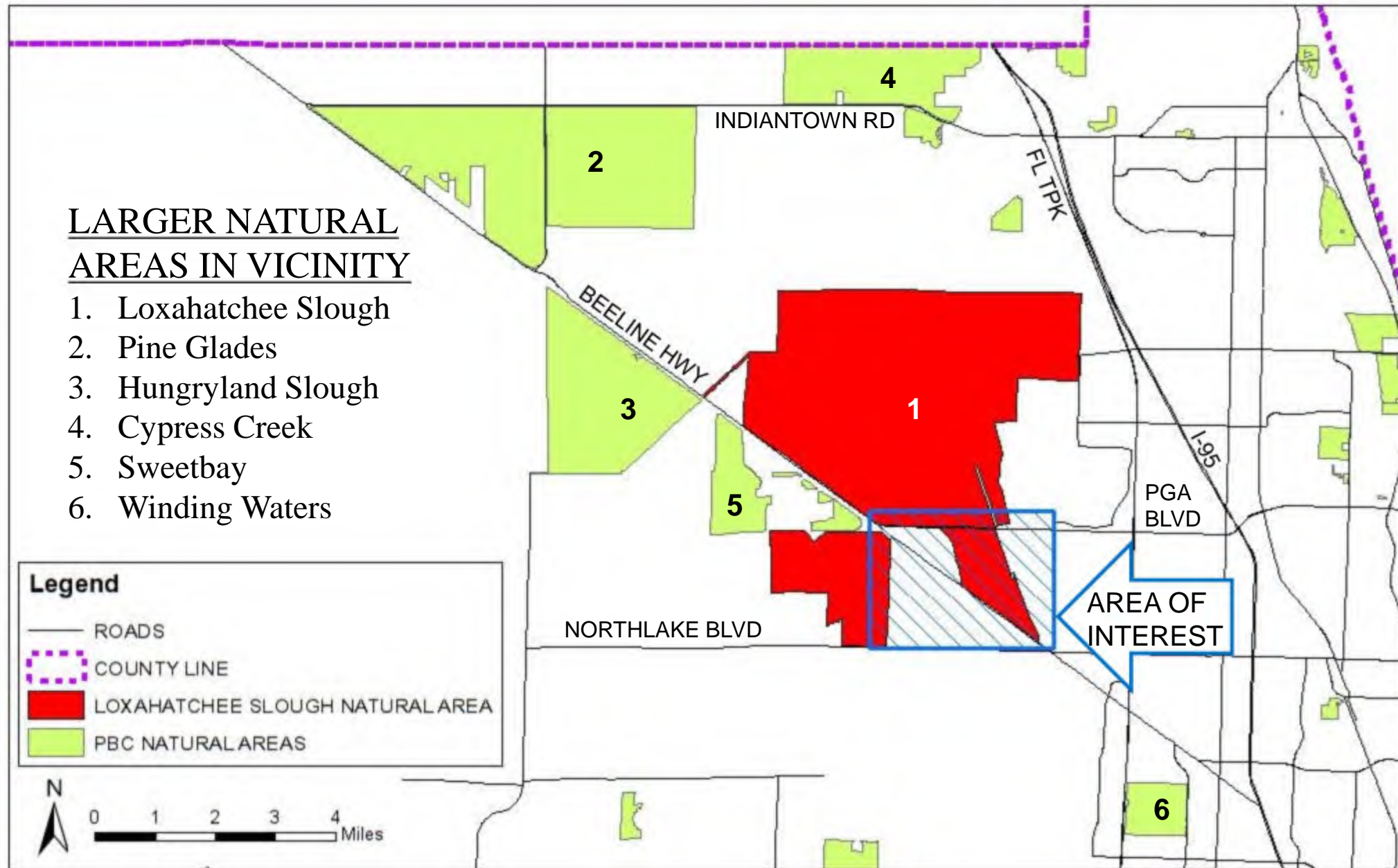
The final action authorized by this item is the approval of the Fencing Agreement. As part of its CLPO utility easement application, FPL agreed to install permanent fencing to protect County-owned natural area lands lying north of Beeline Highway once construction of the transmission line project is completed. Pursuant to the Fencing Agreement, FPL must install permanent fencing that meets ERM standards within the utility easement areas located within the Release Area and Donation Parcel. The permanent fencing must be installed within sixty (60) days of completion of the transmission line project, or no later than twenty-four (24) months following execution of the Fencing Agreement. Temporary construction fencing must be maintained north of Beeline Highway until such time as the permanent fencing has been installed.

The Second Amendment and Utility Easement will be recorded after conveyance of the Donation Parcel to the County.

There is no cost associated with this item; FPL will pay all necessary costs associated with this item. **Acceptance of the Donation Parcel must be approved by a supermajority vote (5 Commissioners). District 1 (SF)**

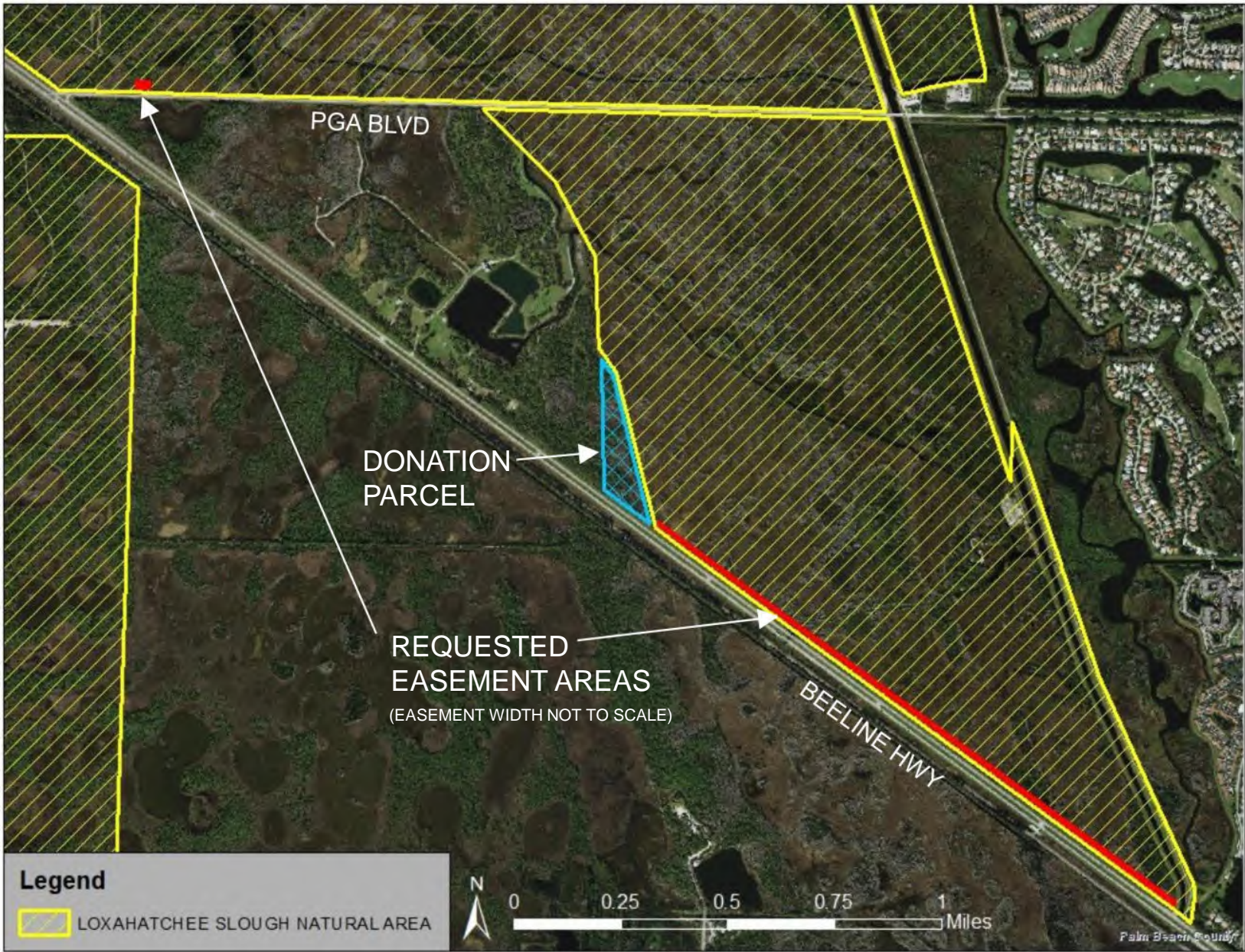
**Background and Policy Issues:** On October 21, 2003, the Board adopted the CLPO to establish a process by which an entity could apply for and obtain Board approval for conveyance of an interest in County-owned conservation lands, provided such conveyance resulted in an "Exceptional Benefit to the Conservation Lands Program." The term "Exceptional Benefit to the Conservation Lands Program" means that the proposed conveyance of an Interest in Conservation Lands will be offset by the acquisition, preservation and transfer into the Conservation Lands Program of higher quality lands of greater acreage. During the December 20, 2022 public hearing, the Board determined that the proposed land donation met the relevant criteria for acquisition as specified in the CLPO and would result in an "Exceptional Benefit to the Conservation Lands Program."

ATTACHMENT 1A  
OVERVIEW LOCATION MAP





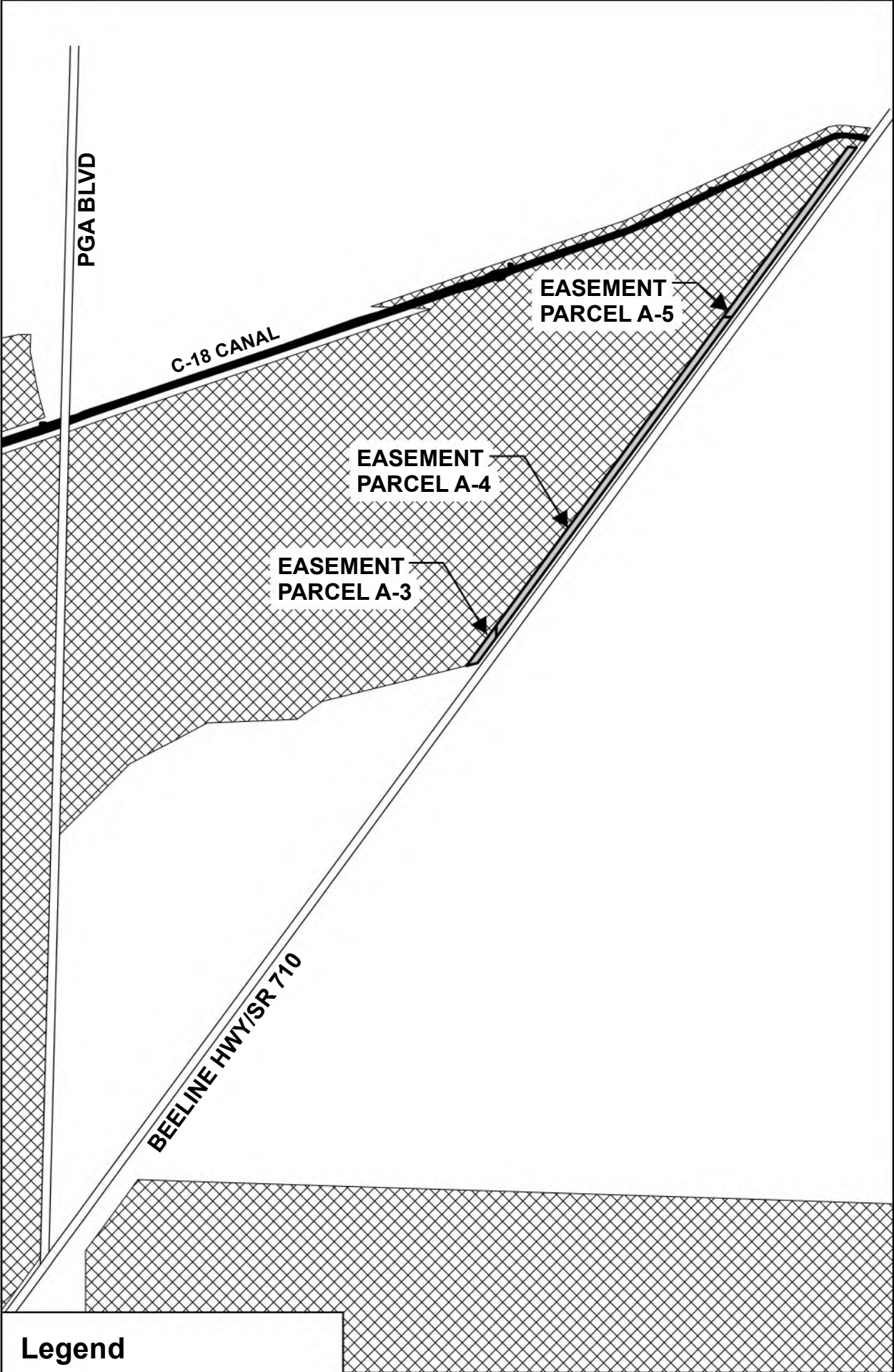
ATTACHMENT 1B  
ZOOMED IN LOCATION MAP





ATTACHMENT 2

LOCATION MAP OF AREA TO BE RELEASED FROM LOXAHATCHEE SLOUGH NATURAL AREA CONSERVATION EASEMENT, AS AMENDED



Legend

- Roads
- C-18 Canal
- ▨ Loxahatchee Slough NA



NOT TO SCALE

PALM BEACH COUNTY  
DEPT OF ENVIRONMENTAL  
RESOURCES MGMT  
11/07/2022: SP



# ATTACHMENT 3

LAN 06-02

**Return to:**

**David Kuzmenko, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
3200 Belvedere Road, Building 1169  
West Palm Beach, Florida 33406-1544**

CFN 20070558608  
OR BK 22317 PG 0563  
RECORDED 12/12/2007 16:18:50  
Palm Beach County, Florida  
AMT 10.00  
Doc Stamp 0.70  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0563 - 584; (22pgs)

**Prepared by:**

**Holly Walter, Esq.  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, Florida 33406**

Project: Sandhill Crane

Tract: SFWMD-DA-100-021  
R2005 1771

## DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 12<sup>th</sup> day of December, 2007, by Palm Beach County, a political subdivision of the State of Florida, 301 N. Olive Avenue, West Palm Beach, Florida 33401 ("Grantor"), to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

### WITNESSETH

WHEREAS, Grantor is the owner of that certain real property containing 10,878.1557 acres, more or less, more specifically described in Exhibit "A" attached hereto and incorporated herein (hereinafter referred to as the "Parcel A"); and

WHEREAS, pursuant to that certain Quitclaim Deed, dated even date herewith, to be recorded in the public records of Palm Beach County, Florida, Grantee conveyed to Grantor all its right, title and interest in and to those certain lands comprising 1,485.27 acres, more or less, situate in Palm Beach County, Florida, more specifically described in Exhibit "B" attached hereto and incorporated herein (hereinafter referred to as "Parcel B"); and

WHEREAS, as a condition of the aforesaid conveyance of Parcel B by Grantee to Grantor and as consideration therefore, Grantor agreed to grant to the Grantee a perpetual conservation easement (the "Conservation Easement"), as defined in Section 704.06, Florida Statutes (2000), over Parcel A and Parcel B (hereinafter referred to collectively as the "Property") in conjunction with said conveyance.

NOW, THEREFORE, in consideration of the above and mutual covenants, terms and conditions, and restrictions contained herein, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor and Grantee, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for native plant and animal life.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry;

b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, surface water management improvements, or passive public use or environmental education purposes, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on, above or below the ground. Notwithstanding anything contained herein to the contrary, construction by Grantor, at Grantor's sole cost and expense, of the following improvements shall not be prohibited under this subparagraph 2.a.: (i) a natural areas maintenance facility on a portion of the Property comprising 3 acres, more or less, provided such facility shall not be located on that portion of the Property identified as Tract No.100-014 on Exhibit "C-1" and legally described in Exhibit "C-2" attached hereto and incorporated herein by reference, (ii) unimproved roads for management use, (iii) a parking area, and (iv) trailhead facilities or other facilities associated with the passive public use of the Property as set forth in a management plan approved by the Grantor and reviewed by the Grantee;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a management plan approved by the Grantor and reviewed by the Grantee.

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and interior fencing (perimeter fencing shall not be considered a violation of this subparagraph 2.f.);

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

Notwithstanding anything contained herein to the contrary, Grantee shall have the right to conduct habitat restoration on Parcel B until September 30, 2005 in accordance with that certain Agreement, dated July 13, 2000, between Grantee and the United States Department of Agriculture, Natural Resources Conservation Service.

3. **Passive Recreational Facilities.** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any Grantee rule, criteria and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this Conservation Easement may be permitted. Without limiting the generality of the foregoing, the following rights are expressly reserved:

a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or mulched walking trails, as well as a parking area and trailhead facilities.

b. The construction and use of passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Property and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing management practices that are consistent with the purposes for which the Property was acquired; and

iii. This Conservation Easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, Grantee or local permitting requirements.

4. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property with the exception of those water control structures operated by the Grantee on the Property (e.g. G-160 structure and boards in standpipes at various water control structures along the C-18 canal).

6. Grantor shall control exotic species to the maximum extent practicable, including non-native and invasive plants and feral hogs.

7. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property, if applicable.

8. Each party shall be responsible for any costs that it incurs in enforcing, judicially or otherwise, the terms, provisions and restrictions of this Conservation Easement.

9. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of either party, and any forbearance on behalf of either party to exercise its rights hereunder in the event of any default hereunder by the other party shall not be deemed or construed to be a waiver of the non-defaulting party's rights hereunder.

10. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization qualified to hold such interests under the applicable state laws.

11. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this



Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their assigns or successors-in-interest, which shall be filed in the public records in Palm Beach County.

14. This Conservation Easement, (including the Exhibits hereto and any written amendments thereto, executed by all parties), constitutes the entire Conservation Easement, and supersedes all prior agreements and understandings, oral and written, between the parties with respect to the subject matter hereof.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall be binding upon Grantor, and Grantee by its acceptance of this Conservation Easement, as applicable, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to convey this Conservation Easement.

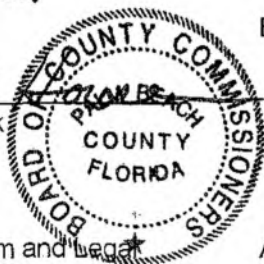
IN WITNESS WHEREOF, Grantor has executed this Conservation Easement this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

R 2005 1771 SEP 13 2005

[Official Seal]  
Sharon R. Bock, Clerk & Comptroller  
Palm Beach County

ATTEST:

By: Phyllis [Signature]  
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS,  
PALM BEACH COUNTY, FLORIDA

By: [Signature]  
Tony Masilotti, Chairman

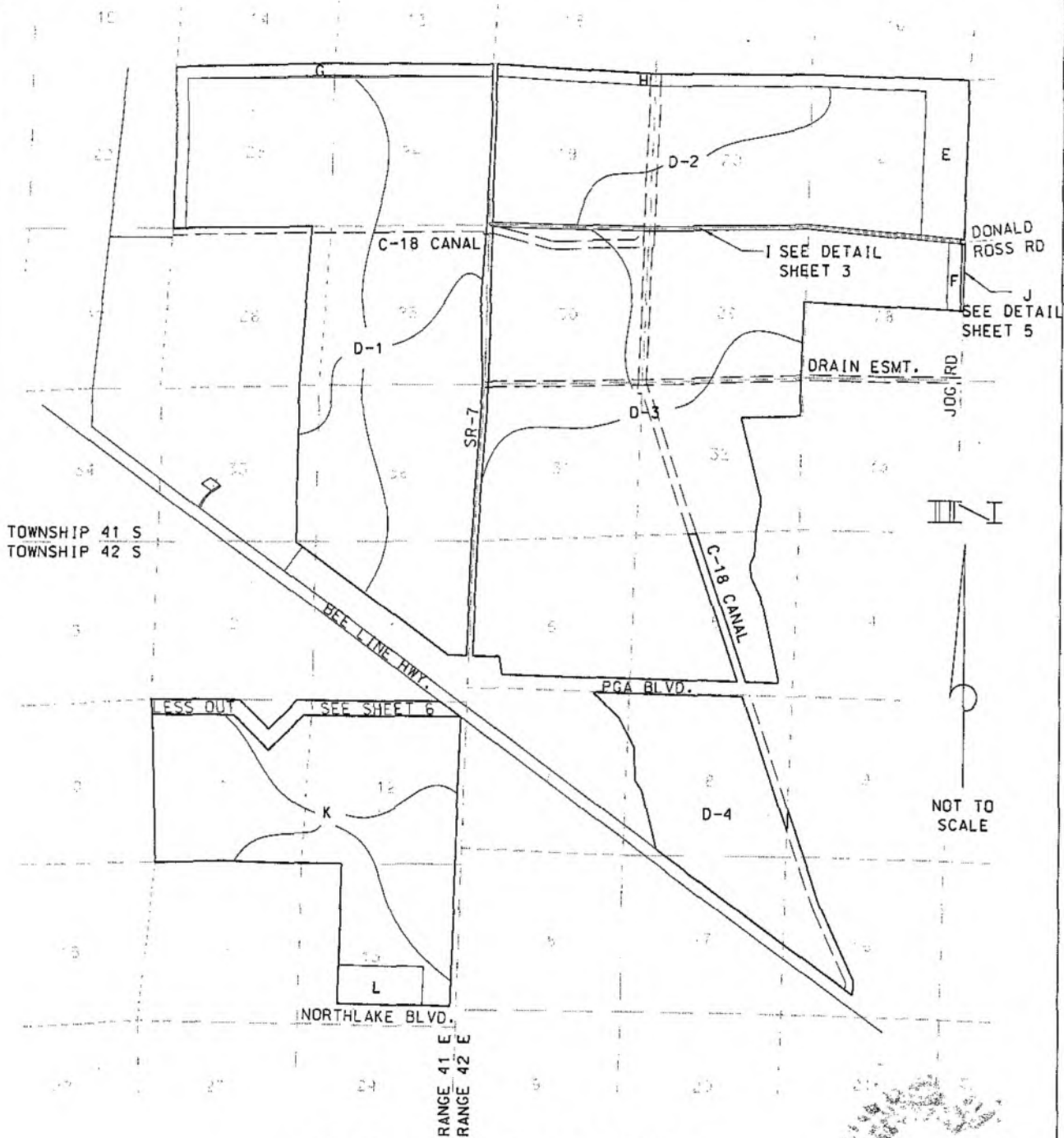
Karen T. Marcus

Approved as to Form and Legal  
Sufficiency:

By: [Signature] 9-7-05  
County Attorney Date


Approved as to Terms and Conditions:

By: [Signature]  
Richard E. Walesky, Director  
Environmental Resources Management



THIS IS NOT A SURVEY

PROJECT NO.: 2003513	SHEET: 1 OF: 13	PROJECT:		NO.		REVISION		BY DATE	
		COMPILATION SKETCH		1		LESS 500' STRIP		W 7/05 C E	
		LOXAHATCHEE SLOUGH, ESL PROPERTY, COMMUNITIES FINANCE PARCEL, WATERMARK COMMUNITIES PARCELS, SANDHILL CRANE PARCEL		APPROVED: WCE		NONE			
		DESIGN FILE NAME: S-1-03-1912.dgn		DRAWING NO.: S-1-03-1912		FIELD BOOK NO.: NONE			
				DATE: 8/18/03					
				DRAWN: CJD					
				CHECKED: NJH					
				SCALE: NONE					



**PALM BEACH COUNTY**  
ENGINEERING AND PUBLIC WORKS  
ENGINEERING SERVICES  
160 AUSTRALIAN AVENUE  
WEST PALM BEACH, FL 33406

# REPORT:

1. THIS IS NOT A SURVEY.
2. THIS MAP IS A COMPILATION OF LEGAL DESCRIPTIONS FROM VARIOUS SOURCES.
3. FOR CLARIFICATION PURPOSES PARCEL LETTERS IN LEGAL DESCRIPTIONS CORRESPOND TO THE PARCEL LETTERS ON THE SKETCH.
4. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. EASEMENTS SHOWN ARE TAKEN FROM THE REFERENCED SURVEYS.
7. SEE REFERENCED DOCUMENTS FOR COORDINATE AND BEARING INFORMATION.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

# REFERENCE:

1. BOUNDARY SURVEY PREPARED BY BETSY LINDSAY, INC. FOR COMMUNITIES FINANCE COMPANY, DATED 11/18/1999.
2. BOUNDARY SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. FOR WATERMARK COMMUNITIES, INC DATED 2/11/2000.
3. BOUNDARY SURVEY PREPARED BY MOCK-ROOS PREPARED FOR THE JOHN D. & CATHERINE T. MACARTHUR FOUNDATION, DATED 8/1995.
4. BOUNDARY SURVEY PREPARED BY LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. PREPARED FOR THE MACARTHUR FOUNDATION, DATED 10/24/1995.
5. EXHIBIT "A", A PORTION SANDHILL CRANE SITE.
6. JOG ROAD RIGHT-OF-WAY PER PALM BEACH COUNTY DRAWING NO. S-1-03-1896. DATED 6/18/03.
7. DONALD ROSS ROAD WEST OF JOG ROAD PER PALM BEACH COUNTY DRAWING NO. S-1-03-1904, DATED 7/10/03.
8. SKETCH OF SURVEY PREPARED BY BATTAGLIA LAND SURVEYORS, INC. FOR THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION, DATED 4/11/2000.

# ACREAGE TABULATION

PARCEL D-1 2.879.442 AC  
PARCEL D-2 1.539.503 AC  
PARCEL D-3 3.608.499 AC  
PARCEL D-4 804.194 AC  
PARCEL E-H 477.69 AC  
PARCEL I 54.1759 AC  
PARCEL K 1.434.73 AC  
PARCEL L 85.10 AC  
TOTAL 10,883.3339 AC

LESS 5.1782 AC

TOTAL 10,878.1557 ACRES

# Property Control Numbers:

00-42-41-19-00-000-1000, 00-42-41-20-00-000-3000, 00-42-41-29-00-000-3000,  
00-42-41-30-00-000-1000, 00-42-41-31-00-000-1000, 00-42-41-32-00-000-3000,  
00-42-42-09-00-000-7000, 52-41-41-23-00-000-1010, 52-41-41-23-00-000-1020,  
52-41-41-24-00-000-1010, 52-41-41-24-00-000-1020, 52-41-41-25-00-000-1010,  
52-41-41-26-00-000-1010, 52-41-41-35-00-000-1020, 52-41-41-36-00-000-9000,  
52-41-42-01-00-000-1010, 52-41-42-11-00-000-1010, 52-41-42-12-00-000-9000,  
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52-42-41-28-00-000-1040, 52-42-41-29-00-000-1010, 52-42-41-30-00-000-1010,  
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52-42-42-06-00-000-1010, 52-42-42-07-00-000-1020, 52-42-42-08-00-000-1020,  
52-42-42-09-00-000-7020, 52-42-42-16-00-000-3000, 52-42-42-16-00-000-3010,  
52-42-42-17-00-000-1010

# LESS

PARCEL J 5.1782 AC

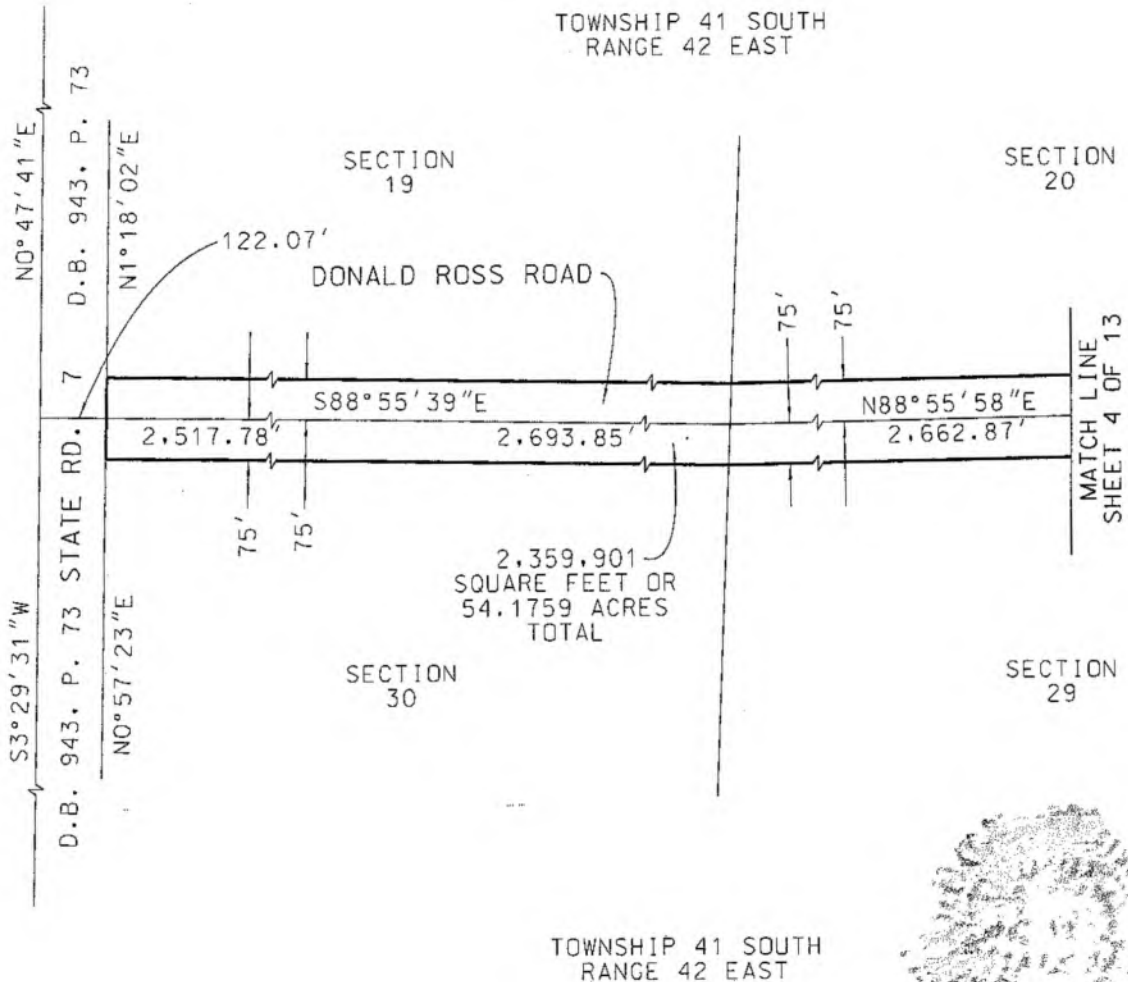
LEGEND

D.B. = DEED BOOK  
P. = PAGE  
R/W = RIGHT OF WAY  
W/O = WEST OF



SCALE: NONE

THIS IS NOT A SURVEY



THIS IS NOT A SURVEY

TOWNSHIP 41 SOUTH  
RANGE 42 EAST

SECTION  
20

SECTION  
21

MATCH LINE  
SHEET 3 OF 13

SECTION  
29

SECTION  
28

TOWNSHIP 41 SOUTH  
RANGE 42 EAST

2,359.901  
SQUARE FEET OR  
54.1759 ACRES  
TOTAL

- DONALD ROSS ROAD

N88°55'58"E  
2,662.87'

N1°25'16"E.

S85°08'09"E

N1°14'46"E

170.29'

170.61'

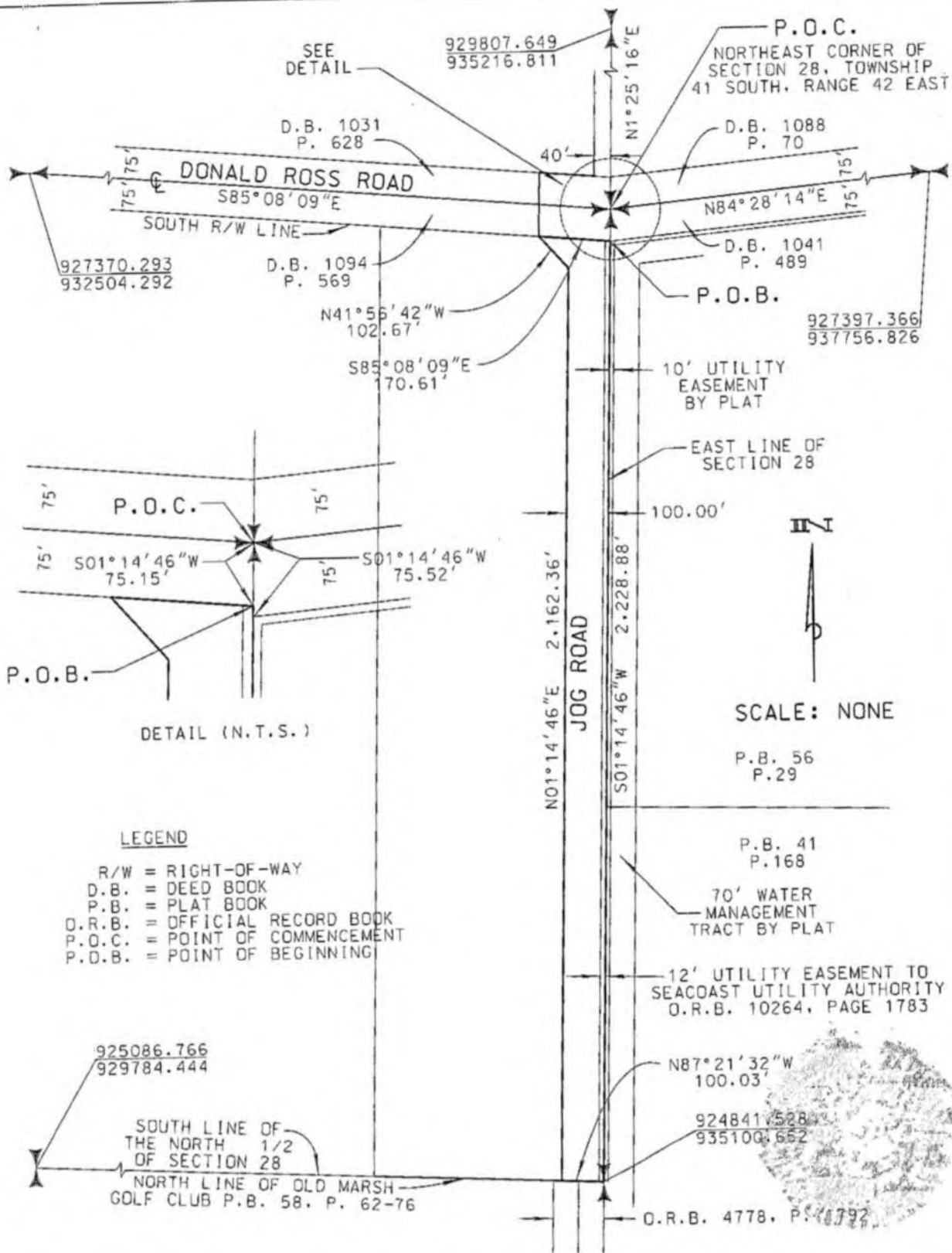
2,485.35'

170.26'

JOG ROAD  
(PROPOSED)

N1°25'16"E

N1°14'46"E



LESS OUT PARCEL K

A STRIP OF LAND 500.00 FEET IN WIDTH IN SECTIONS 11 AND 12, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 41 EAST;  
THENCE SOUTH 89° 35' 40" EAST, ALONG THE NORTH LINE OF SAID SECTION 11 A  
DISTANCE OF 2690.54 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 11;  
THENCE SOUTH 89° 35' 40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 281.36 FEET;  
THENCE SOUTH 44° 35' 40" EAST, A DISTANCE OF 1350.00 FEET;  
THENCE NORTH 45° 24' 20" EAST, A DISTANCE OF 1350.00 FEET TO A POINT ON THE NORTH  
LINE OF SAID SECTION 11;  
THENCE SOUTH 89° 35' 40" EAST, ALONG SAID NORTH LINE A DISTANCE OF 500.00 FEET  
TO THE NORTHEAST CORNER OF SAID SECTION 11;  
THENCE SOUTH 89° 45' 53" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, TOWNSHIP  
42 SOUTH, RANGE 41 EAST A DISTANCE OF 2598.45 FEET TO THE NORTH ONE-QUARTER  
CORNER OF SAID SECTION 12;  
THENCE SOUTH 89° 45' 53" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1681.55 FEET  
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD RAILROAD AS DESCRIBED  
IN DEED BOOK 267, PAGE 245, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA;  
THENCE SOUTH 53° 39' 41" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 848.54  
FEET TO A POINT ON A LINE PARALLEL WITH AND 500.00 FEET SOUTH OF WHEN MEASURED  
AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 12;  
THENCE NORTH 89° 45' 53" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 4966.32 FEET;  
THENCE NORTH 89° 35' 40" WEST, A DISTANCE OF 293.64 FEET;  
THENCE SOUTH 45° 24' 20" WEST, A DISTANCE OF 1642.89 FEET;  
THENCE NORTH 44° 35' 40" WEST, A DISTANCE OF 1642.89 FEET TO A POINT ON A LINE  
PARALLEL WITH AND 500.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE  
NORTH LINE OF SAID SECTION 11;  
THENCE NORTH 89° 35' 40" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 2742.61  
FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11;  
THENCE NORTH 02° 08' 07" WEST, ALONG SAID WEST LINE A DISTANCE OF 500.49 FEET TO  
THE POINT OF BEGINNING.

CONTAINS: 124.772 ACRES.



PARCEL D-1 THROUGH D-4

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 19, 20, 21, 28, 29, 30, 31, AND 32, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND PORTIONS OF SECTIONS 23, 24, 25, 26, 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 41 EAST, AND PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND PORTIONS OF SECTIONS 5, 6, 7, 8, 9, 16 AND 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL # D-1

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 23, 24, 25, 26, 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 41 EAST, AND PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 88°28'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23, A DISTANCE OF 395.41 FEET; THENCE SOUTH 01°31'04" EAST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 400.00 FEET TO A POINT IN LINE 400.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 23 AND 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 88°28'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.37 FEET; THENCE SOUTH 89°58'58" EAST, A DISTANCE OF 2,654.12 FEET; THENCE SOUTH 89°59'09" EAST, A DISTANCE OF 2,649.08 FEET; THENCE SOUTH 86°59'59" EAST, A DISTANCE OF 2.04 FEET TO THE EAST LINE OF SAID SECTION 24, AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS RECORDED IN DEED BOOK 947, AT PAGE 11, DEED BOOK 842, AT PAGE 566, AND DEED BOOK 943, AT PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°12'56" WEST, DEPARTING FROM SAID PARALLEL LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 2,239.94 FEET TO THE EAST ONE-QUARTER (E 1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 02°28'15" WEST, DEPARTING FROM SAID EAST LINE OF SAID SECTION 24 AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY, LINE A DISTANCE OF 2,664.31 FEET; THENCE SOUTH 03°31'41" WEST, A DISTANCE OF 2,786.06 FEET; THENCE SOUTH 01°52'09" EAST, A DISTANCE OF 2,537.06 FEET; THENCE SOUTH 03°40'15" WEST, A DISTANCE OF 5,232.62

CONTINUED SHEET 8



FEET; THENCE SOUTH  $01^{\circ}51'08''$  WEST, A DISTANCE OF 2,689.86 FEET; THENCE SOUTH  $01^{\circ}50'27''$  WEST, A DISTANCE OF 1,167.72 FEET TO A POINT IN A LINE 1,000.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF PGA BOULEVARD, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 1/6/76, SECTION 93471-2301; THENCE NORTH  $88^{\circ}31'50''$  WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 632.06 FEET TO A POINT IN A LINE 1,000.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 710 (BEELINE HIGHWAY) AS RECORDED IN OFFICIAL RECORD BOOK 29, AT PAGE 326, PALM BEACH COUNTY, FLORIDA; THENCE NORTH  $53^{\circ}39'34''$  WEST, DEPARTING FROM SAID PARALLEL LINE OF PGA BOULEVARD AND ALONG SAID PARALLEL LINE OF SAID STATE ROAD 710, A DISTANCE OF 6,351.89 FEET; THENCE NORTH  $00^{\circ}43'22''$  EAST, DEPARTING FROM SAID PARALLEL LINE, A DISTANCE OF 5,206.50 FEET; THENCE NORTH  $04^{\circ}03'25''$  EAST, A DISTANCE OF 5,017.61 FEET; THENCE NORTH  $07^{\circ}07'39''$  EAST, A DISTANCE OF 310.28 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE SOUTH  $89^{\circ}03'24''$  WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,009.58 FEET TO THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 23; THENCE SOUTH  $89^{\circ}04'39''$  WEST, A DISTANCE OF 2,241.43 FEET TO A POINT IN A LINE 400.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23; THENCE NORTH  $01^{\circ}55'52''$  EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 2,654.10 FEET; THENCE NORTH  $00^{\circ}51'21''$  WEST, A DISTANCE OF 2,284.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL # D-2

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 19, 20, AND 21, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $68^{\circ}29'17''$  WEST, ALONG THE NORTH LINE OF THE NORTH-EAST ONE-QUARTER (NE 1/4) OF SAID SECTION 21, A DISTANCE OF 1,499.36 FEET; THENCE SOUTH  $01^{\circ}30'43''$  WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 400.00 FEET TO A POINT IN A LINE 400.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, AND 1,500.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 21, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH  $01^{\circ}25'12''$  WEST, ALONG SAID PARALLEL LINE OF THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,265.85 FEET; THENCE SOUTH  $01^{\circ}25'16''$  WEST, A DISTANCE OF 2,497.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD 150 FEET IN WIDTH, AS RECORDED IN DEED BOOK 1031, AT PAGE 628, DEED BOOK 1094, AT PAGE 569, AND DEED BOOK 1052, AT PAGE 539, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  $85^{\circ}08'09''$  WEST, DEPARTING FROM SAID PARALLEL LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 3,807.82 FEET; THENCE NORTH  $88^{\circ}55'58''$  WEST, A DISTANCE OF 5,328.35 FEET; THENCE NORTH  $88^{\circ}55'33''$  WEST, A DISTANCE OF 2,692.43 FEET; THENCE NORTH  $88^{\circ}55'46''$  WEST, A DISTANCE OF 2,571.53 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS RECORDED IN DEED BOOK 943, AT PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  $01^{\circ}18'02''$  EAST, DEPARTING FROM SAID NORTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 4,820.84 FEET TO A POINT IN A LINE 400.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTIONS 19, 20 AND 21; THENCE SOUTH  $86^{\circ}59'49''$  EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 5,335.50 FEET; THENCE NORTH  $89^{\circ}58'07''$  EAST, A DISTANCE OF 5,205.28 FEET; THENCE SOUTH  $88^{\circ}28'11''$  EAST, A DISTANCE OF 2,677.64 FEET; THENCE SOUTH  $88^{\circ}29'17''$  EAST, A DISTANCE OF 1,183.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL # D-3

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 29, 30, 31, AND 32, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND PORTIONS OF SECTIONS 5 AND 6, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 85°08'09" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 28, A DISTANCE OF 545.61 FEET; THENCE SOUTH 04°51'51" WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD 150 FEET IN WIDTH, AS RECORDED IN DEED BOOK 1031, AT PAGE 628, AND DEED BOOK 1094, AT PAGE 569, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A POINT 549.25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 28, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°14'46" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,250.30 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 28; THENCE NORTH 87°21'32" WEST, DEPARTING SAID PARALLEL LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 4,772.44 FEET TO THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 28; THENCE SOUTH 88°25'00" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 29, A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°44'01" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 2,511.34 FEET; THENCE SOUTH 00°52'34" WEST, A DISTANCE OF 1,269.35 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 32; THENCE SOUTH 87°51'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,983.58 FEET; THENCE SOUTH 14°34'41" EAST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 2,810.32 FEET; THENCE SOUTH 09°24'33" WEST, A DISTANCE OF 1,084.56 FEET; THENCE SOUTH 0°57'54" WEST, A DISTANCE OF 295.27 FEET; THENCE SOUTH 03°21'52" WEST, A DISTANCE OF 513.19 FEET; THENCE SOUTH 24°21'40" WEST, A DISTANCE OF 330.77 FEET; THENCE SOUTH 05°00'39" EAST, A DISTANCE OF 432.90 FEET; THENCE SOUTH 25°49'16" EAST, A DISTANCE OF 727.51 FEET; THENCE SOUTH 12°36'58" EAST, A DISTANCE OF 2,826.15 FEET; THENCE SOUTH 01°30'59" WEST, A DISTANCE OF 144.59 FEET TO A POINT IN A LINE 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 88°39'23" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,088.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE C-18 CANAL 260 FEET IN WIDTH, AS RECORDED IN DEED BOOK 1146, AT PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 18°43'25" WEST, DEPARTING FROM SAID PARALLEL LINE AND ALONG SAID EAST LINE, A DISTANCE OF 5,269.95 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 5; THENCE SOUTH 87°40'33" WEST, DEPARTING FROM SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 271.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID C-18 CANAL; THENCE SOUTH 18°43'25" EAST, DEPARTING FROM SAID NORTH LINE AND ALONG SAID WEST LINE, A DISTANCE OF 5,251.49 FEET TO A POINT 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 88°39'23" WEST, DEPARTING FROM SAID WEST LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 864.49 FEET; THENCE NORTH 88°39'08" WEST, A DISTANCE OF 2,716.32 FEET TO A POINT 450.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6; THENCE NORTH 88°31'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,689.32 FEET; THENCE NORTH 88°31'50" WEST, A DISTANCE OF 1,623.23 FEET; THENCE NORTH 08°42'24" WEST, DEPARTING FROM SAID PARALLEL LINE, A DISTANCE OF 535.45 FEET; THENCE NORTH 23°12'28" WEST, A DISTANCE OF 80.31 FEET TO A POINT IN A LINE 1,050.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6; THENCE NORTH 88°31'50" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 878.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS RECORDED IN DEED BOOK 842, AT PAGE 586, AND DEED BOOK 943, AT PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°50'30" EAST, DEPARTING SAID PARALLEL LINE AND ALONG SAID EAST LINE, A DISTANCE OF 3,868.35 FEET; THENCE NORTH 03°40'25" EAST, A DISTANCE OF 5,230.14 FEET; THENCE NORTH 00°57'23" EAST, A DISTANCE OF 5,237.97 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID DONALD ROSS ROAD; THENCE SOUTH 88°55'46" EAST, DEPARTING FROM SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 2,571.68 FEET; THENCE SOUTH 88°55'33" EAST, A DISTANCE OF 2,695.23 FEET; THENCE NORTH 88°55'58" EAST, A DISTANCE OF 5,323.38 FEET; THENCE SOUTH 85°08'09" EAST, A DISTANCE OF 4,761.67 FEET TO THE POINT OF BEGINNING.

PROJECT NO. 2003513

DRAWING NO. S-1-03-1912

PROJECT: COMPILATION SKETCH

SHEET: 9 OF 13

TOGETHER WITH:

PARCEL # D-4

A PARCEL OF LAND LYING IN PORTIONS OF SECTION 7, 8, 9, 16, AND 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE NORTH 02°00'19" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 8, A DISTANCE OF 838.35 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL 260 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORD BOOK 87, AT PAGE 135, DEED BOOK 1114, AT PAGE 343, AND DEED BOOK 1146, AT PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 02°00'19" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 734.57 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID C-18 CANAL; THENCE SOUTH 18°43'25" EAST, DEPARTING FROM SAID EAST LINE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,338.14 FEET; THENCE SOUTH 24°40'54" EAST, A DISTANCE OF 2,698.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 490.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'00", A DISTANCE OF 265.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°19'06" WEST, A DISTANCE OF 320.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 710 (BEELINE HIGHWAY) 200 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORD BOOK 29, AT PAGE 324 AND OFFICIAL RECORD BOOK 29, AT PAGE 326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 53°39'33" WEST, DEPARTING FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 8,202.08 FEET; THENCE NORTH 13°56'30" WEST, DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,991.50 FEET; THENCE NORTH 35°12'52" WEST, A DISTANCE OF 380.12 FEET; THENCE NORTH 02°19'38" WEST, A DISTANCE OF 1,113.05 FEET; THENCE NORTH 27°51'25" WEST, A DISTANCE OF 1,080.11 FEET; THENCE NORTH 45°05'05" WEST, A DISTANCE OF 1,233.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PGA BOULEVARD, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 1/6/76, SECTION 93471-2301; THENCE SOUTH 88°31'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,222.43 FEET; THENCE SOUTH 88°39'08" EAST, A DISTANCE OF 2,716.86 FEET; THENCE SOUTH 88°39'23" EAST, A DISTANCE OF 1,047.16 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID C-18 CANAL; THENCE SOUTH 18°43'25" EAST, DEPARTING FROM SAID SOUTH LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,715.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL E

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 400.00 FEET AND THE EAST 1,500.00 FEET OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF DONALD ROSS ROAD, AND ALSO LESS THAT PORTION THEREOF CONVEYED TO SOUTH INDIAN RIVER WATER CONTROL DISTRICT BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4253, PAGE 1029.



TOGETHER WITH

PARCEL F

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 549.25 FEET OF THE NORTH HALF (NORTH 1/2) OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF DONALD ROSS ROAD.

TOGETHER WITH

PARCEL G

A PARCEL OF LAND LYING IN SECTIONS 23 & 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 400.00 FEET AND THE WEST 400.00 FEET OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 41 EAST.

TOGETHER WITH THE NORTH 400.00 FEET OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD #7.

TOGETHER WITH

PARCEL H

A PARCEL OF LAND LYING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 400.00 FEET OF SAID SECTIONS 19 AND 20, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD #7.



TOGETHER WITH

PARCEL I:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 75.00 FEET OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 42 EAST LESS THE RIGHT-OF-WAY FOR STATE ROAD #7 ACCORDING TO DEED BOOK 943, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE SOUTH 75.00 FEET OF SECTION 20, TOWNSHIP 41 SOUTH, RANGE 42 EAST;

THE SOUTH 75.00 FEET OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS THE EAST 170.29 FEET FOR JOG ROAD;

THE NORTH 75.00 FEET OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS THE EAST 170.26 FEET FOR JOG ROAD;

THE NORTH 75.00 FEET OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 42 EAST;

THE NORTH 75.00 FEET OF SECTION 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS THE RIGHT-OF-WAY FOR STATE ROAD #7, ACCORDING TO DEED BOOK 943, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS

PARCEL J

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH  $01^{\circ}14'46''$  WEST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 75.15 FEET TO THE SOUTH RIGHT-OF-WAY OF DONALD ROSS ROAD ACCORDING TO DEED BOOK 1094, PAGE 569, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $01^{\circ}14'46''$  WEST ALONG SAID EAST LINE OF SECTION 28, A DISTANCE OF 2,228.88 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY PARCEL FOR JOG ROAD ACCORDING TO OFFICIAL RECORD BOOK 4778, PAGE 1792 SAID PUBLIC RECORDS; THENCE NORTH  $87^{\circ}21'32''$  WEST ALONG SAID RIGHT-OF-WAY AND THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF OLD MARSH GOLF CLUB ACCORDING TO PLAT BOOK 58, PAGE 62-76 SAID PUBLIC RECORDS, A DISTANCE OF 100.03 FEET TO A LINE 100.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 28; THENCE NORTH  $01^{\circ}14'46''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,162.36 FEET; THENCE NORTH  $41^{\circ}56'42''$  WEST ALONG THE CHORD OF A 75 FOOT RADIUS CURVE, A DISTANCE OF 102.67 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD; THENCE SOUTH  $85^{\circ}08'09''$  EAST ALONG SAID RIGHT-OF-WAY, BEING 75.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 170.61 FEET TO THE POINT OF BEGINNING.



TOGETHER WITH

PARCEL K

A PARCEL OF LAND LYING IN SECTIONS 11, 12 & 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ON AN ASSUMED BEARING OF WEST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,909.19 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 1,350.00 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 1,350.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SEABOARD RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN DEED RECORDED IN DEED BOOK 267, PAGE 245, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE ROAD #7.

TOGETHER WITH THE EAST THREE QUARTERS (E 3/4) OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE SOUTH 2,000 FEET OF THE WEST 2,850 FEET OF THE EAST THREE QUARTERS (E 3/4) OF SAID SECTION 13, ALSO LESS THE RIGHT-OF-WAY OF STATE ROAD NO. 7 AND ALSO LESS THAT PART LYING SOUTH OF THE NORTH RIGHT-OF-WAY OF LAKE PARK WEST ROAD, (NORTHLAKE BOULEVARD).

TOGETHER WITH

PARCEL L

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 2,000 FEET OF THE WEST 2,850 FEET OF THE EAST THREE QUARTERS (E 3/4) OF SAID SECTION 13 LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF WEST LAKE PARK ROAD (NORTHLAKE BOULEVARD).



**Exhibit "B"**  
**Tract No. DA-100-016**

A parcel of land located in Sections 26, 27, 34 and 35, Township 41 South, Range 41 East, and Section 2, Township 42 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the quarter section corner located in the North line of said Section 26, thence North 89°03'23" East along the North line of the Northeast quarter of said Section 26 and the South line of that certain parcel of land described in Official Records Book 9480, Page 589, Public Records of Palm Beach County, Florida, a distance of 2,009.58 feet; (The North line of the Northeast quarter of said Section 26 bears North 89°03'23" East and all bearings are relative thereto); thence South 07°07'39" West, a distance of 310.28 feet; thence South 04°03'25" West, along the West line of said parcel, a distance of 5,017.61 feet; thence South 00°43'22" West, continuing along said West line, a distance of 5,206.50 feet to a point 1,000.00 feet Northerly of and parallel with as measured at right angles to a point on the Northerly right of way line of Beeline Highway (State Road 710) as shown on State Road Department Right of Way Map Section No. 9331-101; thence South 53°39'34" East, parallel with said Northerly right of way line, a distance of 266.67 feet to a point on the Westerly line of that certain parcel of land as described in Official Records Book 10993, Page 1817, Public Records of Palm Beach County, Florida; thence South 36°22'07" West, along said Westerly line, a distance of 1000.00 feet to a point on said Northerly right of way line; thence North 53°39'34" West, along said Northerly right of way line, a distance of 8063.90 feet, thence North 01°20'46" East, departing said Northerly right of way line, a distance of 1263.92 feet; thence North 05°47'33" East, a distance of 2720.96 feet; thence North 06°01'00" East, a distance of 68.73 feet; thence North 05°47'26" East, a distance of 2,296.57 feet; thence North 89°52'52" East, a distance of 2,142.48 feet; thence North 89°06'22" East, a distance of 390.61 feet; thence North 01°10'46" East, a distance of 300.20 feet to a point on the North line of said Section 26; thence North 89°04'38" East, along said North line, a distance of 2,241.43 feet to the POINT OF BEGINNING of the herein described parcel.

AND

A parcel of land lying over a portion of Sections 26, 27 and 34, Township 41 South, Range 41 East, within the municipal limits of the City of Palm Beach Gardens, Florida, and being more particularly described as follows:

Beginning at the intersection of the Northerly Right-of-Way line of the Beeline Highway (State Road 710) as shown on State Road Department Right-of-Way Map Section No. 9331-101 and the West line of the Northeast quarter of said Section 34; thence South 53°39'23" East, along the North Right-of-Way line of Beeline Highway (State Road 710), a distance of 366.22 feet; thence North 01°20'46" East departing said Northerly Right-of-Way line, a distance of 1263.92 feet; thence North 05°47'33" East, a distance of 2,720.96 feet; thence North 06°01'00" East, a distance of 68.73 feet; thence North 05°47'26" East, a distance of 2,296.57 feet; thence North 89°52'52" East, a distance of 2,142.48 feet; thence North 89°06'22" East, a distance of 390.61 feet; thence North 01°10'46" East, a distance of 300.20 feet to a point on the North line of said Section 26; thence South 89°04'38" West, along said North line, a distance of 399.44 feet to the Northwest corner of Section 26 (the North line of

the Northwest quarter of said Section 26 bears North 89°04'38" East and all bearings are relative thereto); thence South 89°52'52" West, along the North line of said Section 27, a distance of 2,411.01 feet to the North quarter corner of said Section 27; thence South 05°47'26" West, along the North-South quarter Section line of said Section 27, a distance of 5,368.16 feet to the North quarter corner of said Section 34; thence South 01°20'46" West, along the North-South quarter Section line of said Section 34, a distance of 1064.29 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel;

A Parcel of land lying within Section 35, Township 41 South, Range 41 East, Palm Beach County, Florida, more particularly described as follows: COMMENCING at the Quarter Section Corner located in the South line of said Section 35, thence run along the South line of said Section 35, North 89°45'40" East, a distance of 259.40 feet to a point on the North Right of Way line of State Road No. 710 (Beeline Hwy) (Bearings are based on the South line of the Southeast quarter of said Section 35 being North 89°45'40" East as shown on the attached sketch by Battaglia Land Surveyors, Inc. titled "Florida Fish & Wildlife Conservation Commission Field Operations Center" dated 04/06/00.); thence North 53°39'49" West along said Right of Way, a distance of 1878.39 feet; thence North 31°55'04" East, a distance of 416.46 feet; thence North 46°09'26" East, a distance of 253.99 feet; thence North 56°20'11" East, a distance of 27.63 feet; thence North 33°39'49" West, a distance of 25.00 feet to a point, said point also being THE POINT OF BEGINNING. Thence run North 53°39'49" West along a line parallel to and 700 feet North of at right angles to the Right of Way line of said State Road No. 710 (Beeline Highway), a distance of 396.50 feet; thence North 56°20'11" East, a distance of 350.00 feet; thence South 53°39'49" East, a distance of 396.50 feet; thence South 56°20'11" West, a distance of 350.00 feet to the POINT OF BEGINNING of the herein described parcel.

(Less out acreage: Containing 2.99 acres, more or less)

Total parcel Containing 1485.27 acres, more or less.

*Note: A portion of this legal description is based on a boundary survey prepared by LBHF Inc. (Project number 98-0225) dated March 9, 2000.*

R:\legals\lax\100-016.lgl.doc

**Property Control Numbers:**

00-41-41-27-00-000-1020, 00-41-41-26-00-000-1030,  
52-41-41-26-00-000-1020, 52-41-41-26-00-000-3010,  
52-41-41-27-00-000-1010, 52-41-41-27-00-000-1030,  
52-41-41-34-00-000-1020, 52-41-41-34-00-000-1030,  
52-41-41-35-00-000-1010

April 21, 2003

Revised: August 27, 2003

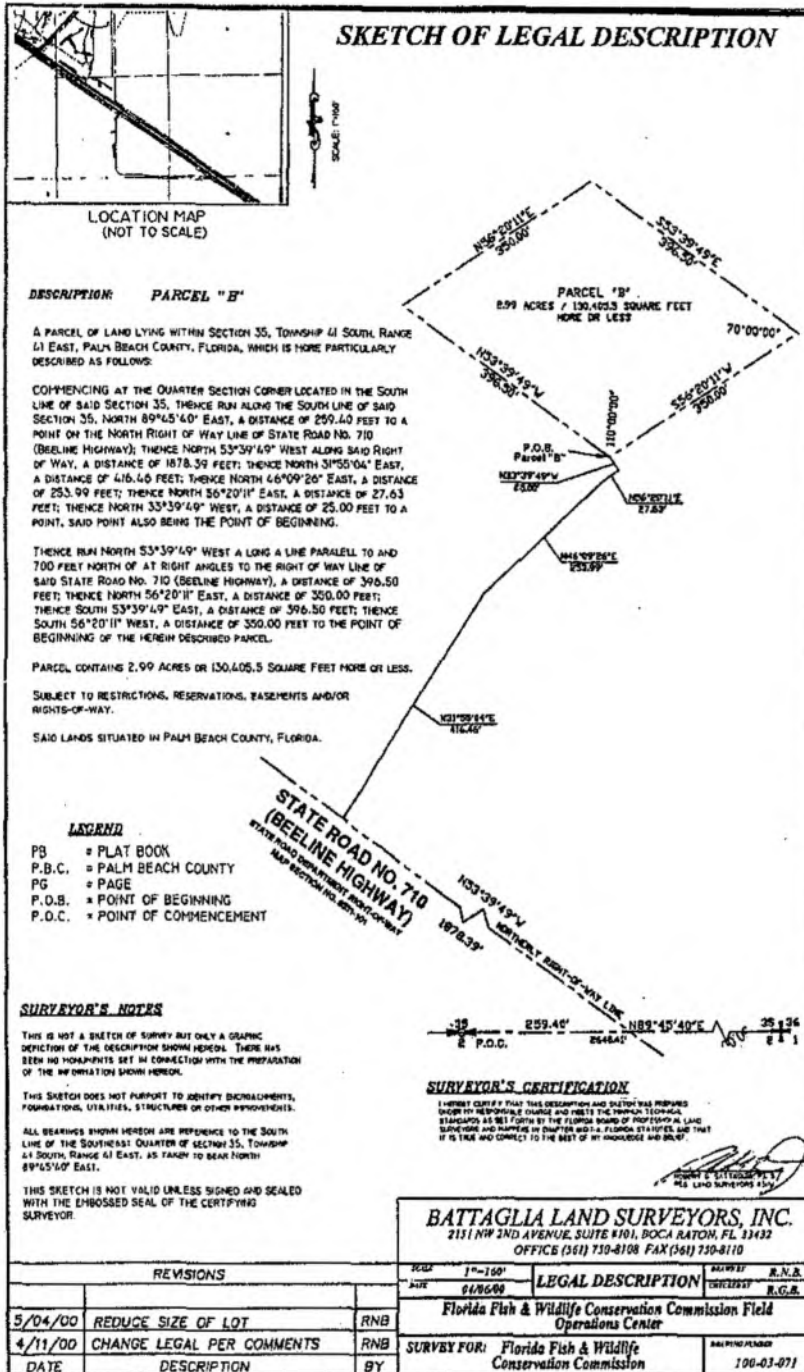
**LEGAL DESCRIPTION**

August 27, 2003





**SKETCH BY BATTAGLIA LAND  
SURVEYORS, INC.  
TITLED "FLORIDA FISH & WILDLIFE  
CONSERVATION COMMISSION FIELD  
OPERATIONS CENTER"  
DATED 04/06/00 AS REFERRED TO IN  
LESS AND EXCEPT PARCEL.**



# Loxahatchee Slough-Sandhill Crane

C-18 CANAL

N



27

26

**DA100-016**

Total of 1485.27 acres

34

BEELINE HWY

**DA100-013**  
2.99 acres

35

**DA100-014**  
1.20 acres

**EXHIBIT  
"C-1"**

**Township 41 South  
Township 42 South  
Range 41 East  
Palm Beach County**

## Legend:



**SFWMD owned/  
proposed disposal**



**Proposed Disposal - Fee**

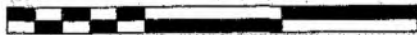


**Proposed Disposal - Easement**



**Project Lands**

0.2 0 0.2 0.4 Miles



### DISCLAIMER

Any information, including but not limited to software and data, received from the South Florida Water Management District ("District") in fulfillment of a request is provided "AS IS" without warranty of any kind, and the District expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The District does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the District in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the District is entirely assumed by the recipient.

This map is a conceptual tool utilized for project development only. This map is not self-executing or binding, and does not otherwise affect the interests of any persons including any vested rights or existing uses of real property.

This is not a survey.

26aug03 maj i:\arc\_data\maps\proj\loxslough\av\sandhill\_parcel.apr (DA100016)

**Exhibit "C-2"**  
**Tract No. DA-100-014**

A parcel of land 50 feet in width lying within Section 35, Township 41 South, Range 41 East, Palm Beach County, Florida, whose centerline is more particularly described as follows:

COMMENCING at the Quarter Section Corner located in the South line of said Section 35, thence run along the South line of said Section 35 North 89° 45' 40" East a distance of 259.40 feet to a point on the North Right of Way line of State Road No. 710 (Beeline Highway), thence North 53° 39' 49" West along said Right of Way a distance of 1878.39 feet to a point, said point also being the POINT OF BEGINNING.

Thence run along the centerline of said 50 foot strip of land North 31° 55' 04" East, a distance of 416.46 feet; thence North 46° 09' 26" East a distance of 253.99 feet; thence North 56° 20' 11" East, a distance of 377.63 feet to the end of said centerline.

Containing 1.20 acres, more or less.

SFWMD  
OR Book 11025, Pg 909

R:\Legals\box\100-014gl  
April 25, 2003



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the  
foregoing is a true copy  
of the record in my office.

THIS 12 DAY OF Dec., 2007  
SHARON R. BOCK  
CLERK & COMPTROLLER

By \_\_\_\_\_  
DEPUTY CLERK

# ATTACHMENT 4



Return to: Barbara Katz  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
P.O. Box 24680  
West Palm Beach, FL 33416-4680

CFN 20080243012  
OR BK 22725 PG 1381  
RECORDED 06/26/2008 15:17:31  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1381 - 1384; (4pgs)

This instrument prepared by:  
Holly Walter, Esq.  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406

Project: Sandhill Crane  
Tract No. DA 100-022

## FIRST AMENDMENT TO DEED OF CONSERVATION EASEMENT

THIS FIRST AMENDMENT TO DEED OF CONSERVATION EASEMENT (the "Amendment"), is entered into as of the 10<sup>th</sup> day of June, 2008, by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, 301 N. Olive Avenue, West Palm Beach, Florida 33401 (hereinafter referred to as "Grantor"), and the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a public corporation of the State of Florida (hereinafter referred to as "Grantee"), with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406. As used herein the term Grantor shall include any and all successors and assigns of the Grantor, and all subsequent owners of the "Property" (as that term is hereinafter defined), and the term Grantee shall include any successors and assigns of Grantee.

### WITNESSETH:

WHEREAS, Grantor granted that certain Deed of Conservation Easement, dated December 12, 2007 (the "Easement"), in favor of Grantee, recorded in Official Records Book 22317, page 563, Public Records of Palm Beach County, Florida; and

WHEREAS, the Easement encumbers those certain parcels legally described in Exhibit "A" and Exhibit "B" attached to the original Easement (those certain lands described in Exhibit "A" and Exhibit "B" to the Easement are referred to collectively therein as the "Property"); and

WHEREAS, the parties hereto desire to amend the original Easement to expand the Property to include that certain real property legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Additional Property").

NOW THEREFORE for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor and Grantee hereby amend the Conservation Easement as follows:

1. The foregoing recitals are true and correct and are hereby incorporated herein by reference. Terms not defined herein shall have the meaning as ascribed to them in the Easement.

2. The Easement is hereby amended to expand the Property to include the Additional Property.

3. Except as specifically modified herein, all the terms and conditions of the Easement shall remain unmodified and in full force and effect and are hereby ratified and confirmed by the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals as of the date and year first above written.

COUNTY:

Date of Execution by County:

May 13, 2008

ATTEST:

SHARON R. BOCK

CLERK AND COMPTROLLER

By: Sharon R. Bock

Deputy Clerk

PALM BEACH COUNTY, a

Political Subdivision of the State of  
Florida

By: Addie L. Greene

Addie L. Greene, Chairperson

Approved as to Form and Legal  
Sufficiency:

By: James Brink

County Attorney

Approved as to Terms  
and Conditions:

By: Richard E. Walesky

Richard E. Walesky, Director  
Environmental Resources Management

SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT

Attest:

By: Carol Ann Wehle

Carol Ann Wehle, Executive Director

Jacki McGarity  
Secretary/District Clerk

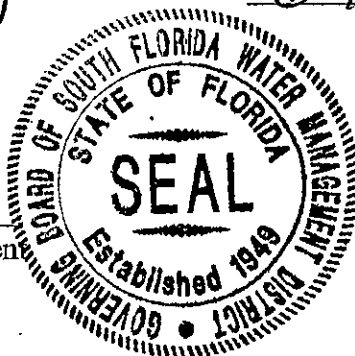
Date: 6-10-08

(Seal)

Form Approved By:

Holz-Walter 5-28-08

South Florida Water Management  
District Counsel



STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June 2008, by Carol Ann Wehle, as Executive Director of the South Florida Water Management District, a public corporation of the State of Florida, who is personally known to me or has as \_\_\_\_\_ identification and did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA  
Christine C. Bergeron  
Commission #DD549456  
My Comm. Expires: 06/21/2010

Christine C. Bergeron  
Notary Public, State of \_\_\_\_\_

Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10 day of June 2008, by Jackie McGorty, as Secretary/District Clerk of the South Florida Water Management District, a public corporation of the State of Florida, who is personally known to me or has as \_\_\_\_\_ identification and did not take an oath.



Cathy Widness  
Notary Public, State of Florida

Print Name Cathy Widness

My Commission Expires: 6/25/2010



**Exhibit "A"**  
**LEGAL DESCRIPTION**  
**Tract No. DA-100-022**

A strip of land 500.00 feet in width in Sections 11 and 12, Township 42 South, Range 41 East, Palm Beach County, Florida more particularly described as follows:

Begin at the Northwest corner of Section 11, Township 42 South, Range 41 East;  
thence South 89° 35' 40" East, along the North line of said Section 11 a distance of 2690.54 feet to the North one-quarter corner of said Section 11;  
thence South 89° 35' 40" East along said North line, a distance of 281.36 feet;  
thence South 44° 35' 40" East, a distance of 1350.00 feet;  
thence North 45° 24' 20" East, a distance of 1350.00 feet to a point on the North line of said Section 11;  
thence South 89° 35' 40" East, along said North line a distance of 500.00 feet to the Northeast corner of said Section 11;  
thence South 89° 45' 53" East, along the North line of said Section 12, Township 42 South, Range 41 East a distance of 2598.45 feet to the North one-quarter corner of said Section 12;  
thence South 89° 45' 53" East, along said North line, a distance of 1681.55 feet to a point on the West right-of-way line of the Seaboard Railroad as described in the Deed Book 267, Page 245, public records of Palm Beach County, Florida;  
thence South 53° 39' 41" East, along said right-of-way line a distance of 848.54 feet to a point on a line parallel with and 500.00 feet South of when measured at right angles to the North line of said Section 12;  
thence North 89° 45' 53" West, along said parallel line a distance of 4966.32 feet;  
thence North 89° 35' 40" West, a distance of 293.64 feet;  
thence South 45° 24' 20" West, a distance of 1642.89 feet;  
thence North 44° 35' 40" West, a distance of 1642.89 feet to a point on a line parallel with and 500.00 feet South of when measured at right angles to the North line of said Section 11;  
thence North 89° 35' 40" West, along said parallel line a distance of 2742.61 feet to a point on the West line of said Section 11;  
thence North 02° 08' 07" West, along said West line a distance of 500.49 feet to the Point of Beginning.

Containing 124.772 acres.

Lox\ Palm Beach County  
Folio's 52414212000009000  
52414211000001010  
ORB 22317 Page 572

**LEGAL DESCRIPTION**

***April 25, 2008***

*Dennis J. Meierer*

R:\Legals\lox\100-022.lgl.doc  
April 22, 2008



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office.

THIS 25<sup>th</sup> DAY OF June, 2008

SHARON R. BOCK  
CLERK & COMPTROLLER

By

*[Signature]*  
DEPUTY CLERK

Prepared by and return to:  
Real Estate Section  
South Florida Water Management District  
3301 Gun Club Road, MSC 3720  
West Palm Beach, Florida 33406

PCN: 52424208000001020 (portion)  
52424217000001010 (portion)  
52424216000003010 (portion)

Project: Loxahatchee Slough  
Tract: DA100-021

## **SECOND AMENDMENT TO DEED OF CONSERVATION EASEMENT**

THIS SECOND AMENDMENT TO DEED of CONSERVATION EASEMENT (the "Amendment") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, with a mailing address of 2633 Vista Parkway, West Palm Beach, Florida 33411 (the "Grantor"), and the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, with a mailing address of 3301 Gun Club Road, Florida 33406 (the "Grantee").

### **WITNESSETH:**

WHEREAS, Grantor granted to and in favor of Grantee that certain Deed of Conservation Easement dated December 12, 2007, and recorded in Official Records Book 22317, page 563, of the Public Records of Palm Beach County, Florida, that was amended by Grantee and Grantor by that certain First Amendment to Deed of Conservation Easement recorded in Official Records Book 22725, Page 1381 (collectively, the "Conservation Easement"), which Conservation Easement encumbers certain real property described therein and referred to hereinafter as the "Property"; and

WHEREAS, except as further addressed herein, Grantor and Grantee desire to remove a portion of the Property from the force and effect of the Conservation Easement.

**NOW THEREFORE**, for and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, and in further consideration of the terms and conditions hereinafter set forth, the parties hereto, intending to be legally bound, agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The Conservation Easement is hereby modified to release that portion of the Property described in Exhibit "A-3", Exhibit "A-4", and Exhibit "A-5" attached hereto and made a part hereof (the "Released Parcel"). Notwithstanding the foregoing release, the terms, conditions and provisions of subparagraph 1.a. of the above referenced instrument recorded in Official Records Book 22317, page 563, of the Public Records of Palm Beach County, Florida, will remain in full force and effect with respect to the entire Property, including the Released Parcel.
3. Except as modified herein, all of the terms, conditions and provisions of the Conservation Easement are hereby ratified and confirmed and remain in full force and effect.

[signatures and notary acknowledgments follow on pages 2 and 3]



IN WITNESS WHEREOF, Grantor has executed this Second Amendment to Deed of Conservation Easement as of this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**ATTEST:**

**JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER**

By: \_\_\_\_\_  
Deputy Clerk

**GRANTOR:**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
Gregg K. Weiss, Mayor

**APPROVED AS TO TERMS AND  
CONDITIONS:**

By: \_\_\_\_\_  
Department Director

**APPROVED AS TO FORM  
AND TO LEGAL SUFFICIENCY:**

By: \_\_\_\_\_  
Assistant County Attorney

**APPROVED AS TO TERMS AND  
CONDITIONS:**

By: \_\_\_\_\_  
Department Director

IN WITNESS WHEREOF, Grantee has executed this Second Amendment to Deed of Conservation Easement as of this 8th day of December, 2022.

(seal)

ATTEST:



Secretary/District Clerk

GRANTEE:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

By:

Chauncey P. Goss, II, Chairman

Legal counsel approved:

By:

Office of Counsel

Print Name: SANDRA R.B. WALLACE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of December, 2022, by Chauncey P. Goss, II, and Rosie Byrd, as Chairman and Secretary/District Clerk, respectively, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who are personally known to me.

Molly Brown  
Notary Public

(notary seal)



MOLLY BROWN  
Commission # HH 260625  
Expires May 3, 2026

**EXHIBIT “A-3”, EXHIBIT “A-4” and EXHIBIT “A-5”**

Note: The following sketches and legal descriptions may be updated prior to recording the Second Amendment to Deed of Conservation Easement into the public records of Palm Beach County, Florida to address any Florida Administrative Code and/or Palm Beach County PPM requirements.

# EXHIBIT "A-3"

## LEGAL DESCRIPTION

A PARTIAL RELEASE OF EASEMENT OVER:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9480, PAGE 0589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #054715; THENCE NORTH 89°43'41" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 4014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY LINE, OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 385.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22411, PAGE 176; THENCE NORTH 13°56'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 23.47 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTHEAST OF AND PARALLEL WITH THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 0.14 ACRES (6,075.73 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:12:03 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014,000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-3"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF SECTION 8, HAVING A BEARING OF SOUTH 89°43'41" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

## CULPEPPER

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-3"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424208000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1146, PG. 477	DEED		NONE
2	D.B. 1168, PG. 213			
3	O.R.B. 29, PG. 326			
4	O.R.B. 717, PG. 660			
5	O.R.B. 879, PG. 549	R/W DEED		
6	ROAD PLAT 6, PG. 110	R/W MAP		
7	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
8	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
9	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
11	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4

**CULPEPPER .**

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

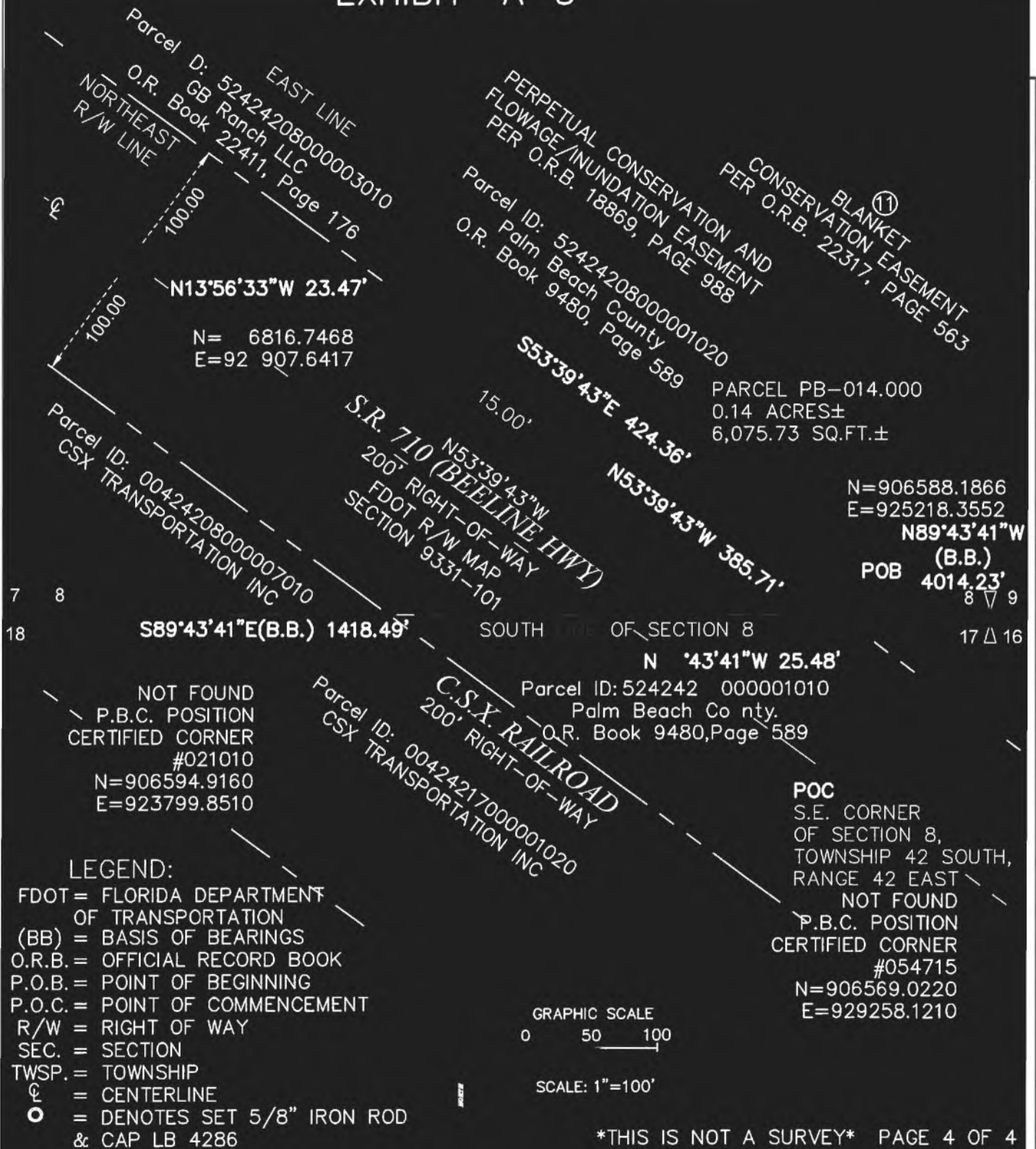
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-3"



**CULPEPPER**

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22

## EXHIBIT "A-4"

### LEGAL DESCRIPTION

A PARTIAL RELEASE OF EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #026560; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, NORTH 89°43'41" WEST, A DISTANCE OF 4,014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE SOUTH 53°39'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4,922.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE NORTH 01°27'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.28 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES (73,611.04 SQUARE FEET) MORE OR LESS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:17:05 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 7

## CULPEPPER

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-4"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

NORTHLAKE BL

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 7

### CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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PHONE 772-464-3537 • FAX 772-464-9497 • www.cf-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

## EXHIBIT "A-4"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 52424217000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
2	O.R.B. 29, PG. 326	DEED	DOES NOT	NONE
3	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
4	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
5	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
6	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
7	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 7



### **CULPEPPER & TERPENING INC**

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PHONE 772-464-3537 • FAX 772-464-9497 • [www.ct-eng.com](http://www.ct-eng.com)  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## POC

NE CORNER OF SECTION 17, TOWNSHIP  
42 SOUTH, RANGE 42 EAST,  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #26560  
N: 906569.0220  
E: 929258.1210

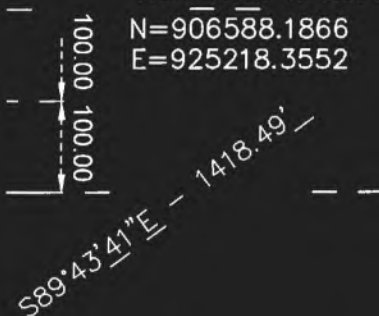
## POB

N=906588.0658  
E=925243.8338

PARCEL ID: 52424208000001020  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N89°43'41"W 25.48'

N=906588.1866  
E=925218.3552



(B.B.)  
N89°43'41"W 4014.23'  
NORTH LINE OF SECTION 17

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'  
15.00'

S.R. 710 BEELINE HWY

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 00424217000001020

CSX TRANSPORTATION INC

⑦ BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R W LINE

PARCEL PB-015.000

1.69 ACRE

73,611.04 SQ.FT.±

N.W. CORNER OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #021010  
N: 906594.9160  
E: 923799.8510

GRAPHIC SCALE

0 100 200

SCALE: 1"=200'

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 7

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

MATCH LINE A - SEE SHEET 5

# EXHIBIT "A-4"

MATCH LINE A - SEE SHEET 4

100.00 100.00

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD 200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

200' DRAINAGE EASEMENT  
PER O.R.B. 717, PAGE 660

PARCEL ID:  
52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R W LINE  
15.00'

MATCH LINE B - SEE SHEET 6

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
¢ = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 7

## CULPEPPER

C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

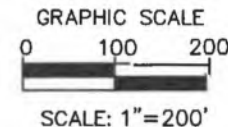
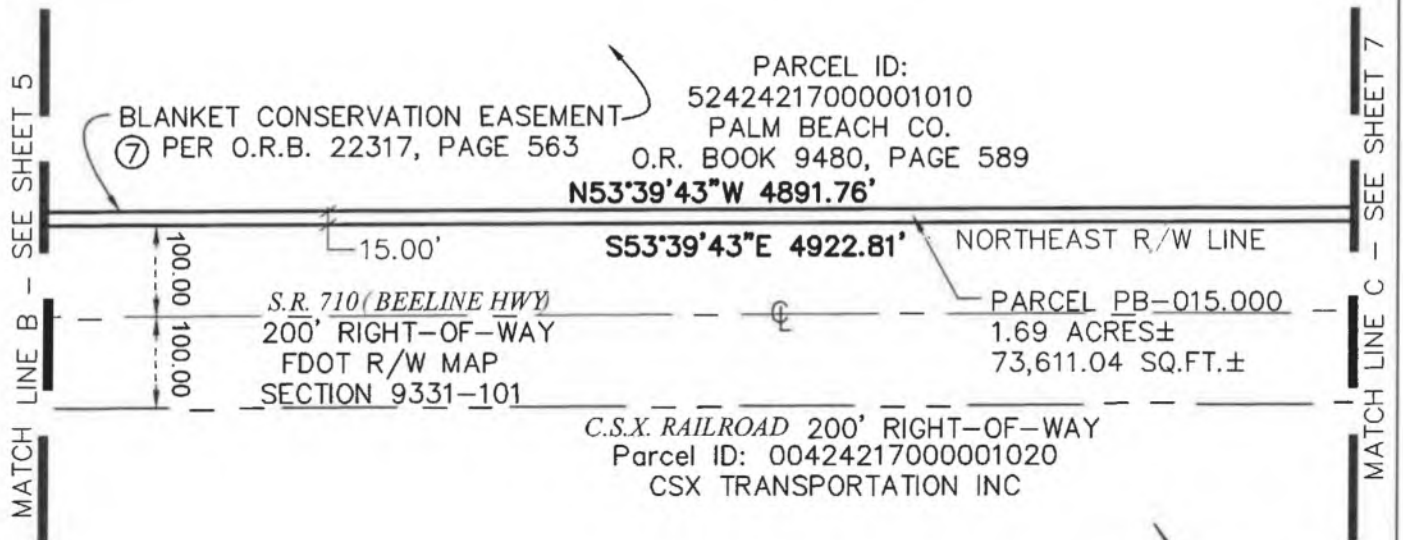
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT "A-4"



## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 6 OF 7



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

MATCH LINE C - SEE SHEET 6

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

**N53°39'43"W 4891.76'**

**S53°39'43"E 4922.81'**  
15.00'  
S.R. 710 BEELINE HWY  
200' RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

C.S.X. RAILROAD 200 RIGHT-OF-WAY  
Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N=903689.3864  
E=929184.4089

**N1°27'59"E 18.28'**

NORTHEAST R/W LINE

N=903671.1093  
E=929183.9410

WEST LINE OF  
SECTION 16

EAST  
ON E OF  
SEC 17

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE

0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST  
\*THIS IS NOT A SURVEY\* PAGE 7 OF 7

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

# EXHIBIT "A-5"

## LEGAL DESCRIPTION

A PARTIAL RELEASE OF EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER # 53305; THENCE NORTH 01°27'59" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2373.98 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 18.28 FEET TO A POINT IN A LINE THAT IS 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 2600.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-18, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 RIGHT OF WAY MAP, DRAWING NUMBER C-18-3, DATED JULY 1954; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°19'35" WEST, A DISTANCE OF 17.32 FEET TO SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 2,599.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES (39,001.01 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:22:01 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 16 HAVING A BEARING OF NORTH 01°27'59" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

# CULPEPPER

# I C

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-5"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002663564897
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424216000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 316, PG. 362	RESERVATIONS	NOT PROVIDED	NONE
2	D.B. 1155, PG. 59	DEED	AFFECTS	BLANKET
3	O.R.B. 635, PG. 195	R/W EASEMENT	DOES NOT	NONE
4	O.R.B. 29, PG. 324	DEED	DOES NOT	NONE
5	O.R.B. 87, PG. 135	EASEMENT	DOES NOT	NONE
6	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
7	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
8	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
9	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



**CULPEPPER &  
TERPENING INC**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A 5"

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#26560  
(BRASS DISK)  
N: 906569.0220  
E: 929258.1210

16

N01°27'59"E 2880.50'

N=903689.3864  
E=929184.4089

⑩

BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

Parcel ID: 52424216000003010  
Palm Beach County  
O.R. Book 9480, Page 589

N1°27'59"E 18.28'  
S53°39'43"E 2600.89'

PARCEL PB-016.000  
0.90 ACRES± 39,001.01 SQ.FT.±

N53°39'43"W 2599.10'

NORTHEAST R/W LINE

N53°39'43"W

POB

THE INTERSECTION OF  
THE NORTHEAST R/W LINE  
AND WEST LINE 0  
16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
N=903671.1093  
E=929183.9410

S.R. 710 BEELINE HWY)  
200' RIGHT-OF-WAY

FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

15.00'

00' 100'

N01°27'59"E 2573.98' 16

(B.B.)  
2573.98' 16  
17 Δ 12

MATCH LINE A - SEE SHEET 5

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

## POC

SW CORNER OF SECTION 16,  
TOWNSHIP 42 SOUTH, RANGE  
42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #53305  
N: 901297.8420  
E: 929123.1900

GRAPHIC SCALE  
0 1 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT "A-5"

MATCH LINE A - SEE SHEET 4

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

S53°39'43"E 2600.89'

N53°39'43"W 2599.10'

S.R. 710 (BEELINE HWY)  
200' RIGHT-OF-WAY N53°39'43"W  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

⑩  
BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563  
N=902148.1881  
E=931279.5724

S6°19'35"W 17.32'

PARCEL PB-016.000  
0.90 ACRES± N=902130.9711  
39,001.01 SQ.FT.± E=931277.6636

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

WEST R/W LINE

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

## CULPEPPER

C

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ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

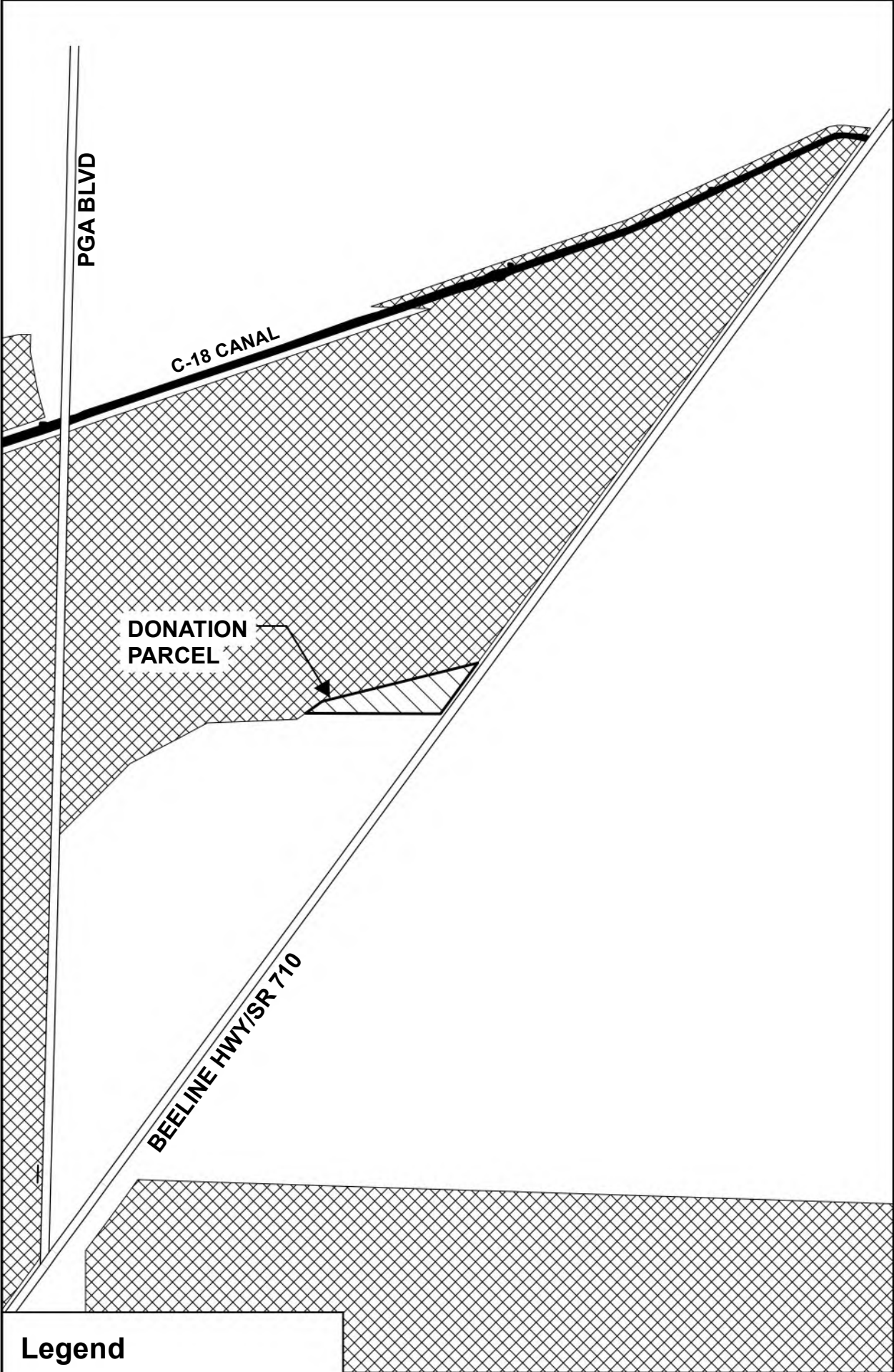
FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

**ATTACHMENT 6**

**LOCATION MAP OF PROPOSED 14.12-ACRE DONATION PARCEL  
FOR FPL REQUESTED 230 KV TRANSMISSION LINE PROJECT**



**Legend**

- Roads
- Loxahatchee Slough NA
- C-18 Canal



**NOT TO SCALE**

PALM BEACH COUNTY  
DEPT OF ENVIRONMENTAL  
RESOURCES MGMT  
11/02/2022: SP



\*\*\*\*\*

**AGREEMENT FOR PURCHASE AND SALE**

**between**

**FLORIDA POWER & LIGHT COMPANY,  
a Florida corporation  
as Buyer**

**and**

**GB RANCH, LLC,  
a Florida limited liability company  
as Seller**

## AGREEMENT FOR PURCHASE AND SALE

This Agreement for Purchase and Sale is made and entered into on this 20th day of December, 2022, by and between FLORIDA POWER & LIGHT COMPANY, a Florida corporation (hereinafter referred to as the "Company" or "Buyer") and GB RANCH, LLC, a Florida limited liability company (hereinafter referred to as the "Seller"). The Buyer and Seller will collectively be referred to hereafter as the "Parties".

### WITNESSETH:

1. **DEFINITIONS.** The following terms as used herein shall have the following meanings:

1.1 **"Agreement"** - this instrument, together with all exhibits, addenda, and proper amendments hereto.

1.2 **"Closing and Closing Date"** - the consummation of the transaction contemplated hereby which shall be held upon the date reflected in Section 11.2 of this Agreement, unless extended by the terms of this Agreement, or by mutual consent of the Parties.

1.3 **"Current Funds"** - immediately available U.S. funds by wire transfer or warrant drawn against a public banking institution located in Palm Beach County, Florida.

1.4 **"Effective Date"** - the Effective Date of this Agreement shall be the date when the last one of Seller and Company has signed this Agreement, as stated on the signature page.

1.5 **"Inspection Period"** - that certain period of time commencing upon the Effective Date and terminating forty-five (45) days thereafter.

1.6 **"Permitted Exceptions"** - those exceptions to the title of the Property as set forth in Exhibit "B" attached hereto, together with any other title matters that may be accepted in writing by the Company.

1.7 **"Personal Property"** - all items of personal property located upon the Real Property at Closing. Any items of personal property remaining upon the property at Closing shall, at the option of Company, become the property of Company and may be retained by or disposed of by Company at its sole discretion.

1.8 **"Property"** - the Real Property and Personal Property.

1.9 **"Purchase Price"** - the price set forth in or determined in accordance with Section 4.1 of this Agreement

1.10 **"Real Property"** - the Real Property legally described in Exhibit "A" attached hereto and made a part hereof, together with all improvements situated thereon.

2. **SPECIFIC INTENT OF THIS AGREEMENT.** Seller acknowledges and agrees that it is Buyer's specific intent to allow Palm Beach County, a political subdivision of the State of Florida (the "County"), to take title to the Property at closing directly from the Seller to fulfill the Buyer's obligations pursuant to the County's Conservation Lands Protection Ordinance (Ordinance No. 2003-052, as codified in the County's Code of Ordinances in Chapter 11, Article XV). The Property meets the relevant criteria for acquisition as specified in the Conservation Lands Protection Ordinance, and is sufficient in terms of acreage, location, and quality to ensure that its conveyance to the County will adequately offset the Buyer's requested 2.8-acre permanent, non-exclusive easement over a portion of Loxahatchee Slough Natural Area. Conveyance of the Property to the County will result in an "Exceptional Benefit to the Conservation Lands Program," as defined in the Conservation Lands Protection Ordinance, Ordinance No. 2003-052, Section 2.03 (Chapter 11, Article XV, Section 11-382(c), Code of Ordinances).

Closing under this Agreement and the conveyance of the Property to the County is subject to the Palm Beach County Board of County Commissioner's ("Board") approval of the Company's proposed land donation of the Property (approximately 14.13 acres) to the County and the County's granting of a non-exclusive easement to Company over approximately 2.8 acres of environmentally sensitive land within the Loxahatchee Slough Natural Area ("Board Approval") as legally described in the attached Exhibit "D" ("Easement Legal Description"). In the event the Board does not approve the final proposed donation and the grant of the non-exclusive easement over the Loxahatchee Slough Natural Area by February 7, 2023, then this Agreement shall automatically terminate and the Parties herein shall be relieved of all obligations of this Agreement, unless the Parties mutually agree to extend the time frame up to an additional 30 days.

Seller and Company further acknowledge and agree that prior to Board Approval, the County shall have the same rights as Company as set forth in Sections 5, 6, 7, 8, 9, 10, 11, and 18.1.

**3. SALE AND PURCHASE** In consideration of the mutual covenants herein contained, and various other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller agrees to sell and convey to County and Company agrees to purchase from Seller, on the terms, covenants, and conditions hereinafter set forth, the Property, together with all improvements located thereon, if any, and all right, title, interest, privileges, estates, tenements, hereditaments, and appurtenances appertaining to the Real Property, including, without limitation, any and all streets, roads, highways, easements, accesses, and rights of way appurtenant thereto.

**4. PURCHASE PRICE AND METHOD OF PAYMENT.**

**4.1 Purchase Price.** The purchase price of the Property shall be Seven Hundred Six Thousand Five Hundred Dollars and No/100 (\$706,500.00).

**4.2 Payment of Purchase Price.** On the Closing Date, Company shall pay the total amount of the Purchase Price of the Property in Current Funds, subject to any adjustments, credits, prorations, and fees as herein provided.

**5. ACKNOWLEDGMENTS REPRESENTATIONS AND WARRANTIES OF SELLER.** As a material inducement to Company to enter into this Agreement, Seller hereby acknowledges, represents, and warrants to Company and County as follows:

**5.1** Seller is indefeasibly seized of marketable, fee simple title to the Property, and is the sole owner of and has good right, title and authority to convey and transfer the Property free and clear of all liens and encumbrances, excepting only the Permitted Exceptions.

**5.2** The Property abuts a public roadway to which access is not limited or restricted.

**5.3** There is no litigation, investigation, or proceeding pending, or to the knowledge of Seller threatened, which relates to or adversely affects Seller's ability to perform its obligations under this Agreement.

**5.4** There are no judicial or administrative actions, suits, or judgments affecting the Property pending, or to the knowledge of Seller threatened, which relate to or adversely affect Seller's ability to perform its obligations under this Agreement, including, without limitation, those relating to any laws, ordinances, rules, or regulations of any governmental authority having jurisdiction of the Property.

**5.5** There are no existing or pending general or special assessments affecting the Property, which are or may be assessed by any governmental authority, water or sewer authority, school district, drainage district, or any other special taxing district.

**5.6** Seller represents that simultaneously with Seller's execution of this Agreement, Seller has executed and delivered to County the Seller's Disclosure of Beneficial Interests attached hereto as Exhibit "C" (the "Disclosure") disclosing the name and address of



every person or entity having a 5% or greater beneficial interest in the ownership of the Property as required by Section 286.23 of the Florida Statutes. Seller warrants that in the event there are any changes prior to Closing to the names and addresses of the persons or entities having a 5% or greater beneficial interest in the ownership of the Property after the date of execution of the Disclosure, Seller shall immediately, and in every instance, provide written notification of such change to the County in the manner required by Section 16 of this Agreement. Seller warrants that at Closing, Seller shall provide County with a Disclosure that accurately discloses the beneficial interests in the ownership of the Property at the time of Closing regardless of whether or not the information contained therein has changed from the date of execution of the original Disclosure. In the event Seller is an individual, Seller is exempt from this provision.

5.7 There are no condemnation, environmental, zoning, or other land-use regulation proceedings, either instituted or planned to be instituted, with regard to the Property.

5.8 On the Closing Date there will be no outstanding contracts made by Seller for any improvements to the Property which have not been fully paid for, and Seller shall cause to be discharged all mechanics' or construction liens arising from any labor or materials furnished to the Property prior to the time of Closing.

5.9 All documents executed or to be executed by Seller which are to be delivered to Company at Closing will be legal, valid and binding obligations of Seller.

5.10 There are no service contracts affecting the Property which will survive Closing.

5.11 That all ad valorem and non-ad valorem taxes for the Property have been fully paid or will be paid at or prior to Closing, in accordance with Section 13 hereof, for the year of Closing and all prior years.

5.12 Seller has entered into no other contracts for the sale of any portion of the Property which remain in force.

5.13 There are no facts known to Seller affecting the value of the Property which have not been disclosed in writing to Company and County.

5.14 Seller has complied and shall comply from the date hereof until Closing with all applicable Federal, State, County and municipal regulations, rules, ordinances, statutes and other requirements and regulations pertaining to the Property.

5.15 Seller has not used, is not currently using and will not in the future (for so long as Seller owns the same) use the Property for the handling, storage, transportation or disposal of hazardous materials and, to the best of Seller's knowledge, the Property has not in the past been so used.

In the event that any of Seller's acknowledgments, representations and warranties shall prove to be materially untrue, the same shall be considered a default for which the Company shall have the rights and remedies identified in Section 18.1 hereof.

**6. INSPECTION OF PROPERTY.** During the Inspection Period, Company and County and their respective engineers, surveyors, agents, and representatives shall have unrestricted access to the Property for purposes of survey, testing and inspection thereof. All surveys, testing and inspections shall be conducted by Company at its expense, and shall be performed by licensed persons or firms dealing in the respective areas or matters tested. All testing shall be done in the least intrusive manner reasonably practical. In the event Company elects not to close upon its purchase of the Property, Company shall restore the Property to the condition in which it existed prior to such inspections, using materials of like kind and quality. Nothing contained herein shall be construed to prohibit Company from disclosing the results of said inspections as may be required by applicable law. In the event that such inspections shall reveal a deficiency in the Property, as determined by Company and/or County in their sole and absolute discretion, Company and/or County shall have the right to terminate this Agreement at any time



during the Inspection Period by giving written notice thereof to Seller, whereupon the Parties shall be relieved of all further obligations hereunder.

**7. EVIDENCE OF TITLE.**

7.1 Within fifteen (15) days after the Effective Date of this Agreement, the Buyer shall deliver to the County an owner's title insurance commitment, together with legible copies of all exceptions to coverage reflected therein, issued by Southeast Guaranty and Title, Inc., agreeing to issue to the County upon the recording of the Warranty Deed to the Real Property, an owner's title insurance policy in the amount of the Purchase Price, insuring the marketability of the fee title of the County to the Real Property, subject only to the Permitted Exceptions. The cost of said title insurance commitment and title insurance policy and any premium therefor shall be borne by Buyer.

The County shall have until the later of ten (10) days after receipt from the Buyer of the title insurance commitment, or the end of the Inspection Period, whichever is later, in which to review same. In the event the title insurance commitment shall show as an exception any matter other than the Permitted Exceptions, County shall notify Seller and Buyer of County's objection thereto, and Seller shall act with reasonable effort, including bringing suit, to remove such exception(s), which exception(s) shall be deemed to constitute title defects. The Seller shall be entitled to ninety (90) days from the date of notification by County (with adjournment of the Closing Date, if necessary) within which to cure such defects or to make arrangements with the title insurer for deletion of any such title defects from the title insurance commitment without the inclusion of any additional exceptions to coverage. Notwithstanding the foregoing, Seller shall have the option of discharging any such matters at Closing with the closing proceeds. If the defect(s) shall not have been so cured or removed from the title insurance commitment by endorsement thereto at the termination of the said ninety (90) day period, Company and/or County shall have the option of: (a) accepting title to the Property as it then exists; or (b) terminating this Agreement, by giving written notice thereof to Seller, provided, however, Company and/or County shall not thereby waive any rights or remedies available to Company and/or County due to such default by Seller, including an action for damages.

7.2 County may request, prior to the Closing, an endorsement of the title insurance commitment making it effective to within fifteen (15) days of the Closing Date. At Closing, Buyer shall cause the title insurance commitment to be endorsed to remove, without the inclusion of any additional exceptions to coverage, any and all requirements or preconditions to the issuance of an owner's title insurance policy, and to delete any exceptions for: (a) any rights or claims of parties in possession not shown by the public records; (b) encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the Property (provided Company obtains a survey in accordance with Section 8 hereof); (c) easements or claims of easement not shown by the public records (provided Company obtains a survey in accordance with Section 8 hereof); (d) any lien, or right to a lien, for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown by the public records; (e) taxes for the year of Closing and all prior years, and taxes or special assessments which are not shown as existing liens by the public records; (f) matters arising or attaching subsequent to the effective date of the title insurance commitment but before the acquisition of record of title to the Property by the County, except for that certain easement on a form substantially similar to that attached hereto as Exhibit "E" over the Property that Seller is granting to Buyer prior to Closing in accordance with a separate written agreement between Buyer and Seller (the "Property Easement"), which shall be a Permitted Exception; and (g) any general or specific title exceptions other than the Permitted Exceptions.

7.3 From and after the Effective Date of this Agreement, Seller shall take no action, except for granting the Property Easement to Buyer, which would impair or otherwise affect title to any portion of the Property, and shall record no documents in the Public Records, except for the Property Easement, which would affect title to the Real Property, without the prior written consent of the County.

**8. SURVEY.** The Company will provide County, within the time period provided in Section 7 for delivery and examination of title, a survey of the Property by a surveyor licensed to

practice as such in the State of Florida showing and certifying the exact location and legal description and acreage of the Property. If the survey reveals any encroachments, overlaps, boundary disputes, or other defects, or any matters other than the Permitted Exceptions, the same shall be treated as title defects as described in Section 7 of this Agreement, and Company and/or County shall have the same rights and remedies as set forth therein.

9. **MAINTENANCE.** Between the Effective Date and Closing, Seller shall maintain the Property in the condition in which it existed as of the Effective Date. Notwithstanding the foregoing, Seller shall deliver the Property at Closing free of any trash, refuse or other debris, and in full compliance with all governmental regulations. Seller shall bear the risk of any loss, damage or casualty to the Property prior to Closing. County shall have access to the Property at any reasonable time prior to Closing to verify Seller's compliance herewith.

10. **CONDITION PRECEDENT TO CLOSING.** The following are conditions precedent to Company's obligation to close upon its purchase of the Property: (1) Seller shall have performed all of the covenants and obligations under this Agreement that it is obligated to perform at or prior to Closing, on or prior to the dates such performance is required hereby; (2) Seller's representations and warranties identified in this Agreement shall be true and correct; (3) there shall have been no change in the condition of the Property or the status of title to the Property, other than the grant of the Property Easement or any other change specifically permitted by this Agreement; and (4) Board Approval of the donation of the Property under the terms set forth in Section 2 above. The foregoing conditions precedent are for the exclusive benefit of Company and may be unilaterally waived by the Company. In the event the Board does not approve the final proposed donation by February 7, 2023, then this Agreement shall automatically terminate and the Parties herein shall be relieved of all obligations of this Agreement, unless the Parties mutually agree to extend the time frame up to an additional 30 days.

11. **CLOSING.** The Parties agree that the Closing upon the Property shall be consummated as follows:

11.1 **Place of Closin .** The precise time and place of Closing shall be determined by Company in a location to be designated by Company before the Closing Date or either party shall have the right to effect the Closing via a "mail away" closing (i.e. in which funds are sent via wire transfer and closing documents are delivered via overnight delivery or courier delivery service to the closing agent).

11.2 **Closin Date.** The Closing shall take place within ten (10) days after Board Approval, or at such earlier date as is mutually agreed upon by the Parties.

11.3 **Closin Documents.** Company, or the title company at Company's direction, shall be responsible for preparation of all closing documents, except the Statutory Warranty Deed which will be prepared by the County. Company shall submit copies of same to Seller no less than five (5) days before Closing. At Closing, Seller shall deliver, or cause to be delivered to Company, the following documents, each fully executed and acknowledged as required.

11.3.1 **Statutor Warrant Deed.** A Statutory Warranty Deed conveying good and marketable fee simple title to the Property directly from the Seller to the Palm Beach County, a political subdivision of the State of Florida at Closing, subject only to the Permitted Exceptions. At Closing, the County shall grant a non-exclusive easement to Company over approximately 2.8 acres of environmentally sensitive land within the Loxahatchee Slough Natural Area as legally described in the attached Exhibit "D" in exchange for the donation of the Property to the County, which is all subject to the Board approving the final proposed donation by February 7, 2023, unless the Parties mutually agree to extend the time frame up to an additional 30 days.

11.3.2 **Seller's Disclosure of Beneficial Interests.** A Seller's Disclosure of Beneficial Interests as required by Section 286.23, Florida Statutes, which accurately discloses the name and address of any person or entity having a 5% or greater beneficial interest in the ownership of the Property as of the date of Closing. The foregoing shall be

in addition to any Disclosure or notice of change thereto previously provided to County, and in the same form as previously provided to County. In the event Seller is an individual, Seller is exempt from this provision.

**11.3.3 Affidavit of Seller.** A Seller's Affidavit stating that the Property is free and clear of all encumbrances, mortgages, liens, leases, licenses, contracts or claim of rights in a form sufficient to permit the title insurer to delete the "Gap" and "Standard Exceptions" from the title insurance policy and insure County's title to the Property in accordance with Section 7 of this Agreement, subject only to the Permitted Exceptions.

**11.3.4 Non-Foreign Affidavit.** Seller represents and warrants to Company that Seller is not a "foreign person" as defined by the Federal Foreign Investment in Real Property Tax Act (the "Act"). At Closing, the Seller shall execute and deliver to County a "Non-Foreign Affidavit", as required by the Act. Seller acknowledges that in the event Seller fails to deliver the Non-Foreign Affidavit, Company shall be authorized to withhold from the closing proceeds an amount equal to ten percent (10%) of the gross amount of the purchase price and to remit same to the Internal Revenue Service, as required by the Act.

**11.3.5 Closing Statement.** A Closing Statement prepared in accordance with the terms hereof.

**11.3.6 Additional Documents.** Seller shall also deliver and/or execute such other instruments as are necessary or reasonably required to consummate the transactions herein contemplated including, without limitation, if applicable, such documents as Company or County or the title company may require evidencing Seller's existence, good standing, power and authority to enter into and consummate the transaction herein contemplated.

**11.4 Possession.** At Closing, Seller shall deliver full, complete, and exclusive possession of the Property to the County.

**11.5 Company's Obligations.** At Closing, Company shall deliver, or cause to be delivered, to Seller the following:

**11.5.1 Cash due at Closing.** The required payment due in Current Funds as provided elsewhere herein.

## **12. EXPENSES.**

**12.1** Company shall pay the following expenses at Closing.

**12.1.1** The cost of recording the deed of conveyance.

**12.1.2** All costs and premiums for the owner's title insurance commitment and policy.

**12.2** Seller shall pay the following expenses at Closing:

**12.2.1** Documentary Stamps required to be affixed to the deed of conveyance.

**12.2.2** All costs necessary to cure title defect(s) or encumbrances, other than the Permitted Exceptions, and to satisfy or release of record all existing mortgages and liens upon the Property.

**12.3** The Seller and Company shall each pay their own attorney's fees.

**13. PRORATIONS.**

13.1 **Taxes.** On or before the Closing Date, Seller shall establish an escrow fund with the County Tax Collector pursuant to Florida Statutes Section 196.295, and shall pay into said escrow Seller's prorata portion of ad valorem and non-ad valorem real property taxes and assessments for the year of Closing and any prior years as determined by the Tax Collector. Seller's prorata share of all taxes and assessments shall include the day of Closing.

13.2 **Assessments.** If as of the Closing Date, assessments or charges have been imposed against the Property or any part thereof which are, or which may become payable in annual installments, the first installment of which is then a charge or lien, or has been paid, then for the purposes of this Agreement, all of the unpaid installments of any such assessments, including those which become due and payable after the Closing Date, shall be deemed to be due and payable and to be a lien upon the premises affected thereby, and shall be paid and discharged by the Seller on or before the Closing Date. Any other assessments not deemed to be due and payable as aforesaid which burden the Property shall be deemed to be payable on a calendar year basis in arrears and prorated accordingly.

14. **CONDEMNATION.** In the event that all or any part of the Property shall be acquired or condemned for any public or quasi-public use or purpose, or if any acquisition or condemnation proceedings shall be threatened or begun prior to the Closing of this transaction, Company shall have the option to either terminate this Agreement and the obligations of all Parties hereunder shall cease, or to proceed, subject to all other terms, covenants, conditions, representations, and warranties of this Agreement to Closing, receiving, however, any and all damages, awards, or other compensation arising from or attributable to such acquisition or condemnation proceedings. Company shall have the right to participate in any such proceedings.

15. **REAL ESTATE BROKER.** Seller represents and warrants to Company and County that it has not dealt with any broker, salesman, agent, or finder in connection with this transaction and agrees to indemnify, defend, save, and hold Company and County harmless from the claims and demands of any real estate broker, salesman, agent or finder claiming to have dealt with Seller. All indemnities provided for in this Section shall include, without limitation, the payment of all costs, expenses and attorney's fees incurred or expended in defense of such claims or demands. The terms of this Section shall survive the Closing or termination of this Agreement.

16. **NOTICES.** All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service, telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if by telecopier or fax if transmitted before 5:00 p.m. on a business day and on the next business day if transmitted after 5:00 p.m. or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The Parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

16.1 Company:

Florida Power & Light Company  
700 Universe Boulevard (CRE/JB)  
Juno Beach, Florida 33408  
Attention: Corporate Real Estate Department

With a copy to:

Florida Power & Light Company  
700 Universe Boulevard (LAW/JB)

Juno Beach, Florida 33408  
Attention: General Counsel

16.2 Seller:

GB Ranch, LLC  
3910 RCA Boulevard  
Suite 1015  
Palm Beach Gardens, Florida 33410

16.3 County:

Palm Beach County  
Property & Real Estate Management Division  
Attention: Director  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605  
Fax 561-233-0210

With a copy to:

County Attorney's Office  
Attention: Real Estate  
301 North Olive Avenue, Suite 601  
West Palm Beach, Florida 33401-4791  
Fax 561-355-4398

Any party may from time to time change the address at which notice under this Agreement shall be given such party, upon three (3) days prior written notice to the other parties.

17. **ASSIGNMENT.** Seller may not assign this Agreement or any interest herein without the prior written consent of Company, which may be granted or withheld at Company's sole and absolute discretion. Any attempted assignment, mortgage, pledge, encumbrance, or subletting without such consent shall be null and void, without legal effect and shall constitute a breach of this Agreement. This provision shall be construed to include a prohibition against any assignment by operation of law, legal process, receivership, bankruptcy, or otherwise, whether voluntary or involuntary.

18. **DEFAULT.**

18.1 **Defaults b Seller.** In the event Seller fails, neglects or refuses to perform any term, covenant or condition of this Agreement for which a specific remedy is not set forth in this Agreement, Company shall have the right to: (1) terminate this Agreement by written notice to Seller, in which event the Parties shall be released from all obligations hereunder other than those which specifically survive termination of this Agreement; (2) grant Seller a reasonable period of time within which to cure such default during which time Seller shall utilize Seller's commercially reasonable efforts, including bringing suit, to remedy such default; or (3) seek specific performance of the terms of this Agreement. In the event Company elects option number two (2) set forth hereinabove and Seller fails or is unable to cure such default within the applicable time period, Company shall have the rights identified in option numbers one (1) and three (3) set forth hereinabove. In the event Company elects option number three (3) and Company is unable to obtain specific performance of this Agreement for any reason, Company shall have the right to terminate this Agreement and pursue damages.

18.2 **Defaults b Com an .** In the event Company fails or refuses to perform any term, covenant, or condition of this Agreement for which a specific remedy is not set forth in this Agreement, Seller shall have the right to: (1) terminate this Agreement at any time prior to Closing by written notice to Company, in which event the Parties shall be released from all obligations hereunder other than those which specifically survive termination of this Agreement;



or (2) grant Company a reasonable period of time within which to cure such default during which time Company shall utilize Company's commercially reasonable efforts, including bringing suit, to remedy such default. In the event Seller elects option number two (2) set forth hereinabove and Company fails or is unable to cure such default within the applicable time period, Seller shall have the rights identified in option number one (1) set forth hereinabove.

19. **GOVERNING LAW & VENUE.** This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement will be held in a State court of competent jurisdiction located in Palm Beach County, Florida.

20. **BINDING EFFECT.** This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective legal representatives, successors and assigns.

21. **TIME OF ESSENCE.** Time is of the essence with respect to the performance of each and every provision of this Agreement where a time is specified for performance.

22. **INTEGRATION.** This Agreement constitutes the entire understanding and Agreement between the Parties with respect to the subject matter hereof, and may not be modified or amended, except in a writing signed by all of the Parties hereto.

23. **HEADINGS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not part of this Agreement, and are not to be considered in interpreting this Agreement.

24. **CONSTRUCTION.** No party shall be considered the author of this Agreement since the Parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final Agreement. Thus, the terms of this Agreement shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof be held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.

25. **NO THIRD PARTY BENEFICIARY.** Except for the County's rights granted and acknowledged by the Parties as referenced herein, no provision of this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any citizens of Palm Beach County or employees of Company or Seller.

26. **ENTIRE UNDERSTANDING.** This Agreement represents the entire understanding between the Parties and supersedes all other negotiations, representations, or agreements, written or oral, relating to this Agreement.

27. **SURVIVAL.** The Parties' warranties, agreements, covenants, and representations set forth in this Agreement shall not be merged and shall survive consummation of the transaction contemplated by this Agreement.

28. **WAIVER.** No waiver of any provision of this Agreement shall be effective against any party hereto unless it is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

29. **AMENDMENT.** This Agreement may be modified and amended only by written instrument executed by the Parties hereto.

30. **INCORPORATION BY REFERENCE.** Exhibits attached hereto and referenced herein shall be deemed to be incorporated into this Agreement by reference.

31. **TIME COMPUTATION.** Any references in this Agreement to time periods of less

than six (6) days shall, in the computation thereof, exclude Saturdays, Sundays, and federal or state legal holidays; any time period provided for in this Agreement that shall end on a Saturday, Sunday, federal or state legal holiday shall extend to 5:00 p.m. (EST) of the next day that is not a Saturday, Sunday, federal or state legal holiday.

32. **RADON GAS.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from your County public health unit.

33. **COUNTERPARTS.** This Agreement, including the exhibits referenced herein, may be executed in one or more counterparts, all of which shall constitute collectively but one and the same Agreement. The Company may execute the Agreement through electronic or manual means. Seller shall execute by manual means only, unless the Company provides otherwise.

34. **NON-DISCRIMINATION.** The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2017-1770, as may be amended, the Parties agree that throughout the term of this Agreement, including any renewals thereof, if applicable, all persons are treated equally without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information under any activity conducted pursuant to this Agreement. Failure to meet this requirement shall be considered default of this Agreement.

35. **PALM BEACH COUNTY OFFICE OF THE INSPECTOR GENERAL. AUDIT REQUIREMENTS.** Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General is authorized with the power to review past, present and proposed County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

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IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their respective names on the dates set forth below.

Signed, sealed, and delivered  
in the presence of:

Date of Execution by Seller:

December 19, 2022

As to Seller:

Cheryl Furley  
Witness Signature

Cheryl I. Furley  
Print Witness Name

Beth Bazz  
Witness Signature

Bethany Barguener  
Print Witness Name

SELLER:  
GB RANCH, LLC,  
a Florida limited liability company

By: [Signature]  
Signature

John C. Bills  
Print Signatory's Name

Its: Managing Member

Date of Execution by Company:

December 20, 2022

COMPANY:

FLORIDA POWER & LIGHT COMPANY,  
a Florida corporation

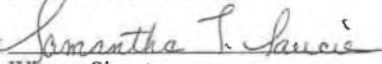
As to Buyer:



Witness Signature

**Peter K. Ramsey**

Print Witness Name

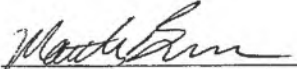


Witness Signature

**Samantha J. Saucier**

Print Witness Name

By:



Signature

Matthew Barrows

Print Signatory's Name

Its: VICE PRESIDENT, CORPORATE  
REAL ESTATE

SS

\\Pbcgov.org\FDO\Common\PREM\Dev\Open Projects\ERM-Loxahatchee Slough FPL P&S GB Ranch\Purchase and Sale Agreement - FPL clean (11-23-22).docx

#### **SCHEDULE OF EXHIBITS**

EXHIBIT "A" -	LEGAL DESCRIPTION
EXHIBIT "B" -	PERMITTED EXCEPTIONS
EXHIBIT "C" -	DISCLOSURE OF BENEFICIAL INTERESTS
EXHIBIT "D" -	EASEMENT LEGAL DESCRIPTION
EXHIBIT "E" -	PROPERTY EASEMENT



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Note: The following legal description may be updated prior to closing on the GB Ranch LLC/SFWMD Agreement for Purchase and Sale to address any Florida Administrative Code and/or County PPM requirements.

*This page will be removed  
once County Survey  
has approved the final  
legal description.*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 88°31'53" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 4,104.74 FEET; THENCE SOUTH 45°05'09" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,233.81 FEET; THENCE SOUTH 27°51'33" EAST, A DISTANCE OF 626.53 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8; THENCE CONTINUE, SOUTH 27°51'33" EAST, A DISTANCE OF 453.58 FEET; THENCE SOUTH 02°19'32" EAST, A DISTANCE OF 1,113.04 FEET; THENCE SOUTH 35°12'58" EAST, A DISTANCE OF 180.89 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE CONTINUE, SOUTH 35°12'58" EAST, A DISTANCE OF 199.24 FEET; THENCE SOUTH 13°56'33" EAST, A DISTANCE OF 1,987.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BEELINE HIGHWAY (STATE ROAD 710); THENCE NORTH 53°39'43" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 815.35 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG A LINE 426.18 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SECTION 8, NORTH 02°14'36" EAST, A DISTANCE OF 1,609.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID LAND CONTAINING 14.13 ACRES, MORE OR LESS

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Perpetual Conservation and Flowage/Inundation Easement recorded in Official Record Book 18869, Page 988, ~~as amended by First Amendment to Conservation Easement~~ recorded in Official Record Book \_\_\_\_, Page \_\_\_\_.
2. Proposed FPL Utility Easement as set forth in Section 7.2 of this Agreement for Purchase and Sale.

waiting for APC to  
record the document.  
(Needs Judge's Signature  
or Stipulated order  
of Taking before SFWD  
will release.)

**EXHIBIT "C"**

**SELLER'S DISCLOSURE OF BENEFICIAL INTERESTS**

**SELLER'S DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)**

**TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY  
DESIGNATED REPRESENTATIVE**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

BEFORE ME, the undersigned authority, this day personally appeared, John C. Bills, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Mana in Member of GB Ranch LLC, (the "Owner") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 3910 RCA Blvd Suite 1015 Palm Beach Gardens Florida 33410

3. Attached hereto, and made a part hereof, as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Owner and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its purchase of the Property.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

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FURTHER AFFIANT SAYETH NAUGHT.

[Signature], Affiant  
Print Affiant Name: John C. Bills

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of DECEMBER, 2022, by John C. Bills ☒ who is personally known to me or ☐ who has produced [Signature] as identification and who did take an oath.



[Signature]  
Notary Public

SCANDIE A. BEERE  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires: July 16, 2023

**EXHIBIT "A"**

**PROPERTY**

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE SOUTH 88°31'53" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 4,104.74 FEET; THENCE SOUTH 45°05'09" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,233.81 FEET; THENCE SOUTH 27°51'33" EAST, A DISTANCE OF 626.53 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8; THENCE CONTINUE, SOUTH 27°51'33" EAST, A DISTANCE OF 453.58 FEET; THENCE SOUTH 02°19'32" EAST, A DISTANCE OF 1,113.04 FEET; THENCE SOUTH 35°12'58" EAST, A DISTANCE OF 180.89 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:  
THENCE CONTINUE, SOUTH 35°12'58" EAST, A DISTANCE OF 199.24 FEET; THENCE SOUTH 13°56'33" EAST, A DISTANCE OF 1,987.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BEELINE HIGHWAY (STATE ROAD 710); THENCE NORTH 53°39'43" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 815.35 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG A LINE 426.18 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SECTION 8, NORTH 02°14'36" EAST, A DISTANCE OF 1,609.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.  
SAID LAND CONTAINING 14.13 ACRES, MORE OR LESS

**EXHIBIT "B"**

**SCHEDULE TO BENEFICIAL  
INTERESTS IN PROPERTY**

Seller is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Seller must identify individual owners. If, by way of example, Seller is wholly or partially owned by another entity, such as a corporation, Seller must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST
<u>John C. Bills</u>	<u>3910 RCA Blvd. Suite 1015</u>	<u>35%</u>
	<u>Palm Beach Gardens FL 33410</u>	
<u>Virginia K. Bills</u>	<u>3910 RCA Blvd. Suite 1015</u>	<u>35%</u>
	<u>Palm Beach Gardens FL 33410</u>	
<u>J&amp;G Bills Family Limited Partnership</u>	<u>3910 RCA Blvd. Suite 1015</u>	<u>30%</u>
	<u>Palm Beach Gardens FL 33410</u>	
<u>J&amp;G Bills Family Limited Partnership is owned by:</u>		
<u>J&amp;G Bills Family Corporation</u>	<u>3910 RCA Blvd. Suite 1015</u>	<u>1%</u>
	<u>Palm Beach Gardens FL 33410</u>	
<u>JCB Irrevocable Trust</u>		<u>49.5%</u>
<u>Catherine Warren Irrevocable Trust</u>		<u>49.5%</u>
<u>JCB Irrevocable Trust is owned by:</u>		
<u>John Clark Bills is 100% beneficiary of the JCB Irrevocable Trust</u>		
<u>Catherine Warren Irrevocable Trust is owned by:</u>		
<u>Catherine Warren is 100% beneficiary of the Catherine Warren Irrevocable Trust</u>		

**EXHIBIT "D"**

**EASEMENT LEGAL DESCRIPTION**

Note: The following easement legal description may be updated prior to closing on the GB Ranch LLC/SFWMD Agreement for Purchase and Sale to address any Florida Administrative Code and/or County PPM requirements.

This page will be removed  
once County Survey has  
approved the final sketches  
and legal.

**EXHIBIT "D"**

**EASEMENT LEGAL DESCRIPTION**



# EXHIBIT "A-1"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER RECORD #53283; THENCE NORTH 01°52'30" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE, NORTH 01°52'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 786; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 127.52 FEET TO A POINT ON A LINE THAT IS 127.52 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 6, LINE BEING ALSO THE EAST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7; THENCE ALONG SAID FORMER EAST RIGHT OF WAY LINE, SOUTH 01°52'30" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 127.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,912.99 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:10:10 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

**CULPEPPER .**

**C**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 9-28-22

# EXHIBIT "A-1"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000, PARCEL ID 0042420600003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 9-28-22

## EXHIBIT "A-1"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011442989
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ENCUMBRANCE TABLE

PARCEL ID: 00424206000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
2	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
3	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
4	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



### CULPEPPER & TERPENING INC

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22

GRAPHIC SCALE  
0 50 100

# EXHIBIT "A-1"

SCALE: 1"=100'

Parcel ID: 00414201000001020  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

PARCEL ID:  
52414201000003010  
SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R. NO.7 R/W)

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
TATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

PARCEL ID:  
52414201000005010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

Parcel ID:  
00414201000005030  
F.D.O.T.  
O.R.B. 33065, PAGE 659

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

Parcel ID:  
00424207000003020  
F.D.O.T. 33065, PAGE 659

SOUTH R/W LINE  
60' CANAL CPB-10  
R/W PER O.R.B.  
447, PG. 584 &  
O.R.B. 717, PG. 661

PARCEL ID: 52424207000001010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP \*THIS IS NOT A SURVEY\*

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

## CULPEPPER .

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22



GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

# EXHIBIT "A 1"



NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53010  
N: 917058.1090  
E: 918720.2680

N=912215.5888  
E=918561.7477

**N1°52'30"E 15.00'**

N=912200.5965  
E=918561.2569

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
TATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

**P.O.B.**

**N1°52'30"E  
50.00'**

**P.O.C.**  
SOUTHWEST CORNER  
OF SECTION 6,  
TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53283  
N: 912150.6220  
E: 918559.6210

N01°52'30"E  
4845.01'

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO.7 R/W)

**S88°31'53"E  
127.52'**

**N88°31'53"W  
127.52'**

SOUTH LINE OF SECTION 6  
**S88°31'53"E(C)  
(BEARING BASIS)**

Parcel ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

WEST LINE OF SECTION 6  
FORMER EAST R/W LINE

PARCEL PB-006.000  
0.04 ACRES ±  
1,912.99 SQ.FT.±

N=912212.3202  
E=918689.2390

**S1°52'30"W 15.00'**

N=912197.3279  
E=918688.7482

5454.21'



## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP \*THIS IS NOT A SURVEY\* PAGE 5 OF 5

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

**CULPEPPER  
TERPE**

**C**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236

DRAWN BY: LEH

SCALE: 1"=100'

DATE: 09-28-22



# EXHIBIT "A-2"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #53010; THENCE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4845.01 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 72.47 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 1 BEING ALSO THE WEST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7, FOR A DISTANCE OF 72.47 FEET; THENCE NORTH 01°52'30" EAST, ALONG SAID FORMER WEST RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID STATE ROAD 786, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 72.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,087.07 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:11:32 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

**CULPEPPER**  
**TERPENING I C**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

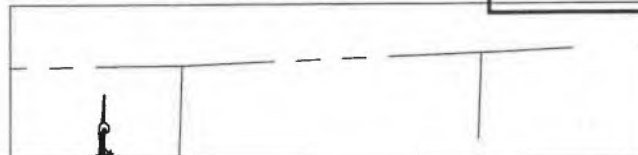
JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-2"

## LOCATION MAP

NOT TO SCALE



PROJECT LOCATION

### SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER .

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000 , PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

## EXHIBIT "A-2"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011471981
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 00414201000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 636, PG 424	RESERVATIONS	DOES NOT	NONE
2	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
3	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
4	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
5	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



### **CULPEPPER & TERPENING INC**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

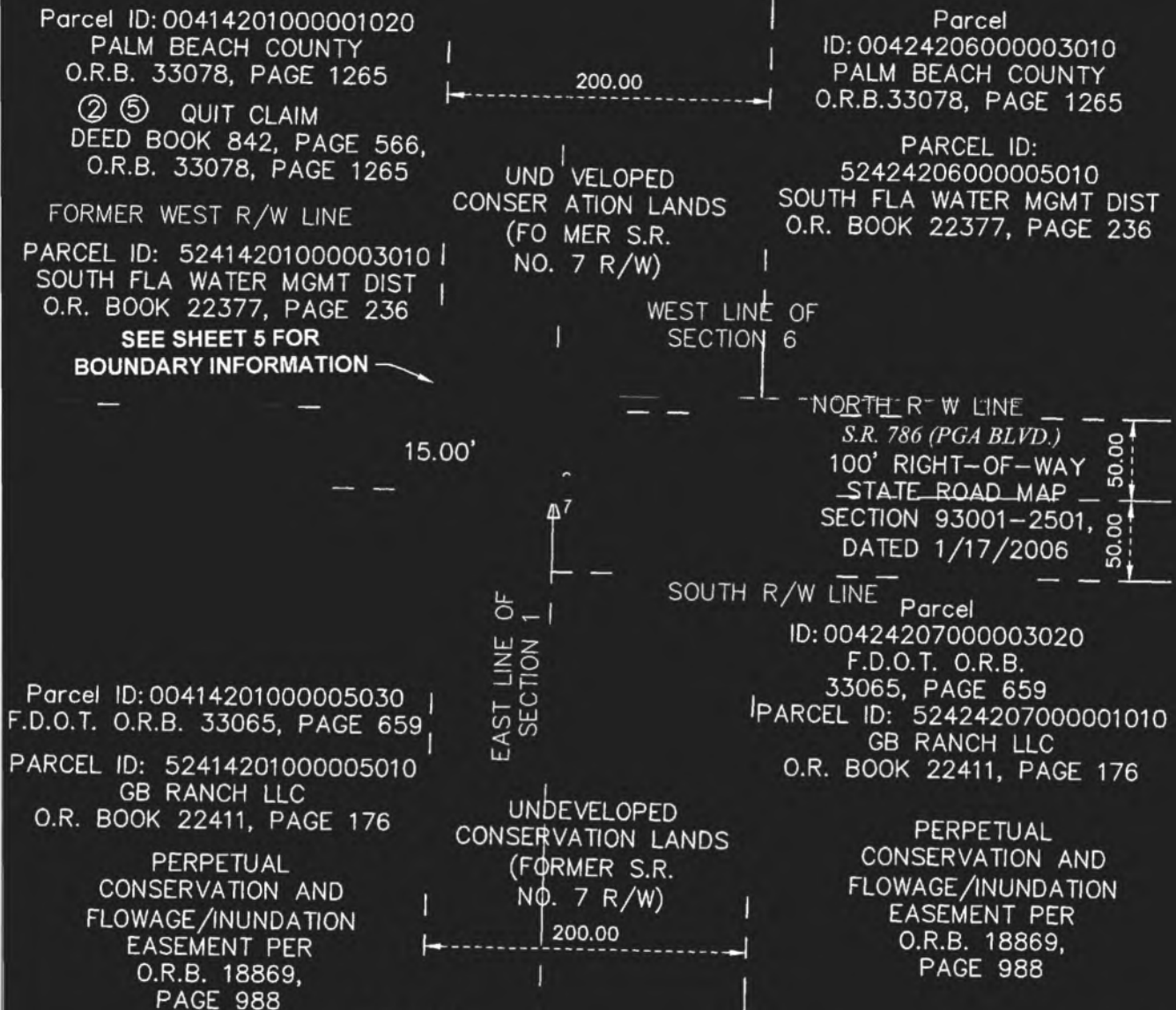
DRAWN BY: LEH

DATE: 09-28-22

GRAPHIC SCALE  
0 50 100

## EXHIBIT "A-2"

SCALE: 1"=100'



### LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
⊙ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(R/W) = MEASUREMENT FROM STATE  
ROAD RIGHT OF WAY MAP  
SECTION 93001-2501, DATED  
1/17/2006  
SEC. = SECTION  
TWP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.cl-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22



# EXHIBIT "A-2"

P.O.C.

NORTHEAST CORNER OF SECTION 1,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST  
NOT FOUND

P.B.C POSITION CERTIFIED CORNER #53010

N: 917058.1090

E: 918720.2680

Parcel ID: 00414201000001020

PALM BEACH COUNTY

O.R.B. 33078, PAGE 1265



THE EAST LINE OF  
SECTION 1, T42S, R41E

Parcel

ID: 00424206000003010

PALM BEACH COUNTY

O.R.B.33078, PAGE 1265

UN EVELOPED  
CONSER VATION LANDS  
(FORME STATE ROAD

FORMER WEST R/W LINE

S88°31'53"E 72.47'

N=912217.4389

E=918489.3174

N1°52'30"E 15.00'

N=912202.453

E=918488.8347

N88°31'53"W 72.47'

PARCEL PB-007.000

0.03 ACRES ±

1 087.07 SQ.FT.±

P.O.B.

N=912215 5888

E=918561 7477

S1°52'30"W 5.00'

NORTH R/W LINE

N=912200.5965

E=918561.2569

S88°31'53"E(C)

(BEARING BASIS)

SOUTH LINE

OF SECTION 6

5454.21'



SOUTHWEST CORNER OF SECTI N 6,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST

NOT FOUND

P.B.C POSITION

CERTIFIED

CORNER #53283

N: 912150.6220

E: 918559.6210

P O.C.

TOWNSHIP 42 SOUTH, RANGE 41 EAST  
TOWNSHIP 42 SOUTH, RANGE 42 EAST

GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

## LEGEND:

(BB) = BASIS OF BEARINGS

O.R.B. = OFFICIAL RECORD BOOK

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

⊙ = CENTERLINE

⊙ = DENOTES SET 5/8" IRON

ROD & CAP LB 4286

(R/W) = MEASUREMENT FROM STATE

ROAD RIGHT OF WAY MAP

SECTION 93001-2501, DATED

1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP

BEARINGS SHOWN

HEREON ARE RELATIVE

TO THE CENTERLINE OF

PGA BLVD HAVING A

BEARING OF SOUTH

88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

**CULPEPPER**

**C**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000 , PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-3"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9480, PAGE 0589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #054715; THENCE NORTH 89°43'41" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 4014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY LINE, OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 385.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22411, PAGE 176; THENCE NORTH 13°56'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 23.47 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTHEAST OF AND PARALLEL WITH THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 0.14 ACRES (6,075.73 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:13:28 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4

## CULPEPPER :

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-3"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF SECTION 8, HAVING A BEARING OF SOUTH 89°43'41" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

## EXHIBIT "A-3"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ENCUMBRANCE TABLE

PARCEL ID: 52424208000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1146, PG. 477	DEED	DOES NOT	NONE
2	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
3	O.R.B. 29, PG. 326	COUNTY DEED	DOES NOT	NONE
4	O.R.B. 717, PG. 660	DEED	DOES NOT	NONE
5	O.R.B. 879, PG. 549	R/W DEED	DOES NOT	NONE
6	ROAD PLAT 6, PG. 110	R/W MAP	DOES NOT	NONE
7	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
8	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
9	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
11	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22





# EXHIBIT "A-4"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #026560; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, NORTH 89°43'41" WEST, A DISTANCE OF 4,014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE SOUTH 53°39'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4,922.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE NORTH 01°27'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.28 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES (73,611.04 SQUARE FEET) MORE OR LESS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:17:54 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 7

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-4"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

NORTHLAKE BLV

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 7

**CULPEPPER**

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



## EXHIBIT "A-4"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 52424217000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
2	O.R.B. 29, PG. 326	DEED	DOES NOT	NONE
3	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
4	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
5	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
6	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
7	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 7



### **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

## POC

NE CORNER OF SECTION 17, TOWNSHIP  
42 SOUTH, RANGE 42 EAST,  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #26560  
N: 906569.0220  
E: 929258.1210

## POB

N=906588.0658  
E=925243.8338

PARCEL ID: 52424208000001020  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N89°43'41"W 25.48'

N=906588.1866  
E=925218.3552

100.00  
100.00  
S89°43'41"E 1418.49'

8  
18  
17

N.W. CORNER OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #021010  
N: 906594.9160  
E: 923799.8510

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 7

# CULPEPPER

# I C

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

(B.B.)  
N89°43'41"W 4014.23'  
NORTH LINE OF SECTION 17

⑦ BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81' NORTHEAST R W LINE  
15.00'

S.R. 710 (BEELINE HWY) - PARCEL PB-015.000  
200' RIGHT-OF-WAY 1.69 ACRE  
FDOT R/W MAP 73,611.04 SQ.FT.±

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY  
Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

SEE SHEET 5  
MATCH LINE A

# EXHIBIT "A-4"

MATCH LINE A - SEE SHEET 4

100.00  
100.00

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD 200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

200' DRAINAGE EASEMENT  
PER O.R.B. 717, PAGE 660

PARCEL ID:  
52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R W LINE  
15.00'

MATCH LINE B - SEE SHEET 6

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 7

**CULPEPPER**

## SKETCH & DESCRIPTION

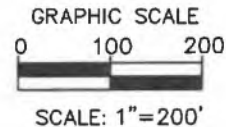
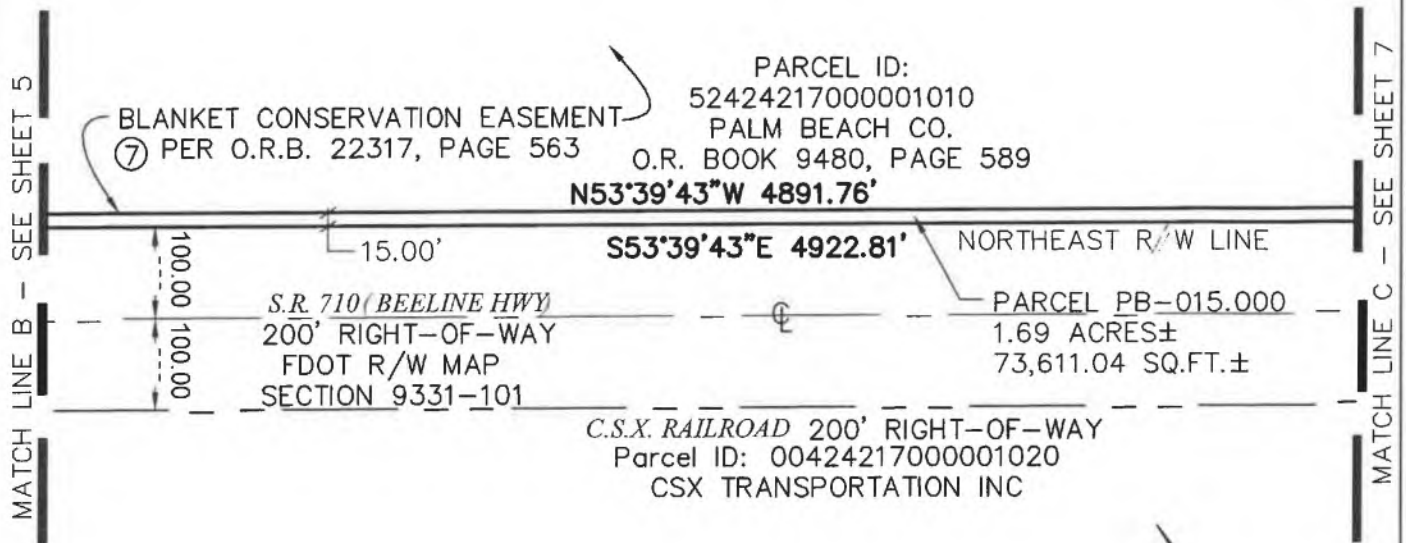
FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

# EXHIBIT "A-4"



## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 SEC. = SECTION  
 TWSP. = TOWNSHIP  
 CL = CENTERLINE  
 O = DENOTES SET 5/8" IRON ROD  
 & CAP LB 4286  
 (BB) = BASIS OF BEARINGS  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
 TO THE NORTH LINE OF SECTION 17,  
 TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, HAVING A  
 BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 6 OF 7



## CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
 PARCEL PB-015.000, PARCEL ID 52424217000001010  
 SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
 Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

MATCH LINE C - SEE SHEET 6

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'  
15.00'  
S.R. 710 BEELINE HWY  
200' RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

C.S.X. RAILROAD 200 RIGHT-OF-WAY  
Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N=903689.3864  
E=929184.4089

1°27'59"E 18.28'

NORTHEAST R/W LINE

N=903671.1093  
E=929183.9410

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE

0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST  
\*THIS IS NOT A SURVEY\* PAGE 7 OF 7

## CULPEPPER

C

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT "A-5"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER # 53305; THENCE NORTH 01°27'59" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2373.98 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 18.28 FEET TO A POINT IN A LINE THAT IS 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 2600.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-18, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 RIGHT OF WAY MAP, DRAWING NUMBER C-18-3, DATED JULY 1954; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°19'35" WEST, A DISTANCE OF 17.32 FEET TO SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 2,599.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES (39,001.01 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:21:15 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-016.000, PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB No: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 16 HAVING A BEARING OF NORTH 01°27'59" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

**CULPEPPER .**

**C**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

## EXHIBIT "A-5"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002663564897
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ENCUMBRANCE TABLE

PARCEL ID: 52424216000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 316, PG. 362	RESERVATIONS	NOT PROVIDED	NONE
2	D.B. 1155, PG. 59	DEED	AFFECTS	BLANKET
3	O.R.B. 635, PG. 195	R/W EASEMENT		NONE
4	O.R.B. 29, PG. 324	DEED		NONE
5	O.R.B. 87, PG. 135	EASEMENT		
6	O.R.B. 19366, PG. 1232			
7	O.R.B. 22010, PG. 584			
8	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
9	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#26560  
(BRASS DISK)  
N: 906569.0220  
E: 929258.1210

9  
16  
17

N01°27'59"E - 2880.50'

N=903689.3864  
E=929184.4089

⑩

BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

Parcel ID: 52424216000003010  
Palm Beach County  
O.R. Book 9480, Page 589

N1°27'59"E 18.28'  
S53°39'43"E 2600.89'

PARCEL PB-016.000  
0.90 ACRES± 39,001.01 SQ.FT.±

WEST LINE  
OF SECTION 16  
P.D. 52424217000001010  
Palm Beach Co.  
O.R. Book  
9480, Page 589

N53°39'43"W 2599.10'

NORTHEAST R/W LINE

N53°39'43"W

POB

THE INTERSECTION OF  
THE NORTHEAST R/W LINE  
AND WEST LINE OF  
16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
N=903671.1093  
E=929183.9410

S.R. 710 BEELINE HWY)

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

15.00'

00' 100'

N01°27'59"E - 2573.98'  
(B.B.)

MATCH NE A - SEE SHEET 5

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

## POC

SW CORNER OF SECTION 16,  
TOWNSHIP 42 SOUTH, RANGE  
42 EAST

NOT FOUND

P.B.C. POSITION

CERTIFIED CORNER #53305 GRAPHIC SCALE

N: 901297.8420

E: 929123.1900

0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT "A-5"

MATCH LINE A - SEE SHEET 4

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

S53°39'43"E 2600.89'

N53°39'43"W 2599.10'

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY N53°39'43"W  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

⑩  
BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563  
N=902148.1881  
E=931279.5724

S6°19'35"W 17.32'

PARCEL PB-016.000  
0.90 ACRES± N=902130.9711  
39,001.01 SQ.FT.± E=931277.6636

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

WEST R/W LINE

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

GRAPHIC SCALE

0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



**EXHIBIT "E"**  
**PROPERTY EASEMENT**

Prepared by and Return to:

Samantha Saucier  
Florida Power & Light Company  
700 Universe Boulevard B2A/JB  
Juno Beach, FL 33408

Affected FPL Parcel# PB-009.000, PB-012.000 & PB-013.000  
Parcel ID# 52414201000005010, 52424207000001010 & 52424208000003010

## EASEMENT

(Corporate)

GB Ranch, LLC

The undersigned grantor, **GB Ranch, LLC** ("Grantor"), in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420 and to its licensees, agents, successors, and assigns (hereinafter the "Grantee"), an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment (all of the foregoing hereinafter referred to as "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement fifteen (15) feet in width (hereinafter the "Easement") and described as follows:

See Exhibit A attached hereto and made a part hereof (the "Easement Area");

together with the right and privilege from time to time to reconstruct, inspect, alter, repair, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate the Facilities or any part of them, lay temporary mats, install gates to existing or future fences, install fill, culverts or other drainage facilities upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor adjoining the Easement Area that may interfere with the proper construction, operation and maintenance of such Facilities or any part of them, the right to mark the location of any underground Facilities by above ground and other suitable markers; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

After Grantor executes this Easement, Grantee, at its sole option, may obtain a certified survey sketch and legal description of the Easement Area, whether or not recorded in the public records where the Easement Area is located. Upon completion of such survey, Grantor hereby authorizes Grantee to execute and record a supplement to this Easement in the public records of Palm Beach County, Florida, without Grantor's signature, replacing the attached Exhibit A with a certified survey sketch and legal description of the Easement Area.

Grantor, however, reserves the right and privilege to use the Easement Area for agricultural and such other purposes.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced or paved and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Grantor covenants that Grantor is the fee simple owner of the Easement Area. And further covenants that the Easement Area is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

[Signature and acknowledgement appear on following pages]

[This space is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Easement on 19<sup>th</sup> day of DECEMBER, 2022.

Signed, sealed and delivered in the presence of:

GB Ranch, LLC

Cheryl Farley  
Signature:  
Print Name: Cheryl Farley

Betty Bourguignon  
Signature:  
Print Name: Betty Bourguignon

\* By: [Signature]  
Print Name: JOHN C. BILLS  
Title: MANAGING MEMBER  
Address: 3910 PEA BVD, #1015  
PALM BEACH GARDENS, FL 33410

#### ACKNOWLEDGMENT

STATE OF FLORIDA )  
 )ss:  
COUNTY OF PALE BEACH )

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ online notarization, this 19<sup>th</sup> day of DECEMBER, 2022 by JOHN C. BILLS, as MANAGING MEMBER of GB Ranch, LLC, on behalf of the company.



Notary: [Signature]  
Print Name: SCANDLE A. BEEBE  
Notary Public, State of FLORIDA  
My commission expires: JULY 16, 2023

☒ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

# EXHIBIT A

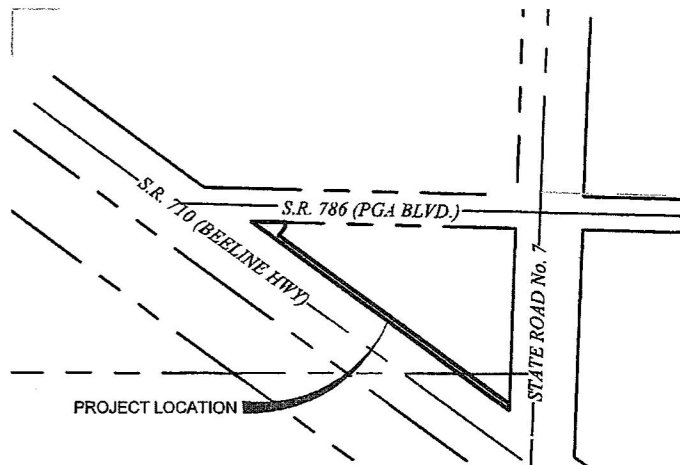
## ENCUMBRANCE TABLE

PARCEL ID 52414201000005010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 636, PG. 424	TIFF DEED	AFFECTS	BLANKET
2	O.R.B. 13195, PG. 1891	DEED	DOES NOT	NONE
3	O.R.B. 13832, PG. 1597	CORRECTED DEED	DOES NOT	NONE
4	O.R.B. 18869, PG. 988	EASEMENT	AFFECTS	BLANKET

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.



Digitally signed

by Thomas P

Kiernan

Date:

2022.10.25

09:30:21 -04'00'

THOMAS P. KIERNAN

Professional Surveyor & Mapper

Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on October 25, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 4



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 009.000, PARCEL ID 52414201000005010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 08-31-22



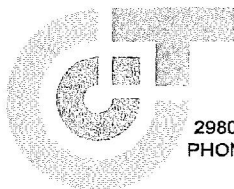
# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTIONS 1 AND 12, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°51'02" WEST, A DISTANCE OF 50.00 FEET; THENCE PARALLEL WITH THE CENTERLINE OF STATE ROAD 786, NORTH 88°31'53" WEST, A DISTANCE OF 72.42 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE CONTINUE, NORTH 88°31'53" WEST, A DISTANCE OF 691.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°31'53" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 960.24 FEET TO SAID WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 7; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 01°49'46" EAST, A DISTANCE OF 18.20 FEET; THENCE PARALLEL TO SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 859.30 FEET; THENCE, NORTH 36°20'17" EAST A DISTANCE OF 29.86 FEET; THENCE NORTH 01°28'07" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 786 AND THE PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 0.36 ACRES (15,749.71 SQUARE FEET) MORE OR LESS

Page 2 of 4



### **CULPEPPER & TERPENING INC**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 009.000 , PARCEL ID 52414201000005010  
SECTION 1 , TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

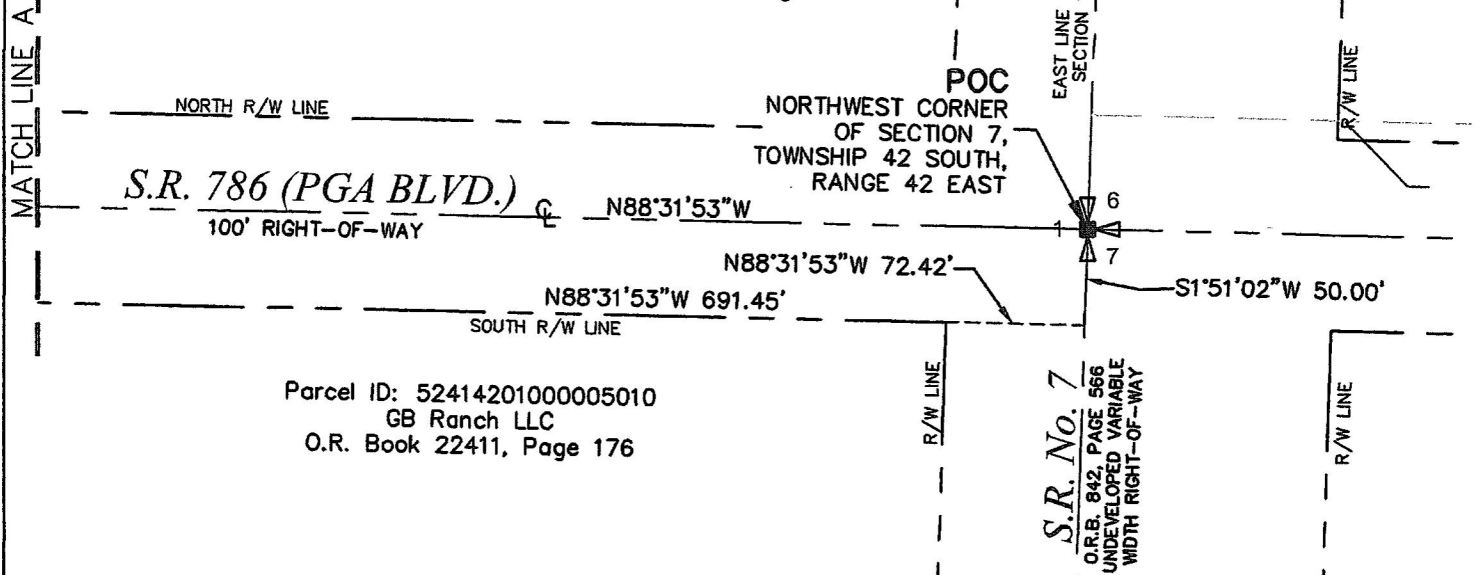
SCALE: N/A

DRAWN BY: LEH

DATE: 08-31-22

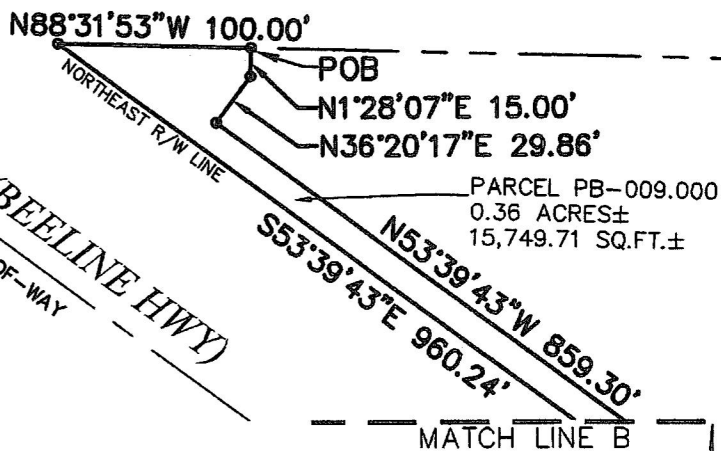
# EXHIBIT A

Parcel ID: 52414201000003010  
South Fla Water Mgmt Dist  
O.R. Book 22377, Page 236



Parcel ID: 52414201000005010  
GB Ranch LLC  
O.R. Book 22411, Page 176

S.R. 786 (PGA BLVD.)  
100' RIGHT-OF-WAY

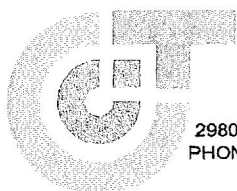
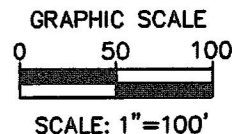


C.S.X. RAILROAD  
200' RIGHT-OF-WAY  
Parcel ID: 00414201000003020  
CSX TRANSPORTATION INC

## LEGEND:

- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- ☉ = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



**CULPEPPER &  
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## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 009.000, PARCEL ID 52414201000005010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

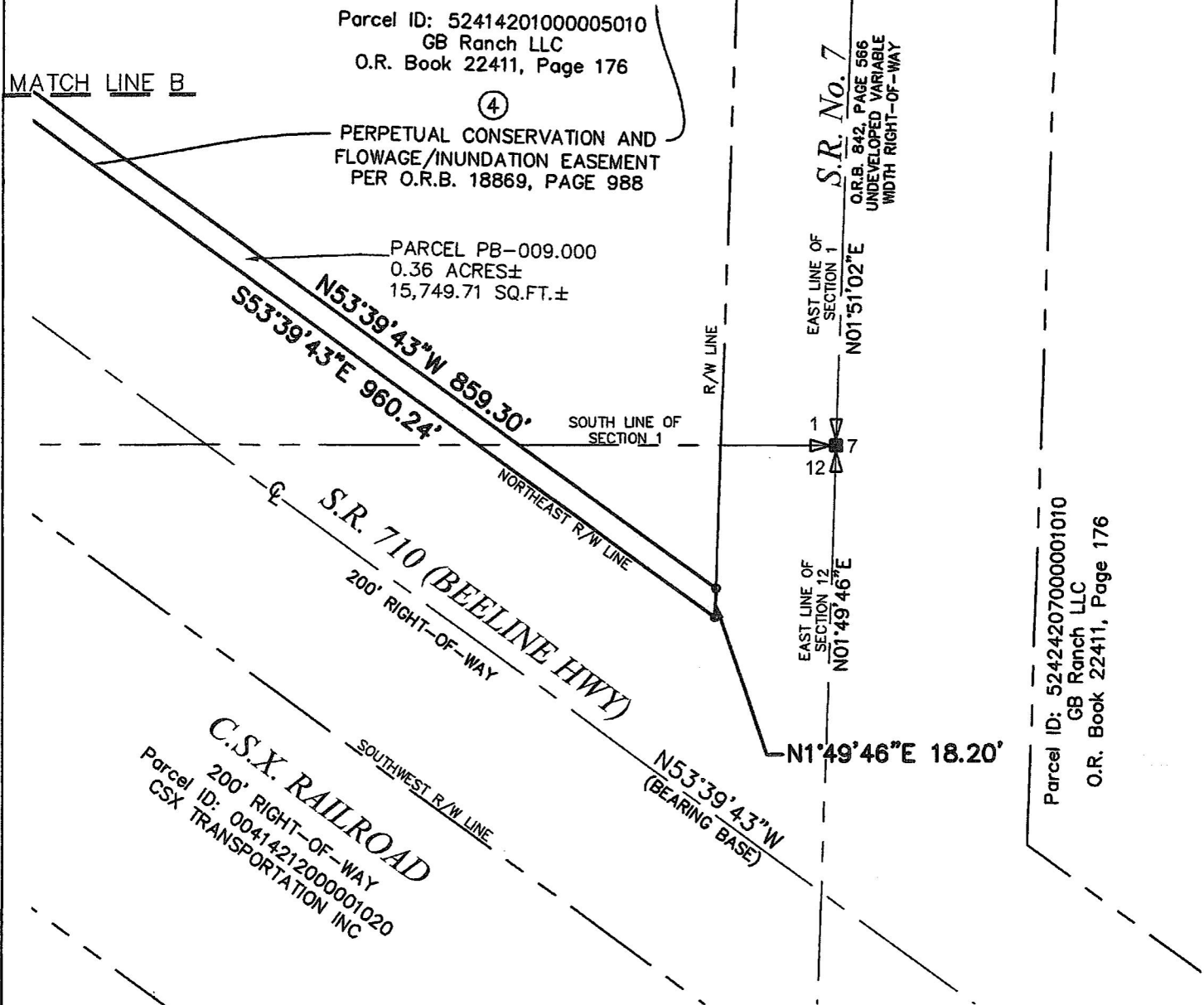
JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 08-31-22

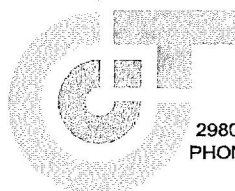
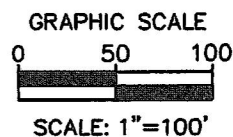
# EXHIBIT A



## LEGEND:

- (BB) = BASIS OF BEARINGS
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- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
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- SEC. = SECTION
- TWSP. = TOWNSHIP
- ⊙ = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST



## CULPEPPER & TERPENING INC

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 009.000, PARCEL ID 52414201000005010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 08-31-22

# EXHIBIT A

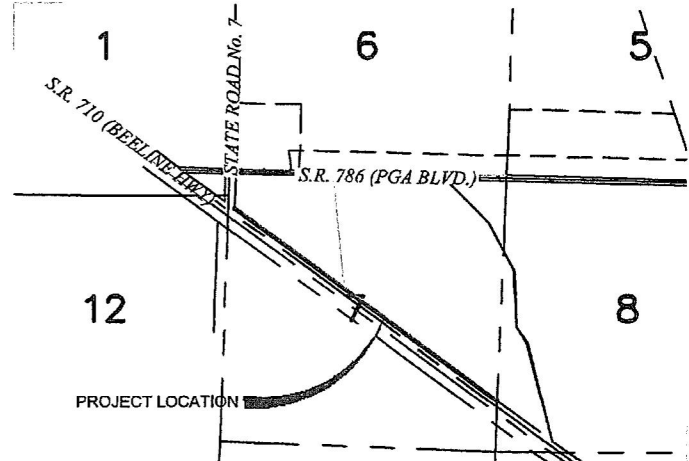
## ENCUMBRANCE TABLE

PARCEL ID 52424207000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 447, PG. 584	DEED	AFFECTS	BLANKET
2	O.R.B. 717, PG. 584	DEED	AFFECTS	BLANKET
3	O.R.B. 9480, PG. 589	DEED	DOES NOT	NONE

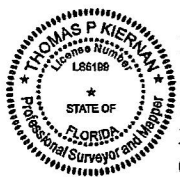
## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.



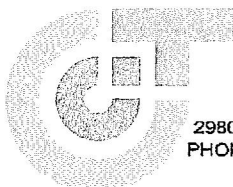
Digitally signed  
by Thomas P  
Kiernan  
Date:  
2022.10.25  
09:30:03 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on July 28, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 5



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 012.000 , PARCEL ID 52424207000001010  
SECTION 7 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 07-28-22

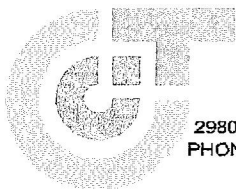
# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 7, SOUTH 01°51'02" WEST, A DISTANCE OF 50.00 FEET; THENCE PARALLEL TO THE CENTERLINE OF STATE ROAD 786, SOUTH 88°31'53" EAST, A DISTANCE OF 127.53 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 01°51'02" WEST, A DISTANCE OF 687.69 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 6,425.53 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE ALONG SAID EAST LINE, NORTH 02°14'36" EAST, A DISTANCE OF 18.11 FEET; THENCE PARALLEL TO SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 6,425.68 FEET TO SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 01°51'02" WEST, A DISTANCE OF 18.20 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 2.21 ACRES (96,384.10 SQUARE FEET) MORE OR LESS

Page 2 of 5



## **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 012.000 , PARCEL ID 52424207000001010  
SECTION 7 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

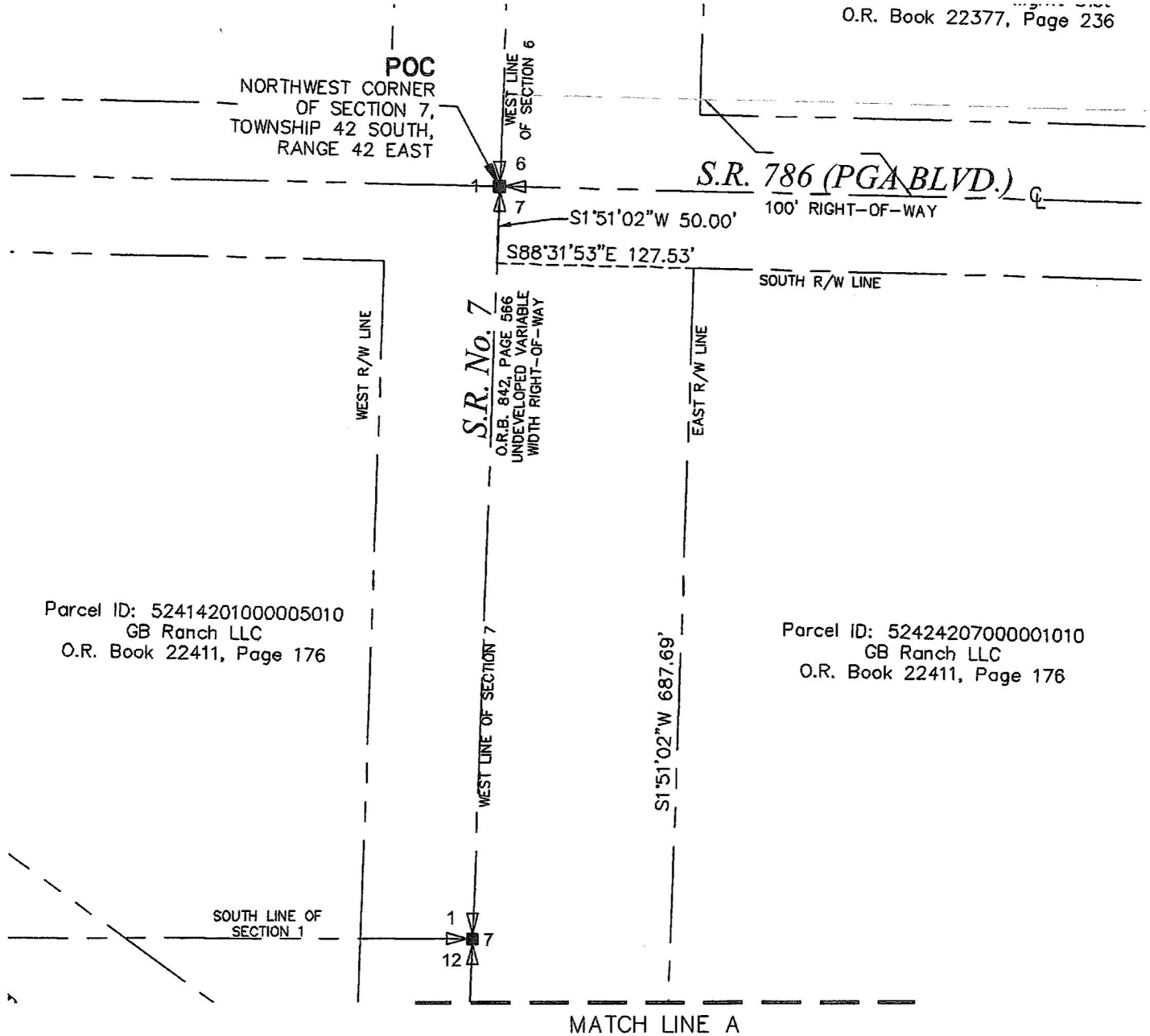
DRAWN BY: LEH

DATE: 07-28-22



# EXHIBIT A

O.R. Book 22377, Page 236



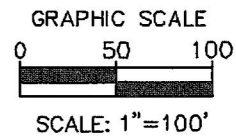
Parcel ID: 52414201000005010  
GB Ranch LLC  
O.R. Book 22411, Page 176

Parcel ID: 52424207000001010  
GB Ranch LLC  
O.R. Book 22411, Page 176

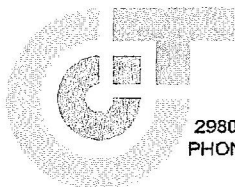
## LEGEND:

- (BB) = BASIS OF BEARINGS
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- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



Page 3 of 5



## CULPEPPER & TERPENING INC

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## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 012.000 , PARCEL ID 52424207000001010  
SECTION 7 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A

Parcel ID: 52424207000001010

GB Ranch LLC

O.R. Book 22411, Page 176

PARCEL PB-012.000

2.21 ACRES±

96,384.10 SQ.FT.±

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

N53°39'43"W 6425.68'

S53°39'43"E 6425.53' NORTHEAST R/W LINE

POB

S1°51'02"W 18.20'

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

Parcel ID: 52424207000001010

GB Ranch LLC

O.R. Book 22411, Page 176

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

N53°39'43"W 6425.68'

NORTHEAST R/W LINE

S53°39'43"E 6425.53'

PARCEL PB-012.000

2.21 ACRES±

96,384.10 SQ.FT.±

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

## LEGEND:

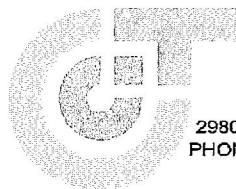
- (BB) = BASIS OF BEARINGS
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- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



SCALE: 1"=100'

Page 4 of 5



**CULPEPPER &  
TERPENING INC**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
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## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 012.000 , PARCEL ID 52424207000001010  
SECTION 7 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A

Parcel ID: 52424207000001010  
GB Ranch LLC  
O.R. Book 22411, Page 176

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

PARCEL PB-012.000  
2.21 ACRES±  
96,384.10 SQ.FT.±

N53°39'43"W 6425.68'

NORTHEAST R/W LINE

S53°39'43"E 6425.53'

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

Parcel ID: 52424207000001010  
GB Ranch LLC  
O.R. Book 22411, Page 176

PARCEL PB-012.000  
2.21 ACRES±  
96,384.10 SQ.FT.±

N53°39'43"W 6425.68'

NORTHEAST R/W LINE

S53°39'43"E 6425.53'

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

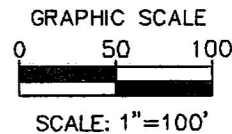
Parcel ID: 52424208000003010  
GB Ranch LLC  
O.R. Book 22411, Page 176

EAST LINE OF SECTION 7  
N21°4'36"E 18.11'

## LEGEND:

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- TWSP. = TOWNSHIP
- ⊙ = CENTERLINE
- ⊙ = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



## CULPEPPER & TERPENING INC

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
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## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-012.000, PARCEL ID 52424207000001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A

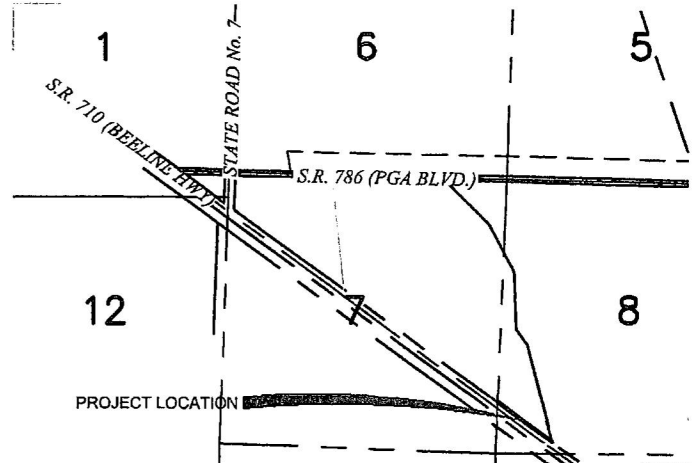
## ENCUMBRANCE TABLE

PARCEL ID 52424208000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 447, PG. 584	DEED	AFFECTS	BLANKET
2	O.R.B. 717, PG. 660	DEED	AFFECTS	BLANKET
3	O.R.B. 9480, PG. 589	DEED	DOES NOT	NONE

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.



Digitally signed  
by Thomas P  
Kiernan

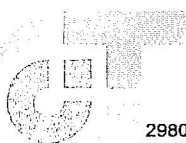
Date: 2022.10.25  
09:29:43 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on May 16, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 3



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 52424208000003010  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 04-22-22

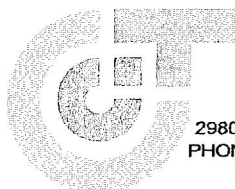
# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 02°14'36" EAST, A DISTANCE OF 1,008.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, NORTH 02°14'36" EAST, A DISTANCE OF 18.11 FEET; THENCE PARALLEL TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, SOUTH 53°39'43" EAST, A DISTANCE OF 1,318.32 FEET; THENCE SOUTH 13°56'33" EAST, A DISTANCE OF 23.47 FEET TO SAID NORTHEAST RIGHT OF WAY LINE; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 1,326.22 FEET TO SAID WEST LINE AND PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 0.46 ACRES (19,834.02 SQUARE FEET) MORE OR LESS

Page 2 of 3



### **CULPEPPER & TERPENING INC**

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PHONE 772-464-3537 • FAX 772-464-9497 • [www.ct-eng.com](http://www.ct-eng.com)

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 52424208000003010  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

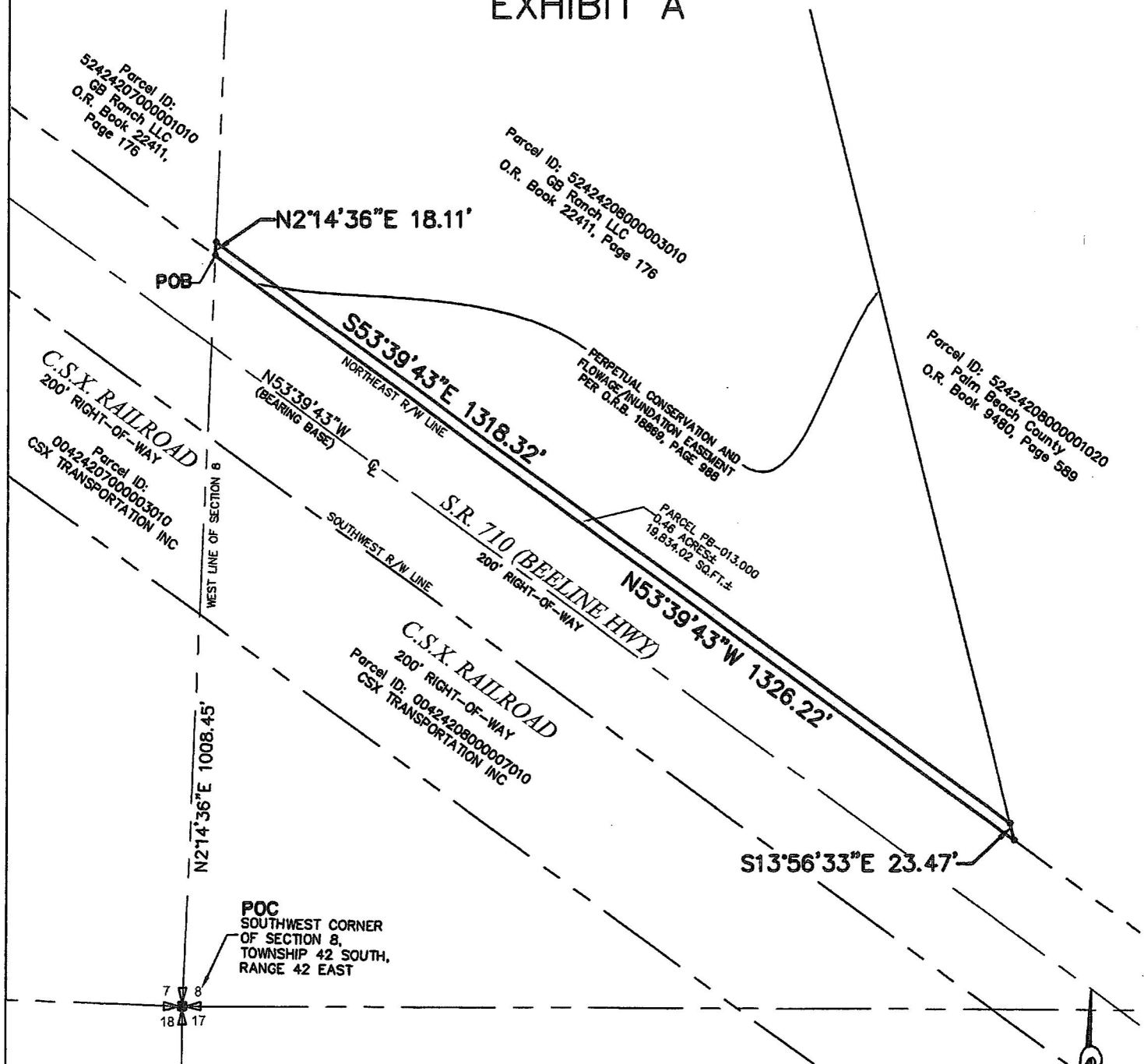
JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 04-22-22

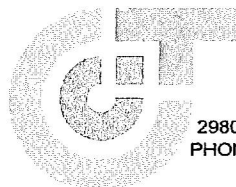
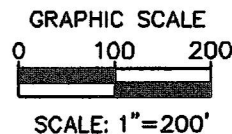
# EXHIBIT A



## LEGEND:

- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



## CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 524242080000003010  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 04-22-22



## **AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE**

**THIS AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE** (“**Amendment**”) is made as of the 10th day of January, 2023 by and between GB Ranch, LLC, a Florida limited liability company (“**Seller**”) and Florida Power & Light Company, a Florida corporation (“**Buyer**”).

### **RECITALS**

**WHEREAS**, Seller and Buyer are parties to that certain Agreement for Purchase and Sale dated December 20, 2022 (“**Agreement**”); and

**WHEREAS**, Seller and Buyer wish to modify the Agreement as more specifically set forth herein.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is mutually agreed as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by this reference. All initially capitalized terms not otherwise defined in this Amendment shall have the same meaning ascribed to such terms in the Agreement.
2. Closing Date. Section 11.2 of the Agreement is hereby revised to reflect that the Closing shall take place within forty-five (45) days after Board Approval, or at such earlier date as is mutually agreed upon by the Parties.
3. No other Modifications. Except as expressly modified by this Amendment, the Agreement remains in full force and effect and is unmodified. In the case of any conflicts between the terms of the Agreement and this Amendment, the terms of this Amendment shall control. This Amendment may be executed in several counterparts, each of which shall be deemed an original but together shall constitute one agreement. For the purposes of this Amendment, a facsimile or electronic signature shall be deemed to have the effect of an original to the party so delivering such signature, and signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures.

(Remainder of page intentionally left blank to allow for signatories.)

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed in their respective names on the dates set forth below.

Signed, sealed, and delivered  
in the presence of:

Date of Execution by Seller:

January 10, 2023

**Seller:**


GB Ranch, LLC,  
a Florida limited liability company

As to Seller:

  
Witness Signature

SONDIE REESE  
Print Witness Name

By:

  
Name: John C. Bills

Title: Managing Member

  
Witness Signature

CHEYL FARLEY  
Print Witness Name

Date of Execution by Buyer:

January 9<sup>th</sup>, 2023

As to Buyer:

Peter K. Ramsey

Witness Signature

Peter K. Ramsey

Print Witness Name

Samantha T. Saucier

Witness Signature

Samantha T. Saucier

Print Witness Name

**Buyer:**

Florida Power & Light Company,  
a Florida corporation

By: JH

Name: Jaime Holland

Title: Vice President, Corporate Real Estate

SS

## ATTACHMENT 8A

CFN 20050421326  
OF BK 18869 PG 0988  
RECORDED 07/07/2005 14:45:34  
Palm Beach County, Florida  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0988 - 1001; (14pgs)

Return to:  
Gardens Title, Inc.  
9121 N. Military Trail, Suite 108  
Palm Beach Gardens, Florida 33410

This instrument prepared by:  
Marcy Wilson  
South Florida Water Management District  
3301 Gun Club Road, P. O. Box 24680  
West Palm Beach, FL 33416-4680

Project: Northern Palm Beach Co. - Part 1  
Tract: DA-100-020

### PERPETUAL CONSERVATION AND FLOWAGE/INUNDATION EASEMENT

THIS PERPETUAL CONSERVATION AND FLOWAGE/INUNDATION EASEMENT ("Easement") is made this 23<sup>rd</sup> day of June, 2005, by **PALM BEACH ACQUISITIONS, LLC** (the "GRANTOR"), whose mailing address is c/o John C. Bills Enterprises, 3950 RCA Blvd., Suite 5000, Palm Beach Gardens, Florida 33410, in favor of the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a public corporation of the State of Florida (the "GRANTEE"), with its principal office at 3301 Gun Club Road, West Palm Beach, Florida, its successors and assigns. In consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the adequacy and receipt of which are hereby acknowledged, GRANTOR hereby grants, bargains, and conveys to the GRANTEE a perpetual conservation and flowage/inundation easement, all in accordance with the following terms, conditions and provisions hereinafter provided, which shall run with the land and be binding upon the GRANTOR and GRANTEE:

1. The perpetual right, power, privilege, and easement to regularly or at any time and for any length of time overflow, flood, inundate, flow water on, across, and through, and submerge the land described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Premises"), as set forth in the modeling described in Exhibit "B" attached hereto and made a part hereof, in connection with the operation and maintenance of the G-160 Structure, Northern Palm Beach County Project - Part 1 (hereinafter the "Project") and/or in connection with flood control, water management, conservation, environmental restoration, water storage, water quality or reclamation, and allied purposes, that may be conducted now or in the future by the GRANTEE, and/or to carry out the purposes and intent of the statutory authority of the GRANTEE, presently existing or that may be enacted in the future, together with the continuing right to clear and remove any brush, debris and natural obstructions at GRANTEE's sole expense, which in the opinion of the representative of the GRANTEE may be detrimental to the use of this Easement.

GRANTOR shall not construct or maintain any structure or improvements, including but not limited to septic systems, on the Premises nor regrade, excavate or place fill on the Premises except as otherwise provided herein or except as may be approved in advance in writing by the representative of the GRANTEE in charge of the Project (hereinafter collectively referred to as the "Approved Improvement"). GRANTOR shall be allowed to construct and permanently maintain on the Easement Parcel family type lodge improvements for personal (non-commercial) use by the owner of the Premises, including such cabins, barns or docks as may be incident thereto, including such septic systems or other sealed storage tank systems as may be necessary for such family type lodge improvements (hereinafter collectively referred to as the "Accepted

Improvements"). GRANTOR shall comply with applicable laws, ordinances, rules, regulations and governmental permitting requirements and approvals in the GRANTOR's continued use of the Premises. Any and all of GRANTOR's personal property, equipment, improvements, structures and fixtures located on the Premises, including but not limited to the Accepted Improvements and any Approved Improvement, shall be at the sole risk of GRANTOR and neither GRANTEE nor GRANTEE's agents, employees, officers, staff or Governing Board members shall be liable under any circumstances for any damage thereto or theft thereof. GRANTOR bears all risk of loss with respect to the Accepted Improvements, as well as any Approved Improvements, including without limitation any loss resulting directly, indirectly or proximately from the Project or from the right, power, privilege and easements granted and conveyed to GRANTEE pursuant to this Easement or from the activities conducted pursuant to this Easement, and under no circumstances shall GRANTEE be liable therefore. For good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, GRANTOR shall indemnify, defend, hold harmless and release GRANTEE, its employees, officers, staff and Governing Board members, from and against any and all loss, cost, damage and/or liability, with respect to the Accepted Improvements, as well as any Approved Improvements, including without limitation that resulting directly, indirectly or proximately from the Project or from the right, power, privilege and easements granted and conveyed pursuant this Easement or from the activities conducted pursuant to this Easement. It shall be GRANTOR's obligation to secure any permits required by GRANTEE or any other governmental or quasi-governmental entity. The GRANTEE makes no representation that any such permits will be issued, however, GRANTEE agrees not to object to any permit application to other applicable regulatory agencies for the permitting of the Accepted Improvements, or any Approved Improvements.

2. In addition to the terms and conditions set forth above, the GRANTOR conveys to GRANTEE a perpetual conservation easement as defined in and in accordance with the provisions of Section 704.06, Florida Statutes, which are hereby incorporated herein by reference, with respect to the Premises for the purpose of retaining land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife subject to the right of the GRANTOR to maintain the Accepted Improvements, and any Approved Improvements, as provided in paragraph 1 above.

3. To carry out this purpose, the following rights are conveyed to GRANTEE:

A. To enter upon the Premises at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Premises by Grantor at the time of such entry. Such entry shall be only after reasonable notice given to GRANTOR, except in the event of emergencies, in which case no prior notice will be required.

B. To enjoin any activity on or use of the Premises that is inconsistent with the Easement and to enforce the restoration of such areas or features of the Premises that may be damaged by any inconsistent activity or use.

4. Except to the extent GRANTEE AND GRANTOR are permitted to engage in activities as provided in paragraph 1. above, the following activities are prohibited in or on the Premises:

A. Construction or placing of structures (including but not limited to structures for human habitation), improvements (including but not limited to septic systems), buildings, roads, signs, billboards, fences, docks, dikes, pilings, boathouses, piers, or water control equipment or other structures on or above the ground, except as otherwise provided herein.

B. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials, or excavation, dredging, removal of loam, peat, gravel, soil, rock, or other substance or material.

C. Dairy operation of any type.

D. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with a GRANTEE approved maintenance plan.

E. Surface use except for purposes that permit the land or water area to remain in its natural condition.

F. Activities detrimental to flood control, water management, conservation, environmental restoration, water storage, erosion control, soil conservation, reclamation, fish and wildlife habitat preservation, and allied purposes, including, but not limited to, ditching, diking and fencing.

G. Fertilization, alteration, improvement or modification of and to the rangelands or pastures on the Premises except as is in compliance with Best Management Practices Guidelines of the GRANTEE established for the area or as recommended by the United States Department of Agriculture Natural Resources Conservation Service.

5. No access by the general public to any portion of the Premises is conveyed by this Easement.

6. GRANTEE shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Premises.

7. GRANTOR reserves all rights as owner of the Premises, including the right to engage in uses of the Premises, that are not prohibited herein and which do not interfere with the intent and purpose of the easements conveyed by this Easement or the use of the Project for the purposes authorized by Congress.

8. Enforcement of the terms and restrictions of this Easement shall be at the reasonable discretion of GRANTEE, and any forbearance on behalf of GRANTEE to exercise its rights hereunder in the event of any breach hereof by GRANTOR, shall not be deemed or construed to be a waiver of GRANTEE's rights hereunder.

9. If any provision of this Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this easement shall not be affected thereby, as long as the purpose of the Easement is preserved.

10. The terms, conditions, restrictions and purposes of this Easement shall be inserted by GRANTOR in any subsequent deed or other legal instrument by which GRANTOR divests itself of any interest in the Premises. Any future holder of the GRANTOR's interest in the Premises shall be notified in writing by GRANTOR of this Easement.

11. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly delivered only 1) on the date delivered, if by personal delivery, or 2) if mailed by certified mail/return receipt request, then the date the return receipt is signed (or delivery is refused or the mail is designated by the postal authorities as not deliverable, as the case may be, or 3) one day after mailing by any form of overnight mail service.



12. The Easement conveyed herein is subject to existing easements for public roads and highways, public utilities, railroads and pipelines, provided further that any use of the Premises shall be subject to Federal and State laws with respect to pollution.

13. No later than April first of each year, GRANTOR shall pay any and all real property taxes and assessments levied by competent authority on the Premises, and shall provide to GRANTEE evidence of satisfaction of the prior year's real property taxes in the form of a paid tax receipt. GRANTOR shall keep current on the payment of taxes and shall not allow a lien to attach to the Premises superior to this Easement. In the event GRANTOR fails to extinguish or subordinate any such lien, the GRANTEE may elect to pay off the lien on behalf of GRANTOR and GRANTOR shall reimburse GRANTEE for the amount of the pay off, together with reasonably attorney's fees and costs, and with interest at maximum allowable rate, no later than thirty days after delivery of notice of such payment. The debt owed to GRANTEE constitutes a lien against the Premises which automatically relates back to the date of the recording of the Easement and GRANTEE may foreclose on the Premises in the manner of mortgages on real property in the event GRANTOR does not so reimburse the GRANTEE.

14. Subject to the rights of GRANTEE set forth in this Easement, GRANTOR reserves all mitigation rights which remain with the Premises, including but not limited to consideration for the conveyance of mitigation rights to third parties.

15. In the event GRANTEE removes fill material or timber from the Premises for its uses, proceeds from sale of such fill material or timber shall be paid to GRANTOR.

16. With the consent of GRANTEE, which consent shall not be unreasonable be withheld, GRANTOR may remove fill material or timber from the Premises which removal does not interfere with GRANTEE's rights provided for in this Easement.

17. All the terms, covenants, provisions and restrictions herein contained run with the land and shall inure to the benefit of and be binding upon the parties hereto and their respective executors, administrators, personal representatives, heirs, successors, and assigns. As used herein, the term GRANTOR shall include any and all heirs, successors and assigns of the GRANTOR, and all subsequent owners of the Premises and the term GRANTEE shall include any and all successors and assigns of GRANTEE.

18. This Easement may only be amended, altered, released or revoked by written instrument executed by both GRANTOR and GRANTEE, which shall be recorded in the public records of Palm Beach County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise incident or appertaining to the use, benefit and behoof of the GRANTEE, its successors or assigns, forever.

AND the GRANTOR hereby covenants with the said GRANTEE that it is lawfully seized of the Premises in fee simple; that the Premises are free and clear of all encumbrances; that it has good right and lawful authority to convey this Easement; and that it fully warrants and defends the title to the Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Perpetual Conservation and Flowage/Inundation Easement has been executed by the GRANTOR whose hand and seal is affixed hereto, the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

GRANTOR: PALM BEACH ACQUISITIONS, LLC

Witness: [Signature]  
Print Name: ELSA A. WHITE

By: [Signature]  
John C. Bills, Manager

Witness: [Signature]  
Print Name: Heather P. Meligona

Witness: [Signature]  
Print Name: [Signature]

By: [Signature]  
Wayne H. Babb, Manager

Witness: [Signature]  
Print Name: [Signature]

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7<sup>th</sup> 23<sup>rd</sup> day of June, 2005, by John C. Bills. He is personally known to me or has produced 12 as identification.

10



[Signature]  
Notary Public, State of Florida  
Print Name: [Signature]  
My Commission Expires: 9

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2005, by Wayne H. Babb. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, this Perpetual Conservation and Flowage/Inundation Easement has been executed by the GRANTOR whose hand and seal is affixed hereto, the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

GRANTOR: PALM BEACH ACQUISITIONS, LLC

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
John C. Bills, Manager

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Witness: Alice Dodson  
Print Name: Alice Dodson

By: Wayne H. Babb  
Wayne H. Babb, Manager

Witness: Cynthia Babb  
Print Name: Cynthia Babb

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 24th day of June, 2005, by John C. Bills. He is personally known to me or has produced license as identification.

Alice H. Dodson  
Notary Public, State of Florida N.C.  
Print Name: Alice H. Dodson  
My Commission Expires: \_\_\_\_\_

STATE OF North Carolina  
COUNTY OF Transylvania

The foregoing instrument was acknowledged before me this 24th day of June, 2005, by Wayne H. Babb. He is personally known to me or has produced license as identification.

Alice H. Dodson  
Notary Public, State of Florida N.C.  
Print Name: Alice H. Dodson  
My Commission Expires: 9/5/22/07

EXHIBIT "A"  
Tract No. DA-100-020

A parcel of land lying in Section 7, Township 42 South, Range 42 East, within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

Beginning at the intersection of the South right of way of P.G.A. Boulevard and the East Right-of-Way line of State Road 7; thence, South  $01^{\circ} 50' 55''$  West, along said East right of way line, a distance of 690.55 feet to a point on the North Right-of-Way line of the Beeline Highway (State Road 710); thence South  $53^{\circ} 39' 33''$  East along said right of way line, a distance of 2674.73 feet; thence North  $05^{\circ} 58' 15''$  West, a distance of 2,238.61 feet to the point of intersection of the South right of way line of P.G.A. Boulevard; thence, North  $88^{\circ} 31' 49''$  West, along said South Right-of-Way line, a distance of 1900.00 feet to the POINT OF BEGINNING of the herein described parcel.

AND

A parcel of land lying in Sections 7 and 8, Township 42 South, Range 42 East; within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the intersection of the South Right-of-Way line of P.G.A. Boulevard and the East Right-of-Way line of State Road 7; thence South  $88^{\circ} 31' 49''$  East, along said South Right-of-Way line, a distance of 1,900.00 feet to the POINT OF BEGINNING of the herein described parcel:

Thence South  $88^{\circ} 31' 49''$  East, along said South Right-of-Way line, a distance of 2,204.74 feet; thence South  $45^{\circ} 05' 05''$  East, departing from said Right-of-Way line, a distance of 1,233.81 feet; thence South  $27^{\circ} 31' 29''$  East, a distance of 1,080.11 feet; thence South  $02^{\circ} 19' 28''$  East, a distance of 5113.04 feet; thence South  $35^{\circ} 12' 54''$  East, a distance of 380.13 feet; thence South  $13^{\circ} 56' 29''$  East, a distance of 1,991.47 feet to a point on the North Right-of-Way line of the Beeline Highway (State Road 710); thence North  $53^{\circ} 39' 33''$  West, along said North Right-of-Way line, a distance of 5,082.20 feet; thence North  $05^{\circ} 58' 15''$  West, departing said North Right-of-Way line, a distance of 2,238.61 feet to the POINT OF BEGINNING of the herein described parcel.

AND

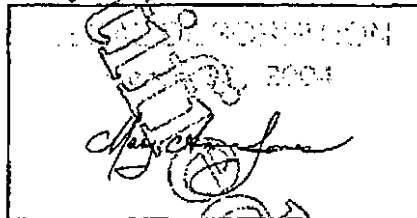
A parcel of land situate in Sections 1 and 12, Township 42 South, Range 41 East; within the municipal limits of the City of Palm Beach Gardens, Palm Beach County, Florida and being more particularly described as follows:

That part of said Sections 1 and 12 lying Westerly of the West Right-of-Way of State Road 7, lying Southerly of the South Right-of-Way line of P.G.A. Boulevard and lying Northeasterly of the Northeast Right-of-Way line of Beeline Highway (State Road 710).

Containing 334.63 acres, more or less

Lox\ Palm Beach Acquisitions, LLC  
Folio's 52414201000003010  
52424207000001010  
52424208000003010  
ORB 10993, Page 1817

R:\Legals\lox\100-020.lgl  
February 12, 2004  
Revised: February 23, 2004  
Revised: March 10, 2004



# Elevation Contours for Gentle Ben Property



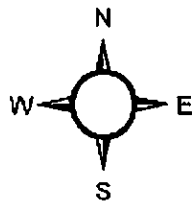
## Legend

### Elevation:

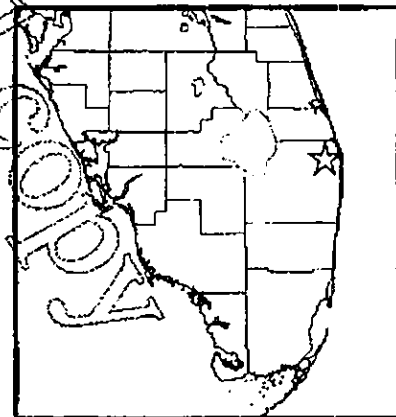
5.0 - 10.0  
11.0 - 15.0  
15.5 - 17.0  
17.5 - 19.0  
19.5 - 21.0  
21.5 - 23.0  
23.5 - 39.5

Structure Location

Property Boundary



1,500 0 1,500  
Feet





## Design Storm Event Impact Evaluation Criteria:

10-, 25-, and 100-yr Flood Stages for Existing Conditions vs. Alternative Scenarios:

Table 7.2 Computed Stages and Change in Stages for Impact Evaluation on Northlake Boulevard

Subbasin	Existing Condition			Schedule B			Sched.B - with Improvements			Sched.B - Open Culverts		
	Computed Stage, ft NGVD			Differences from Existing Conditions Computed Stage, ft NGVD								
	10-year/1-day	25-year/3-day	100-year/3-day	10-year/1-day	25-year/3-day	100-year/3-day	10-year/1-day	25-year/3-day	100-year/3-day	10-year/1-day	25-year/3-day	100-year/3-day
C-18 @ C-18 Source	14.6	14.9	15.2	2.2	2.1	1.8	2.1	2.1	1.8	2.1	2.0	1.7
WPB-WCA	19.0	19.5	19.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENTLE BEN EAST	18.3	18.6	18.8	0.0	0.0	0.0	-0.3	-0.4	-0.5	-0.6	-0.8	-0.8
PGA NATIONAL	16.8	17.2	17.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: Stage elevation increases at C-18 Source were caused by WPB-WCA inflows.

Decrease in flood stages at Gentle Ben East will not adversely impact Northlake Blvd.

Design Storm Event Impact Evaluation Criteria:

10-, 25-, and 100-yr Flood Stages for Existing Conditions vs. Alternative Scenarios:

Table 7.1 Computed Stages and Changes for Impact Evaluation on PGA Boulevard

Basin	Existing Condition			Schedule B			Sched.B - with Improvements			Sched.B - Open Culverts		
	Computed Stage, ft NGVD			Differences from Existing Conditions Computed Stage, ft NGVD								
	10-year/ 1-day	25-year/ 3-day	100-year/ 3-day	10-year/ 1-day	25-year/ 3-day	100-year/ 3-day	10-year/ 1-day	25-year/ 3-day	100-year/ 3-day	10-year/ 1-day	25-year/ 3-day	100-year/ 3-day
REACH 1-DN	14.5	14.6	15.0	2.0	1.9	1.6	2.0	1.9	1.6	2.0	1.9	1.6
PGA NATIONAL PRES.	18.8	18.8	18.9	0.0	0.1	0.1	0.0	-0.1	-0.1	0.0	-0.1	0.0
MIRASOL WEST	18.0	18.8	19.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
LOX SLGH W	18.2	18.6	18.7	0.0	0.0	0.3	-0.2	-0.3	0.0	-0.5	-0.6	-0.3
GENTLE BEN WEST	18.2	18.6	18.7	0.0	0.0	0.3	-0.1	-0.3	0.0	-0.3	-0.4	-0.2

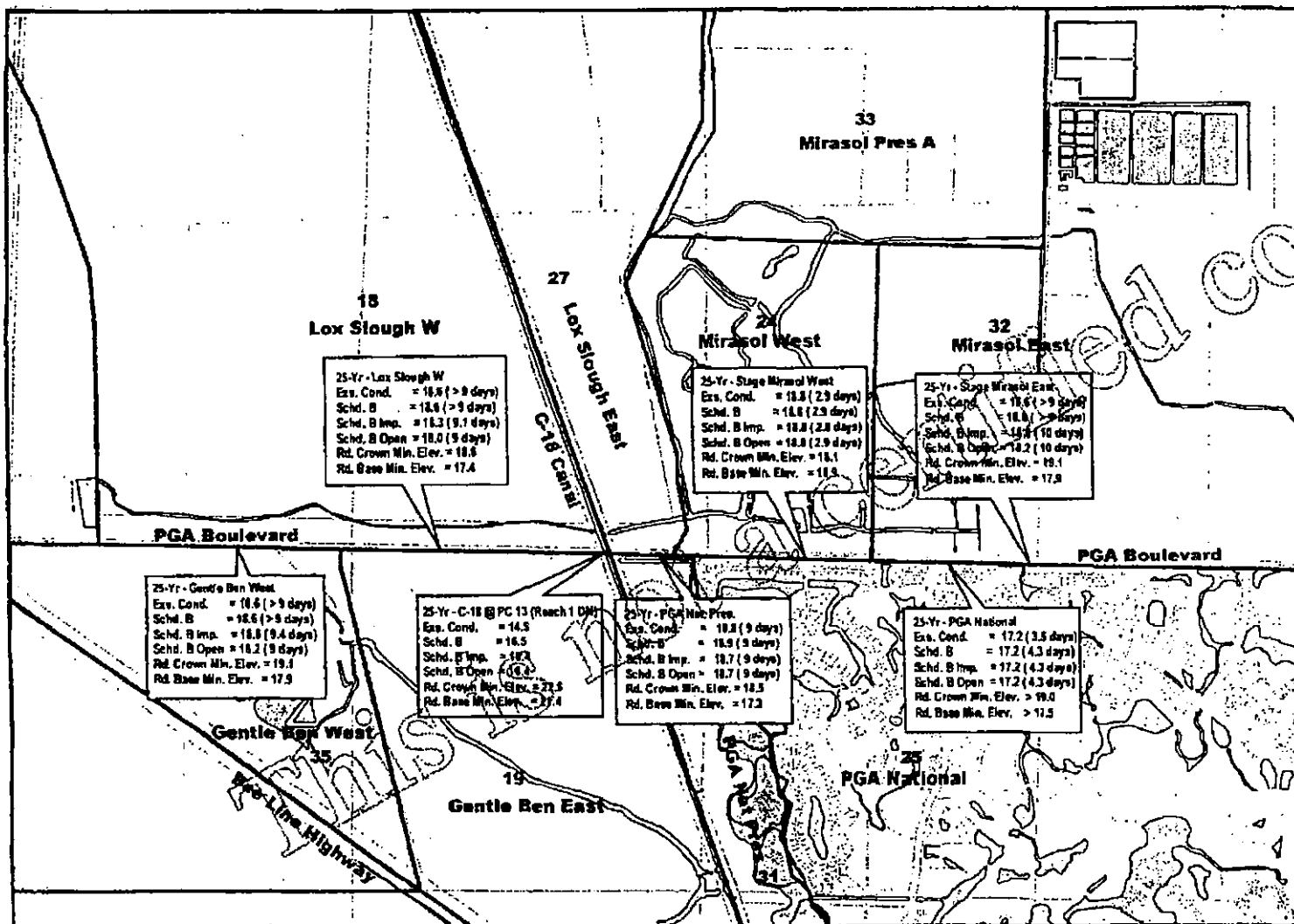


Figure 7.1 Computed Stages for 25-Yr Event for Subbasins Adjacent to PGA Boulevard

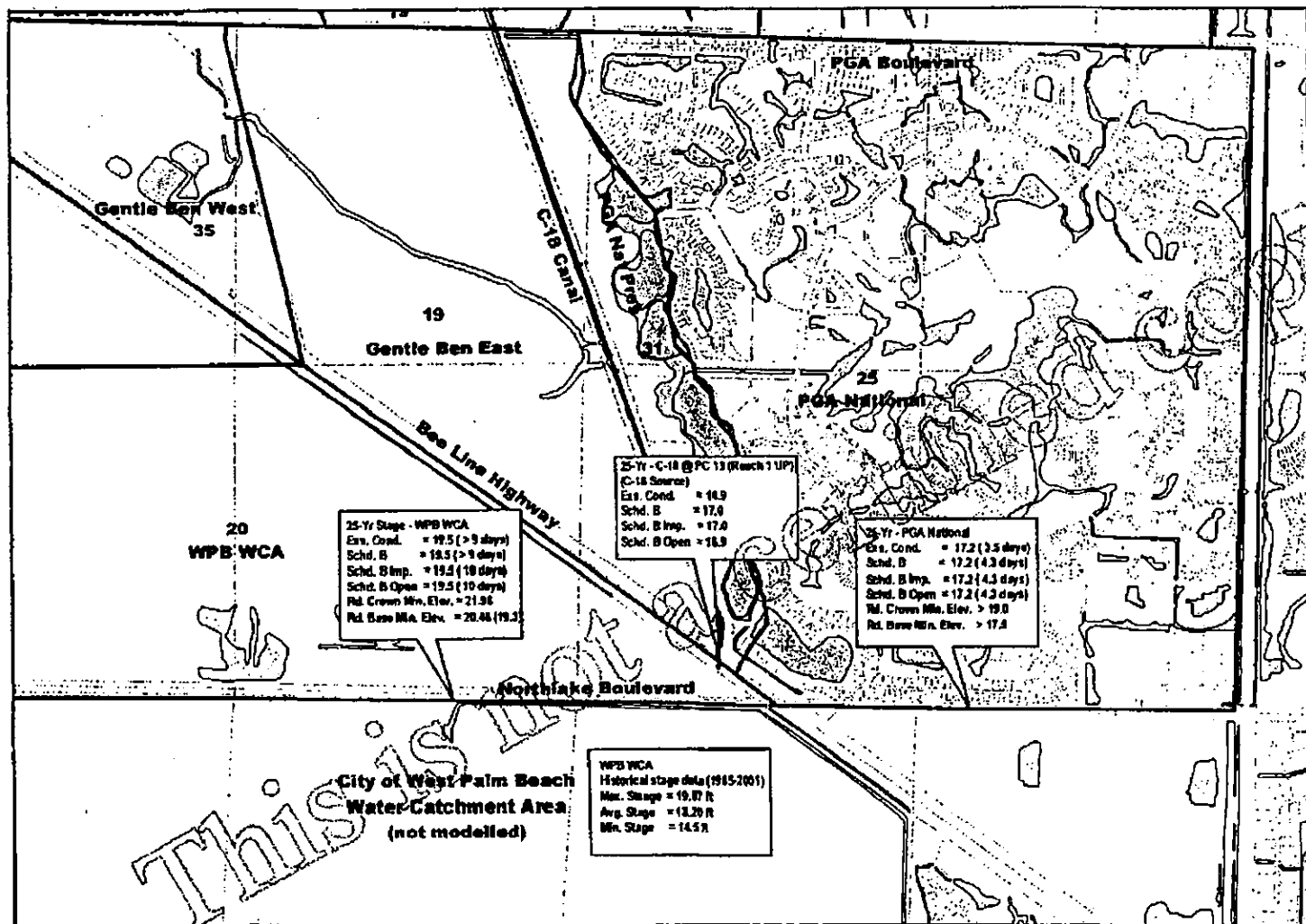


Figure 7.3 Computed 25-Yr Event Stages for Subbasins Adjacent to Northlake Boulevard and C-18 Canal

Table 1. Estimated areas at different elevations at Gentle Ben					
		Incremental Areas		Cumulative Area	
	Elevation(ft)	Acres	Percent	Acres	Percent
	14.0	0	0.0	0	0.0
	15.0	0	0.0	0	0.0
	16.0	0	0.0	0	0.0
	17.0	1	0.3	1	0.3
	17.5	21	6.3	22	6.6
	18.0	66	20.1	88	26.7
	18.5	148	44.8	237	71.5
	19.0	61	18.6	298	90.1
	19.5	27	8.1	325	98.2
	20.0	6	1.7	330	99.9
	20.5	0	0.1	331	100.0
	21.0	0	0.0	331	100.0
	22.0	0	0.0	331	100.0
	23.0	0	0.0	331	100.0
	23.0	0	0.0	331	100.0
Estimated Area (Acres)			331		
Based on MFL Elevation Contour Coverage					

Prepared by and return to:  
**Robert Schaeffer**  
Real Estate Section  
South Florida Water Management District  
3301 Gun Club Road, MSC 3720  
West Palm Beach, Florida 33406

PCN: 52414201000005010 (portion)  
52424207000001010 (portion)  
52424208000003010 (portion)

Project: Loxahatchee Slough  
Tract: DA100-020

### FIRST AMENDMENT TO CONSERVATION EASEMENT

THIS FIRST AMENDMENT TO CONSERVATION EASEMENT (the "Amendment") is made and entered into as of the 19 day of December, 2022, by and between **GB RANCH, LLC, a Florida limited liability company**, with a mailing address of 3910 RCA Blvd., Suite 1015, Palm Beach Gardens, Florida 33410 (the "Grantor"), and the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, with a mailing address of 3301 Gun Club Road, Florida 33406 (the "Grantee").

#### WITNESSETH:

WHEREAS, Grantor's predecessor in title granted to and in favor of Grantee that certain Perpetual Conservation and Flowage/Inundation Easement dated June 23, 2005, and recorded in Official Records Book 18869, page 988, of the Public Records of Palm Beach County, Florida (the "Conservation Easement"), which Conservation Easement encumbers certain real property described therein and referred to hereinafter as the "Premises"; and

WHEREAS, except as further addressed herein, Grantor and Grantee desire to remove a portion of the Premises from the force and effect of the Conservation Easement.

**NOW THEREFORE**, for and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, and in further consideration of the terms and conditions hereinafter set forth, the parties hereto, intending to be legally bound, agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The Conservation Easement is hereby modified to release that portion of the Premises described in Exhibit "A-1", Exhibit "A-2", and Exhibit "A-3" attached hereto and made a part hereof (the "Released Parcel"). Notwithstanding the foregoing release, the terms, conditions and provisions of subparagraph 3.A. of the Conservation Easement will remain in full force and effect with respect to the entire Premises, including the Released Parcel.
3. Except as modified herein, all of the terms, conditions and provisions of the Conservation Easement are hereby ratified and confirmed and remain in full force and effect.

[signatures and notary acknowledgments follow on pages 2 and 3]



IN WITNESS WHEREOF, Grantor has executed this First Amendment to Conservation Easement as of this 19<sup>th</sup> day of December, 2022.

**GRANTOR:**

GB RANCH, LLC, a Florida limited liability company

Witness:

Cheryl Fairley  
Print Name: Cheryl Fairley

By: [Signature]  
John C. Bills, Manager

Batteny Bourguignon  
Print Name: Batteny Bourguignon

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19<sup>th</sup> day of December, 2022, by John C. Bills, as Manager of GB Ranch, LLC, a Florida limited liability company, who is personally known to me or has produced as identification.

(notary seal)



[Signature]  
Notary Public

IN WITNESS WHEREOF, Grantee has executed this First Amendment to Conservation Easement as of this 8<sup>th</sup> day of December, 2022.



ATTEST:

Rosie Byrd  
Rosie Byrd, Secretary/District Clerk

GRANTEE:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

By: Chauncey P. Goss, II  
Chauncey P. Goss, II, Chairman

Legal form approved:

By: Sandra R.B. Wallace  
Office of Counsel

Print Name: Sandra R.B. Wallace

STATE OF FLORIDA  
COUNTY OF PAUM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of December, 2022, by Chauncey P. Goss, II, and Rosie Byrd, as Chairman and Secretary/District Clerk, respectively, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who are personally known to me.



(notary seal)

MOLLY BROWN  
Commission # HH 260625  
Expires May 3, 2026

Molly Brown  
Notary Public

# EXHIBIT A-1

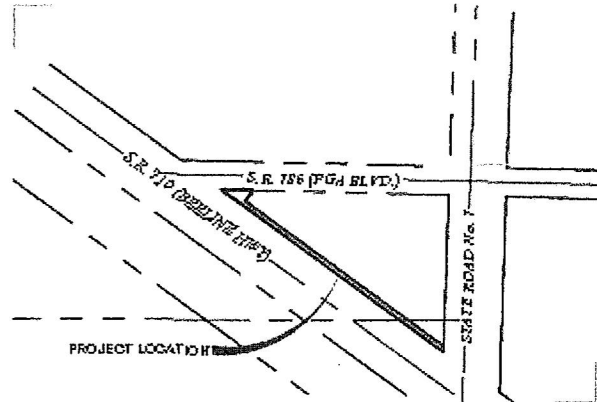
## ENCUMBRANCE TABLE

PARCEL ID 5241420100005010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 636, PG. 424	TIFF DEED	AFFECTS	BLANKET
2	O.R.B. 13195, PG. 1891	DEED	DOES NOT	NONE
3	O.R.B. 13832, PG. 1597	CORRECTED DEED	DOES NOT	NONE
4	O.R.B. 18869, PG. 986	EASEMENT	AFFECTS	BLANKET

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VAUDATING THE LEGALITY OF THE EXCEPTION ITSELF.



Digitally signed  
by Thomas P  
Kiernan

Date:  
2022.10.25  
09:30:21 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on October 25, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 4



**CULPEPPER &  
TERPENING INC**

2580 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-8487 • www.ct-inc.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4266

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PG-009,000, PARCEL ID 5241420100005010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 08-31-22

## EXHIBIT A-1

### LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTIONS 1 AND 12, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°51'02" WEST, A DISTANCE OF 50.00 FEET; THENCE PARALLEL WITH THE CENTERLINE OF STATE ROAD 786, NORTH 88°31'53" WEST, A DISTANCE OF 72.42 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE CONTINUE, NORTH 88°31'53" WEST, A DISTANCE OF 691.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°31'53" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 960.24 FEET TO SAID WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 7; THENCE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 01°49'46" EAST, A DISTANCE OF 18.20 FEET; THENCE PARALLEL TO SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 859.30 FEET; THENCE, NORTH 36°20'17" EAST A DISTANCE OF 29.86 FEET; THENCE NORTH 01°28'07" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 786 AND THE PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 0.36 ACRES (15,749.71 SQUARE FEET) MORE OR LESS

Page 2 of 4



### **CULPEPPER & TERPENING INC**

2880 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3531 • FAX 772-464-8497 • www.ctieng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PR-009.000, PARCEL ID 52414201000003010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

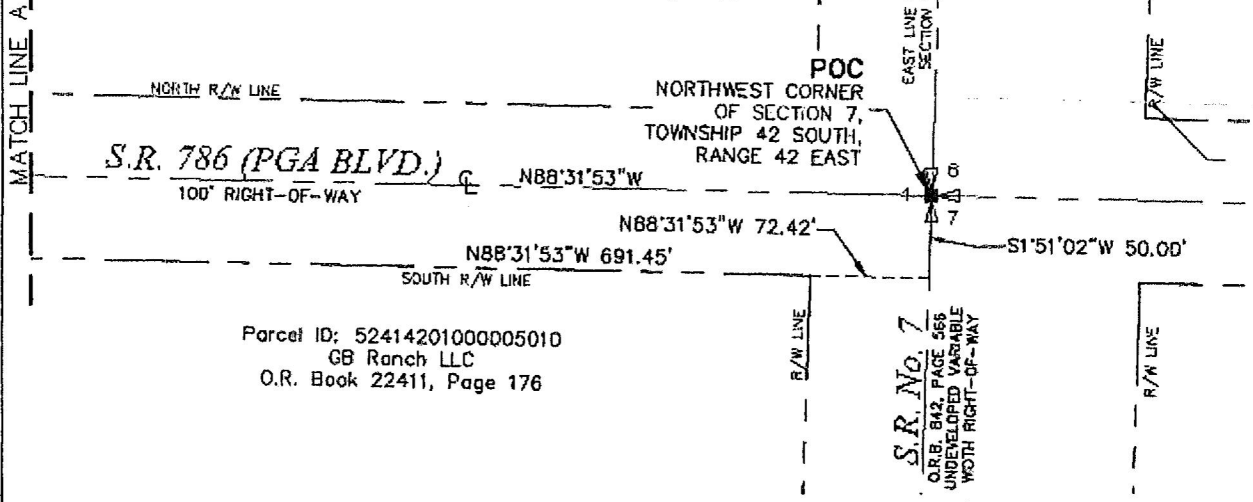
SCALE: N/A

DRAWN BY: LEH

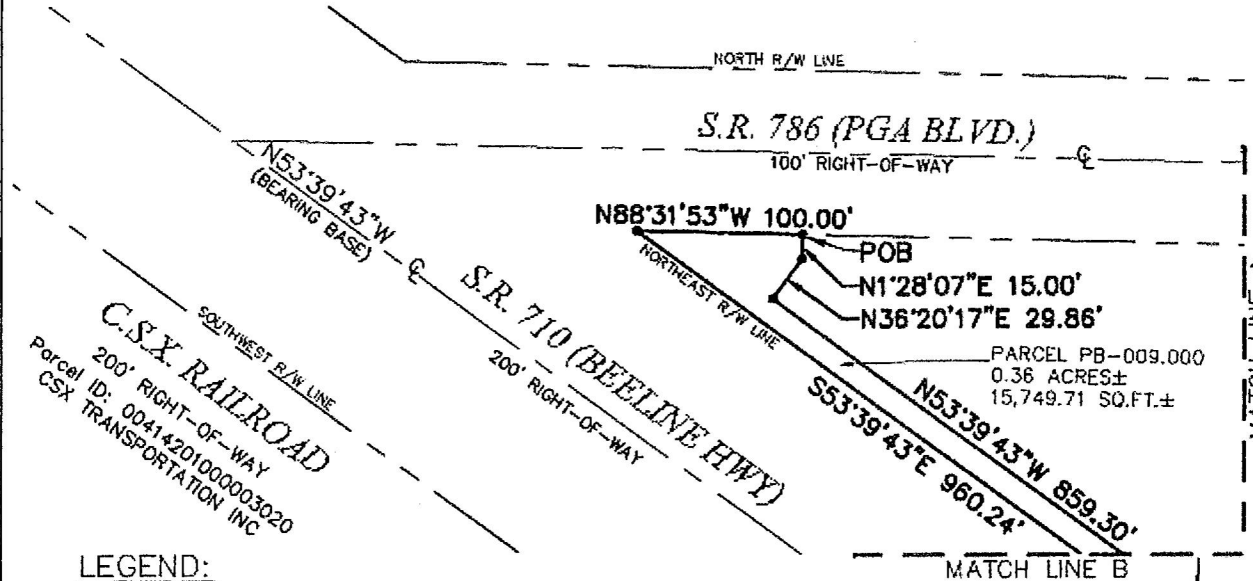
DATE: 08-31-22

# EXHIBIT A-1

Parcel ID: 52414201000003010  
South Fla Water Mgmt Dist  
O.R. Book 22377, Page 236



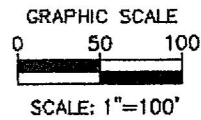
Parcel ID: 52414201000005010  
GB Ranch LLC  
O.R. Book 22411, Page 176



## LEGEND:

- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



Page 3 of 4

## CULPEPPER & TERPENING INC

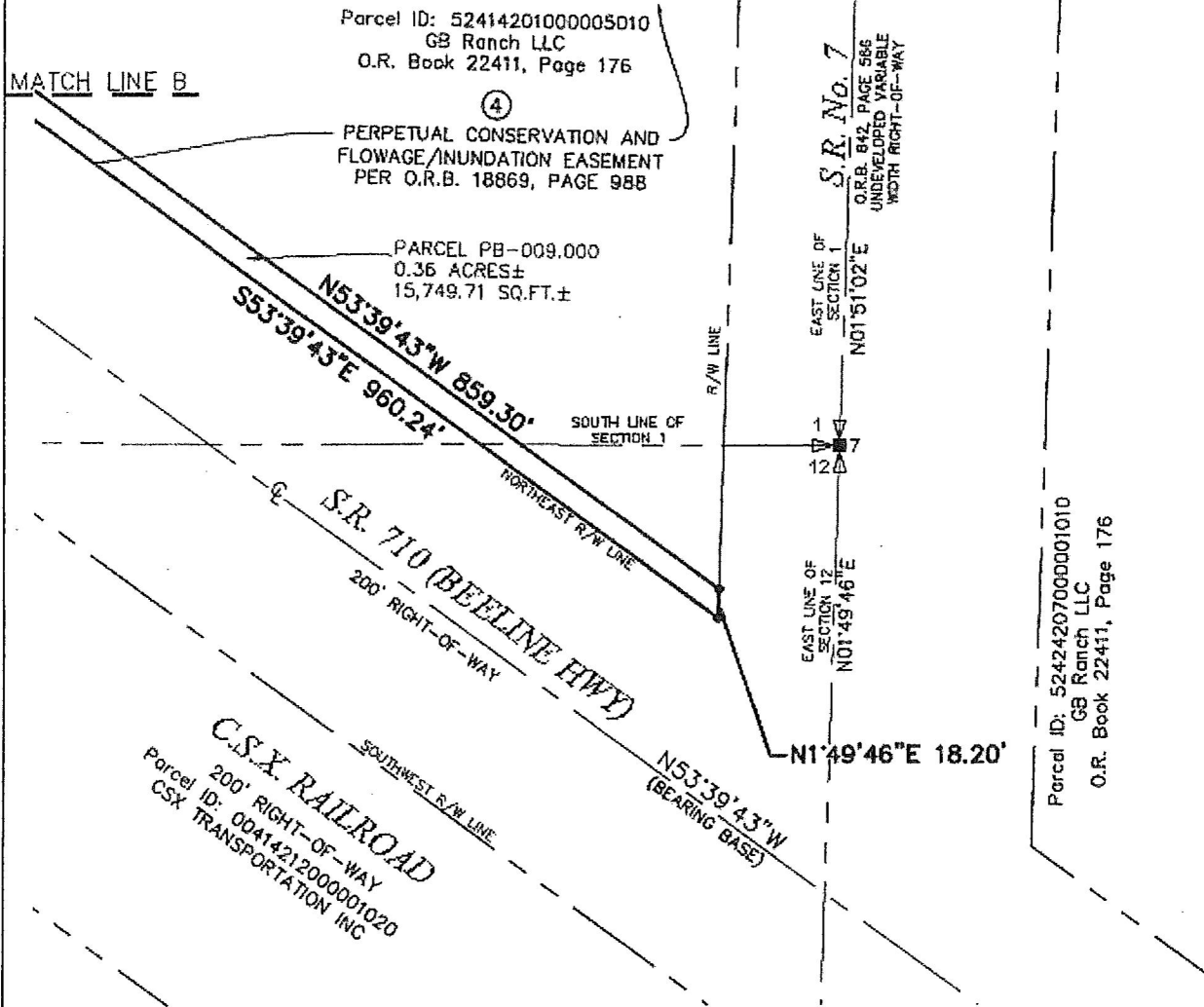
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-6487 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4285

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-009.000, PARCEL ID 52414201000003010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236 SCALE: 1"=100'  
DRAWN BY: LEH DATE: 08-31-22

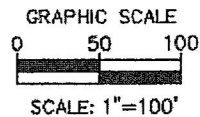
# EXHIBIT A-1



## LEGEND:

- (BB) = BASIS OF BEARINGS
- D.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



Page 4 of 4



## CULPEPPER & TERPENING INC

2880 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-009.000, PARCEL ID 52414201000000010  
SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 08-31-22



# EXHIBIT A-2

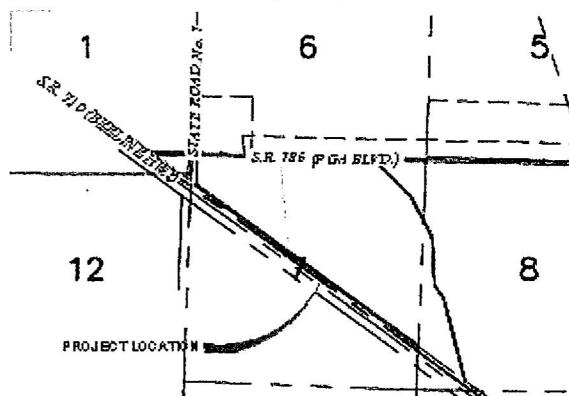
## ENCUMBRANCE TABLE

PARCEL ID 5242420700001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 447, PG. 584	DEED	AFFECTS	BLANKET
2	O.R.B. 717, PG. 584	DEED	AFFECTS	BLANKET
3	O.R.B. 9480, PG. 589	DEED	DOES NOT	NONE

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.



Digitally signed  
by Thomas P  
Kiernan

Date:  
2022.10.25  
09:30:03 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on July 28, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 5

## CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-8487 • www.ct-inc.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4205

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-012,000, PARCEL ID 5242420700001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 07-28-22

## EXHIBIT A-2

### LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 7, SOUTH 01°51'02" WEST, A DISTANCE OF 50.00 FEET; THENCE PARALLEL TO THE CENTERLINE OF STATE ROAD 786, SOUTH 88°31'53" EAST, A DISTANCE OF 127.53 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 01°51'02" WEST, A DISTANCE OF 687.69 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 6,425.53 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE ALONG SAID EAST LINE, NORTH 02°14'36" EAST, A DISTANCE OF 18.11 FEET; THENCE PARALLEL TO SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 6,425.68 FEET TO SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 01°51'02" WEST, A DISTANCE OF 18.20 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 2.21 ACRES (96,384.10 SQUARE FEET) MORE OR LESS

Page 2 of 5



### **CULPEPPER & TERPENING INC**

2862 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-3497 • [www.cteng.com](http://www.cteng.com)  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PH-017,000, PARCEL ID 5242420/000001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

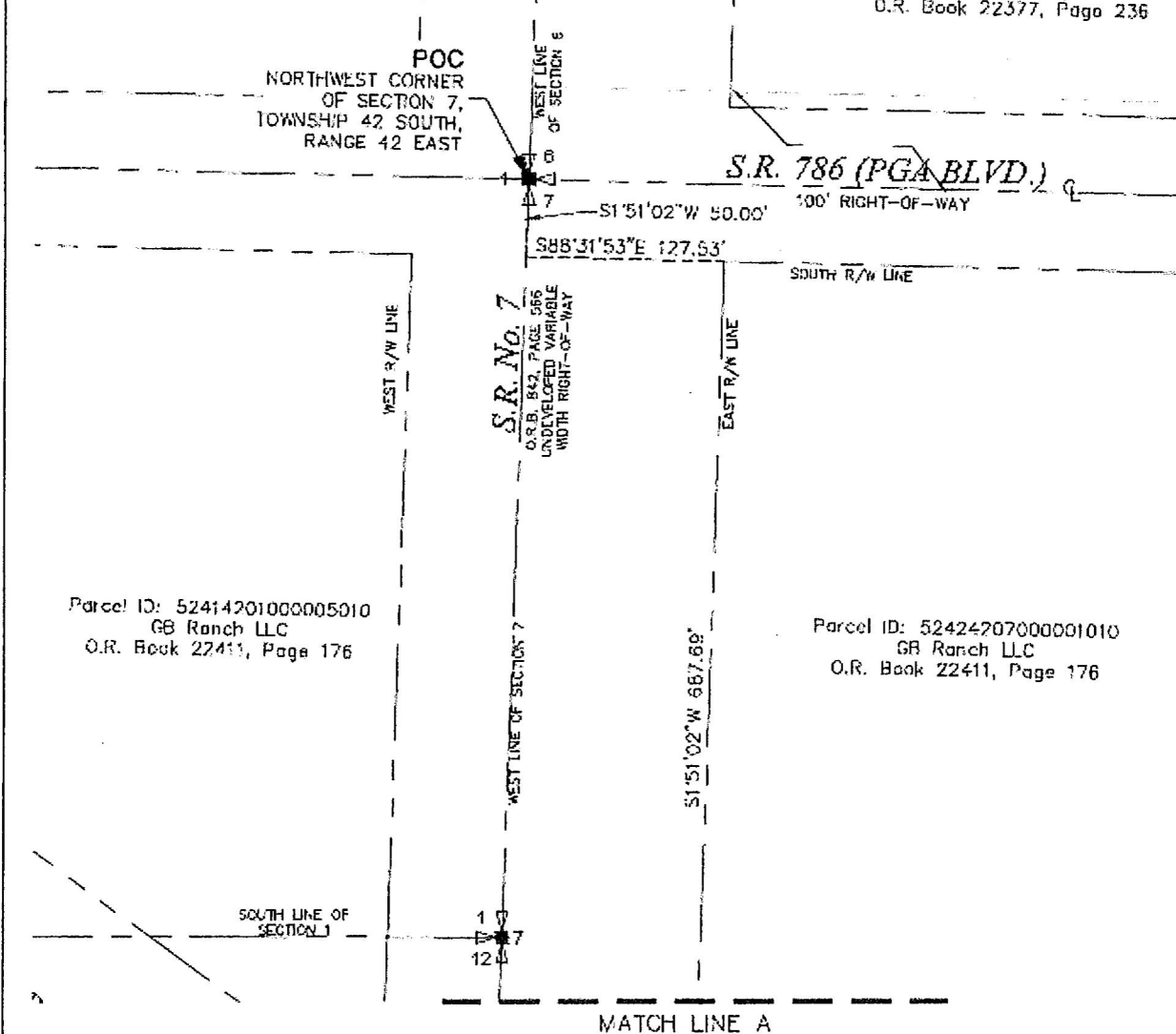
SCALE: N/A

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A-2

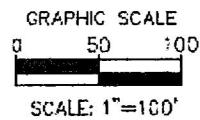
O.R. Book 22377, Page 236



## LEGEND:

- (BB) = BASIS OF BEARINGS
- D.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- ⊙ = DENOTES SET 5/8" IRON ROD & CAP LB 4286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



Page 3 of 5

## CULPEPPER & TERPENING INC

2955 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-3497 • www.ct-inc.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PH- 012,000, PARCEL ID 52424207000001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO. 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A-2

Parcel ID: 52424207000001010

GB Ranch LLC

O.R. Book 22411, Page 176

PARCEL PB-012.000

2.21 ACRES±

96,384.10 SQ.FT.±

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

N53°39'43"W 6425.68'

S53°39'43"E 6425.53' NORTHEAST R/W LINE

POB

S1°51'02"W 18.20'

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

Parcel ID: 52424207000001010

GB Ranch LLC

O.R. Book 22411, Page 176

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

PARCEL PB-012.000  
2.21 ACRES±  
96,384.10 SQ.FT.±

N53°39'43"W 6425.68'

NORTHEAST R/W LINE

S53°39'43"E 6425.53'

S.R. 710 (BEELINE HWY)

200' RIGHT-OF-WAY

N53°39'43"W  
(BEARING BASE)

## LEGEND:

- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB 4296

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST

GRAPHIC SCALE



SCALE: 1"=100'

Page 4 of 5



**CULPEPPER &  
TERPENING INC**

2060 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-inc.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4296

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY

PARCEL PB-012.000, PARCEL ID 52424207000001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

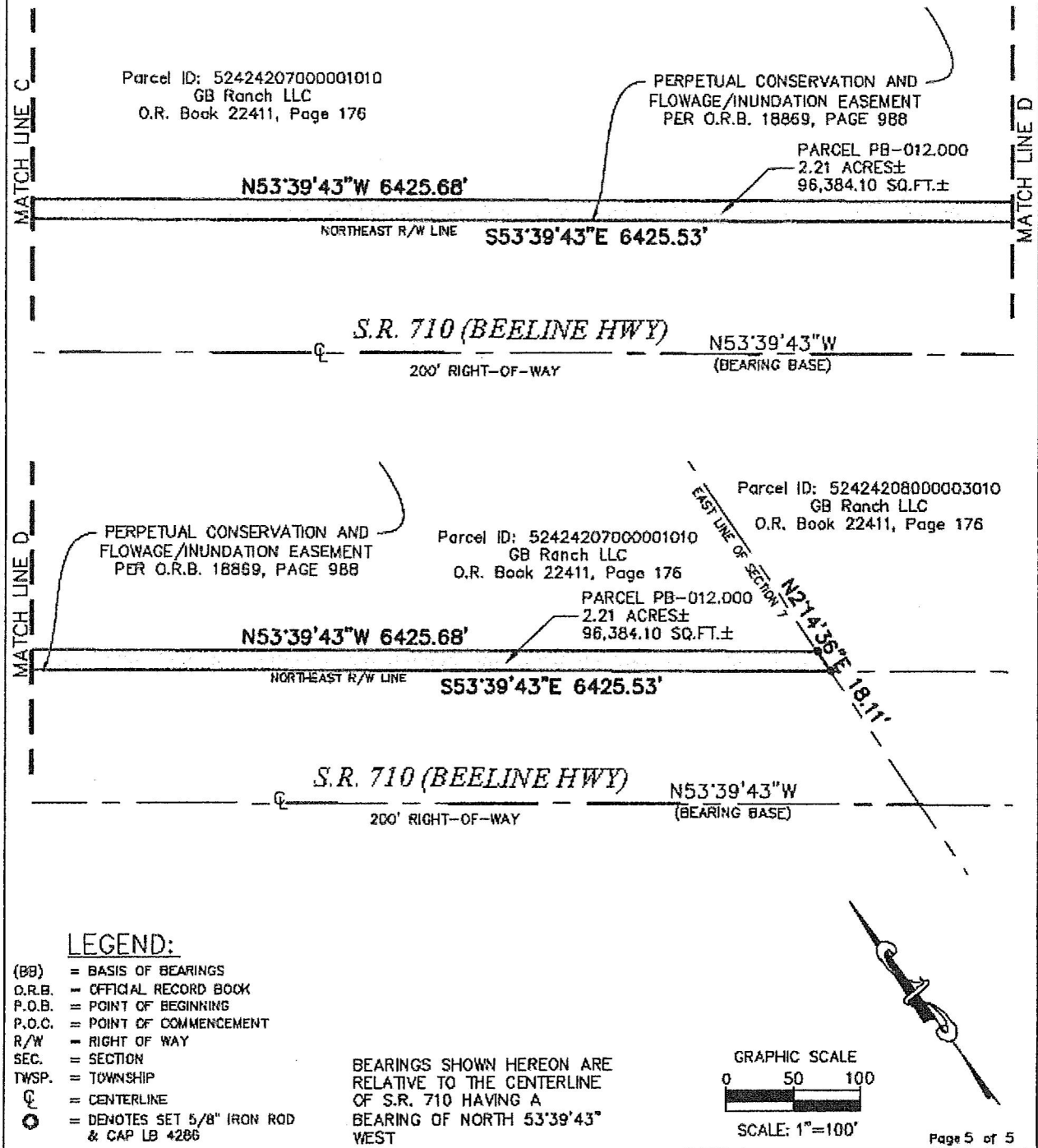
JOB NO. 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A-2



**CULPEPPER & TERPENING INC**

2950 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-inc.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-012.000, PARCEL ID 52424207000001010  
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 07-28-22

# EXHIBIT A-3

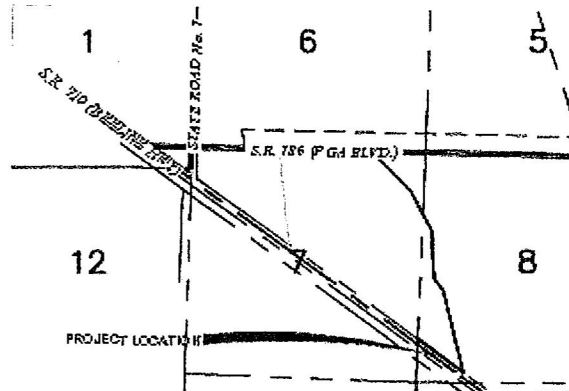
## ENCUMBRANCE TABLE

PARCEL ID 52424208000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	O.R.B. 447, PG. 584	DEED	AFFECTS	BLANKET
2	O.R.B. 717, PG. 660	DEED	AFFECTS	BLANKET
3	O.R.B. 9480, PG. 589	DEED	DOES NOT	NONE

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) 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.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENT, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF S.R. 710 HAVING A BEARING OF NORTH 53°39'43" WEST
- 12) THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 03-26-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VAUDATING THE LEGALITY OF THE EXCEPTION ITSELF.



Digitally signed  
by Thomas P  
Kiernan

Date: 2022.10.25  
09:29:43 -0400'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

I hereby certify to the best of my knowledge and belief this is a true, accurate and complete depiction of a field survey performed under my direction and completed on May 16, 2022. I further certify that said drawing is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Page 1 of 3



## CULPEPPER & TERPENING INC

2180 SOUTH 25th STREET - PORT PIERCE, FLORIDA 34081  
PHONE 772-464-3537 • FAX 772-464-8497 • www.ctieng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000, PARCEL ID 52424208000003010  
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 04-22-22



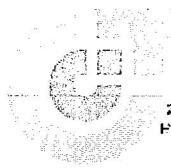
## EXHIBIT A-3

### LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 02°14'36" EAST, A DISTANCE OF 1,008.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, NORTH 02°14'36" EAST, A DISTANCE OF 18.11 FEET; THENCE PARALLEL TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, SOUTH 53°39'43" EAST, A DISTANCE OF 1,318.32 FEET; THENCE SOUTH 13°56'33" EAST, A DISTANCE OF 23.47 FEET TO SAID NORTHEAST RIGHT OF WAY LINE; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 55°39'43" WEST, A DISTANCE OF 1,326.22 FEET TO SAID WEST LINE AND PLACE AND POINT OF BEGINNING.

SAID LAND CONTAINING 0.46 ACRES (19,834.02 SQUARE FEET) MORE OR LESS

Page 2 of 3



### **CULPEPPER & TERPENING INC**

2080 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-9537 • FAX 772-464-9497 • www.cteng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **BOUNDARY SURVEY**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PH- 013.000, PARCEL ID 5747470800003010  
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

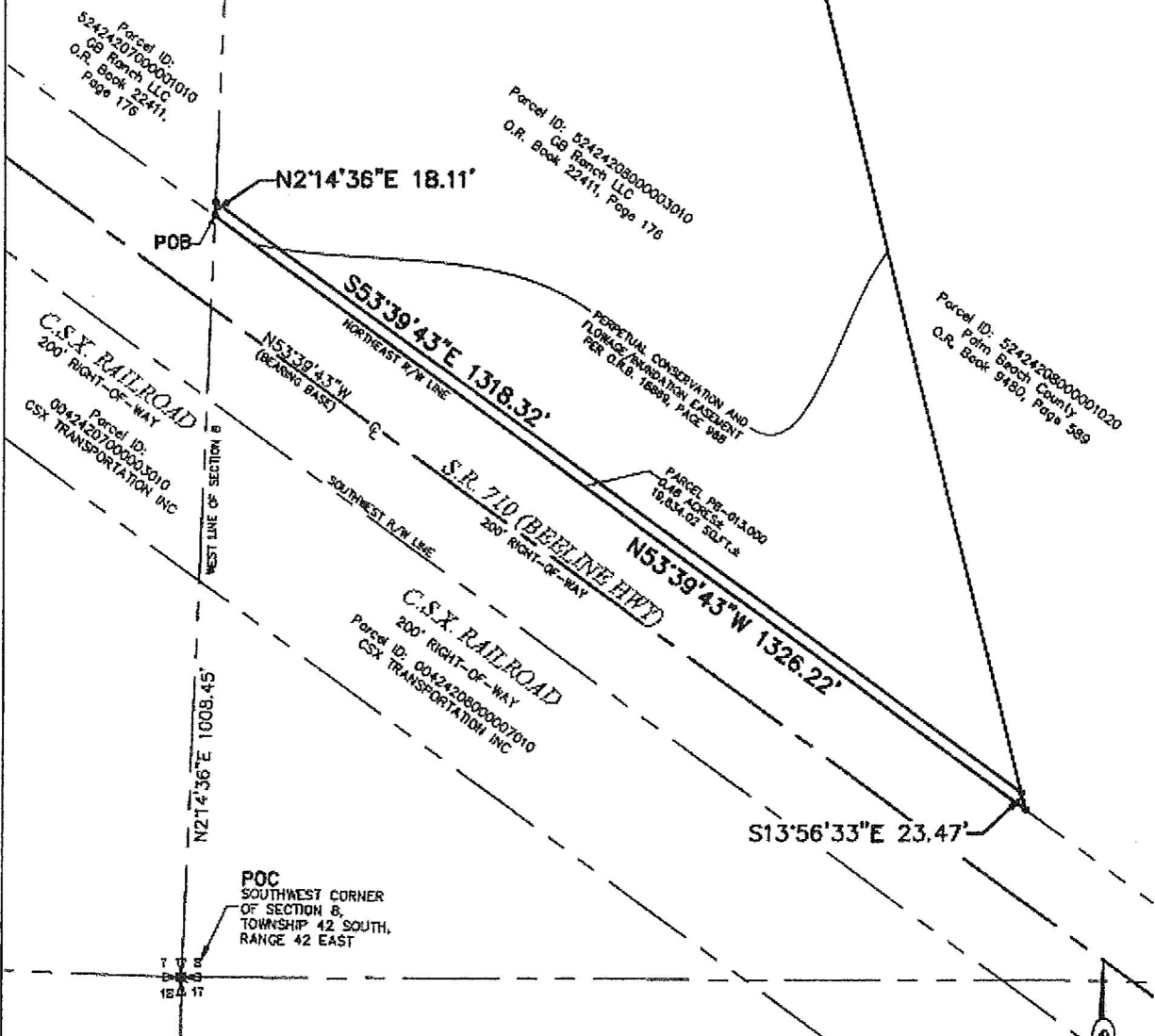
JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 04-22-22

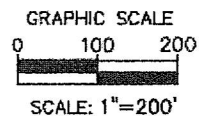
# EXHIBIT A-3



## LEGEND:

- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWSP. = TOWNSHIP
- ⊙ = CENTERLINE
- = DENOTES SET 5/8" IRON ROD & CAP LB #286

BEARINGS SHOWN HEREON ARE  
RELATIVE TO THE CENTERLINE  
OF S.R. 710 HAVING A  
BEARING OF NORTH 53°39'43"  
WEST



Page 3 of 3



## CULPEPPER & TERPENING INC

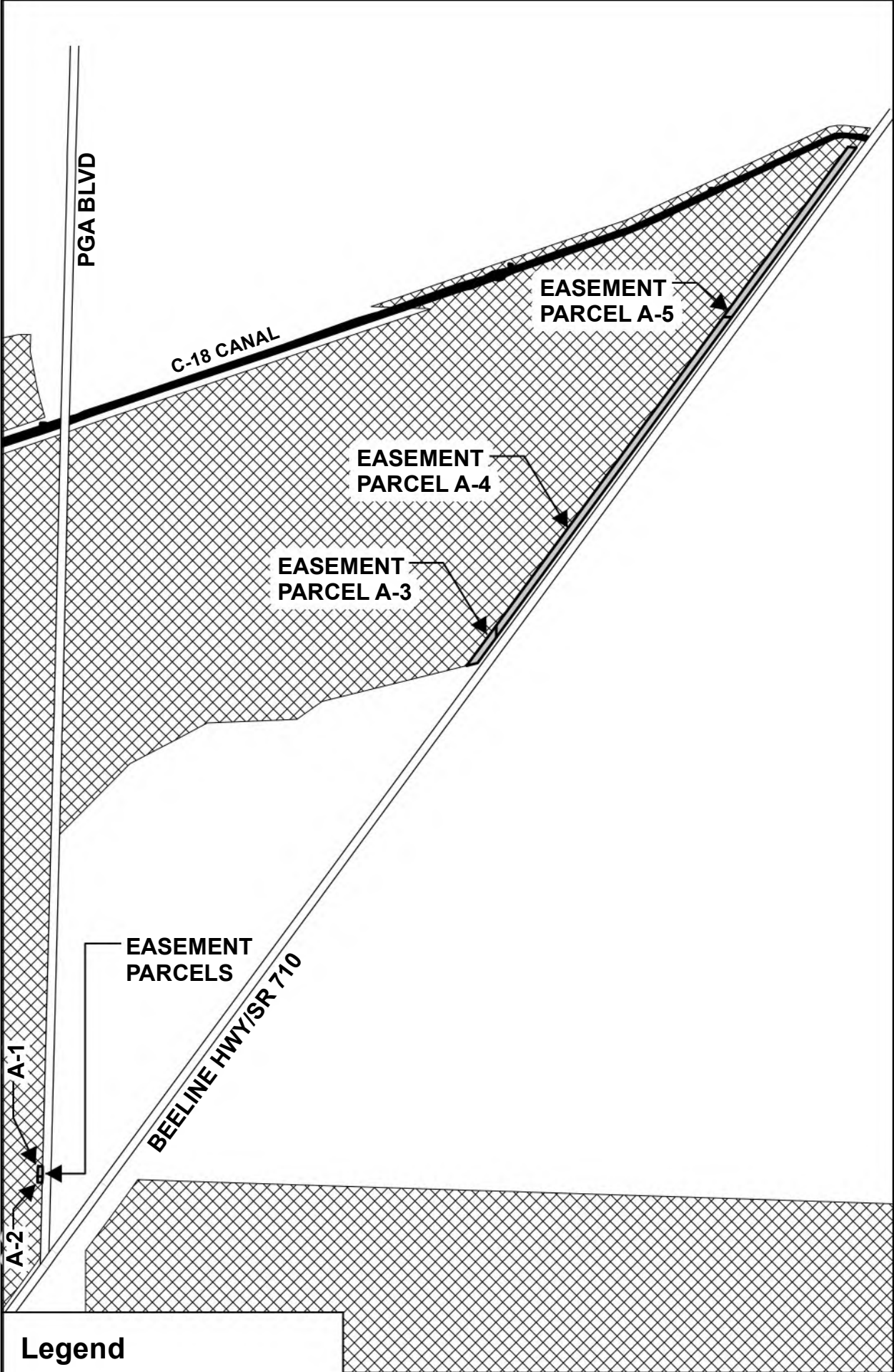
2080 SOUTH 25th STREET • PORT PIERCE, FLORIDA 34081  
PHONE 772-464-3537 • FAX 772-464-8487 • www.cteng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## BOUNDARY SURVEY

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-013,000, PARCEL ID 524242080000003010  
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236 SCALE: 1"=200'  
DRAWN BY: LEH DATE: 04-22-22

**ATTACHMENT 9**  
**LOCATION MAP OF PROPOSED UTILITY EASEMENTS**  
**(2.8 ACRES TOTAL) FOR FPL REQUESTED**  
**230 KV TRANSMISSION LINE PROJECT**



Prepared by & Return to:  
Victor Bactawar, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

Portions of PCN: 52-42-42-08-00-000-1020, 52-42-42-16-00-000-3010, 52-42-42-17-00-000-1010, 00-41-42-01-00-000-1020 and 00-42-42-06-00-000-3010

## UTILITY EASEMENT AGREEMENT

**This EASEMENT** is granted \_\_\_\_\_, 20\_\_\_\_ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("Grantor"), whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation ("Grantee"), whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420.

### W I T N E S S E T H:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of overhead electric utility facilities, including wires, poles, "H" frame structures, towers, anchors, guys, cables, conduits and appurtenant equipment, including transformers (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage and the size of, and remove, replace, relocate such Facilities or any part of them within an easement upon, under, over and across the following

described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal descriptions/site sketches marked  
Exhibit "A-1", Exhibit "A-2", Exhibit "A-3", Exhibit "A-4" and Exhibit "A-5"  
attached hereto and made a part hereof.**

Together with the right to permit Grantee to attach overhead wires within the Easement Premises and to operate same for Grantee's communication purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and, with prior written approval of the Palm Beach County Department of Environmental Resources Management ("ERM"), the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises and shall not extend into the adjacent portions of Loxahatchee Slough Natural Area (the "Natural Area").
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Easement Premises shall revert to Grantor.

3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such activities do not interfere with the rights granted herein.

5. The construction, operation and maintenance of the Facilities will not require wetland filling, soil grading or tree root removal, except in the location of power pole installation.

6. Grantee shall repair any damage to the adjacent Natural Area, to the extent such damage is caused by Grantee or its contractors, subcontractors, employees or agents.

7. Grantor acknowledges and agrees that any improvement, structure or alteration located, constructed, maintained or operated by Grantor over, under, upon or across the Easement Premises that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees shall be a violation of this Easement. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Premises and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within sixty (60) days of such notice.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)



**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

**JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
**Deputy Clerk**

By: \_\_\_\_\_  
**Gregg K. Weiss, Mayor**

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Department Director

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Department Director

**EXHIBIT "A-1", EXHIBIT "A-2", EXHIBIT "A-3", EXHIBIT "A-4"**  
**and EXHIBIT "A-5"**

Note: The following sketches and legal descriptions may be updated prior to recording the Utility Easement Agreement into the public records of Palm Beach County, Florida to address any Florida Administrative Code and/or Palm Beach County PPM requirements.

**Exhibit "A-1"**

**Legal Description/Site Sketch**

# EXHIBIT "A-1"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER RECORD #53283; THENCE NORTH 01°52'30" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE, NORTH 01°52'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 786; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 127.52 FEET TO A POINT ON A LINE THAT IS 127.52 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 6, LINE BEING ALSO THE EAST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7; THENCE ALONG SAID FORMER EAST RIGHT OF WAY LINE, SOUTH 01°52'30" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 127.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,912.99 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:10:10 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 9-28-22



# EXHIBIT "A-1"

## LOCATION MAP

NOT TO SCALE



### SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## ULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22

# EXHIBIT "A-1"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011442989
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## **ENCUMBRANCE TABLE**

PARCEL ID: 00424206000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
2	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
3	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
4	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



## **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22



GRAPHIC SCALE  
0 50 100

SCALE: 1"=100'

# EXHIBIT "A-1"

36 - 31



1 6

WEST LINE OF  
SECTION 6  
1200.00

Parcel ID: 00414201000001020  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

PARCEL ID:  
52414201000003010  
SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R. NO.7 R/W)

Parcel ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265  
FORMER EAST R/W LINE

① QUIT CLAIM ④  
DEED BOOK 842, PAGE 566,  
O.R.B. 33078, PAGE 1265

PARCEL ID: 52424206000005010  
SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

SEE SHEET 5 FOR  
BOUNDARY INFORMATION

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
TATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

15.00'

50.00  
50.00



PARCEL ID:  
52414201000005010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

Parcel ID:  
00414201000005030  
F.D.O.T.  
O.R.B. 33065, PAGE 659

Parcel ID:  
00424207000003020  
F.D.O.T. 33065, PAGE 659

SOUTH R/W LINE  
60' CANAL CPB-10  
R/W PER O.R.B.  
447, PG. 584 &  
O.R.B. 717, PG. 661

PARCEL ID: 52424207000001010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION  
TWP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

## ULPEPPER

## SKETCH & DESCRIPTION

PARCEL PB- 006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

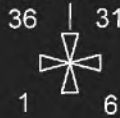
SCALE: 1"=100'  
DATE: 09-28-22

GRAPHIC SCALE



SCALE: 1"=100'

# EXHIBIT "A-1"



NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53010  
N: 917058.1090  
E: 918720.2680

N=912215.5888  
E=918561.7477

**N1°52'30"E 15.00'**

N=912200.5965  
E=918561.2569

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
TATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

**P.O.B.**

**N1°52'30"E  
50.00'**

**P.O.C.**  
SOUTHWEST CORNER  
OF SECTION 6,  
TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53283  
N: 912150.6220  
E: 918559.6210

N01°52'30"E  
4845.01'

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO.7 R/W)

**S88°31'53"E  
127.52'**

**N88°31'53"W  
127.52'**

SOUTH LINE OF SECTION 6  
**S88°31'53"E(C)  
(BEARING BASIS)**

Parcel ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

FORMER EAST R/W LINE

PARCEL PB-006.000  
0.04 ACRES ±  
1,912.99 SQ.FT.±

N=912212.3202  
E=918689.2390

**S1°52'30"W 15.00'**

N=912197.3279  
E=918688.7482

5454.21'



## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION  
TWSP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

## ULPEPPER

## I C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22

**Exhibit "A-2"**

**Legal Description/Site Sketch**



# EXHIBIT "A-2"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #53010; THENCE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4845.01 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 72.47 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 1 BEING ALSO THE WEST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7 FOR A DISTANCE OF 72.47 FEET; THENCE NORTH 01°52'30" EAST, ALONG SAID FORMER WEST RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID STATE ROAD 786, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 72.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,087.07 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:11:32 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000 , PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

JOB NO: 21-236  
DRAWN BY: LEH

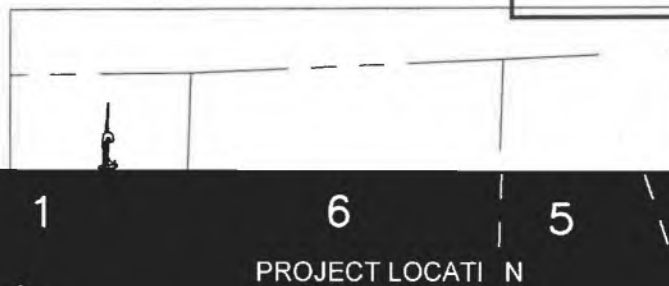
SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-2"

## LOCATION MAP

NOT TO SCALE



### SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

## EXHIBIT "A-2"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011471981
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 00414201000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 636, PG 424	RESERVATIONS	DOES NOT	NONE
2	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
3	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
4	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
5	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



### **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000 , PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-2"

GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

Parcel ID: 00414201000001020

PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

② ⑤ QUIT CLAIM

DEED BOOK 842, PAGE 566,  
O.R.B. 33078, PAGE 1265

FORMER WEST R/W LINE

PARCEL ID: 52414201000003010

SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

SEE SHEET 5 FOR  
BOUNDARY INFORMATION

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

WEST LINE OF  
SECTION 6

Parcel

ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

PARCEL ID:

52424206000005010

SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

15.00'

NORTH R/W LINE

S.R. 786 (PGA BLVD.)

100' RIGHT-OF-WAY

STATE ROAD MAP

SECTION 93001-2501,

DATED 1/17/2006

SOUTH R/W LINE

Parcel

ID: 00424207000003020

F.D.O.T. O.R.B.

33065, PAGE 659

PARCEL ID: 52424207000001010

GB RANCH LLC

O.R. BOOK 22411, PAGE 176

Parcel ID: 00414201000005030  
F.D.O.T. O.R.B. 33065, PAGE 659

PARCEL ID: 52414201000005010

GB RANCH LLC

O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER  
O.R.B. 18869,  
PAGE 988

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

200.00

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER  
O.R.B. 18869,  
PAGE 988

## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION

(R/W) = MEASUREMENT FROM STATE  
ROAD RIGHT OF WAY MAP  
SECTION 93001-2501, DATED  
1/17/2006

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

CL = CENTERLINE

⊙ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

SEC. = SECTION  
TWP. = TOWNSHIP

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

**CULPEPPER :**

**SKETCH & DESCRIPTION**

PARCEL PB- 007.000, PARCEL ID: 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236

DRAWN BY: LEH

SCALE: 1"=100'

DATE: 09-28-22

# EXHIBIT "A-2"

P.O.C.

NORTHEAST CORNER OF SECTION 1,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST  
NOT FOUND

P.B.C POSITION CERTIFIED CORNER #53010

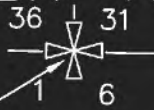
N: 917058.1090

E: 918720.2680

Parcel ID: 00414201000001020

PALM BEACH COUNTY

O.R.B. 33078, PAGE 1265



THE EAST LINE OF  
SECTION 1, T42S, R41E

Parcel  
ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B.33078, PAGE 1265

FORMER WEST R/W LINE  
S88°31'53"E 72.47'

N=912217.4389

E=918489.3174

N1°52'30"E 15.00'

N=912202.453

E=918488.8347

N88°31'53"W 72.47'

PARCEL PB-007.000

0.03 ACRES ±

1 087.07 SQ.FT.±

P.O.B.

N=912215.5888

E=918561.7477

S1°52'30"W 5.00'

NORTH R/W LINE

N=912200.5965

E=918561.2569

SOUTH LINE  
OF SECTION 6

S88°31'53"E(C)  
(BEARING BASIS)

5454.21'

6 | 5  
7 | 8

P.O.C.

SOUTHWEST CORNER OF SECTION 6,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST

NOT FOUND

P.B.C POSITION

CERTIFIED

CORNER #53283

N: 912150.6220

E: 918559.6210

TOWNSHIP 42 SOUTH, RANGE 41 EAST  
TOWNSHIP 42 SOUTH, RANGE 42 EAST

GRAPHIC SCALE  
0 50 100

SCALE: 1"=100'

## LEGEND:

(BB) = BASIS OF BEARINGS

O.R.B. = OFFICIAL RECORD BOOK

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

CL = CENTERLINE

⊙ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

(R/W) = MEASUREMENT FROM STATE

ROAD RIGHT OF WAY MAP

SECTION 93001-2501, DATED

1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

# CULPEPPER

## SKETCH & DESCRIPTION

PARCEL PB-007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 09-28-22

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**Exhibit "A-3"**

**Legal Description/Site Sketch**



# EXHIBIT "A-3"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9480, PAGE 0589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #054715; THENCE NORTH 89°43'41" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 4014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY LINE, OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 385.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22411, PAGE 176; THENCE NORTH 13°56'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 23.47 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTHEAST OF AND PARALLEL WITH THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 0.14 ACRES (6,075.73 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:13:28 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4

**CULPE PER**

**SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

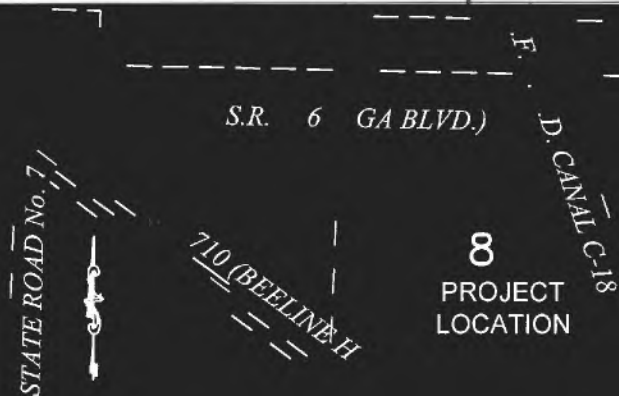
SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-3"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF SECTION 8, HAVING A BEARING OF SOUTH 89°43'41" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-3"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 52424208000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1146, PG. 477	DEED	DOES NOT	NONE
2	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
3	O.R.B. 29, PG. 326	COUNTY DEED	DOES NOT	NONE
4	O.R.B. 717, PG. 660	DEED	DOES NOT	NONE
5	O.R.B. 879, PG. 549	R/W DEED	DOES NOT	NONE
6	ROAD PLAT 6, PG. 110	R/W MAP	DOES NOT	NONE
7	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
8	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
9	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
11	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4



**CULPEPPER &  
TERPENING INC**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22





**Exhibit "A-4"**

**Legal Description/Site Sketch**

# EXHIBIT "A-4"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #026560; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, NORTH 89°43'41" WEST, A DISTANCE OF 4,014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE SOUTH 53°39'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4,922.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE NORTH 01°27'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.28 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.69 ACRES (73,611.04 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:17:54 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 7

**CULPE PER :**  
**TERPE**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

*NORTHLAKE BLV*

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 7

## CULPEPPER

## SKETCH & DESCRIPTION

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424217000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
2	O.R.B. 29, PG. 326	DEED	DOES NOT	NONE
3	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
4	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
5	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
6	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
7	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 7



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## POC

NE CORNER OF SECTION 17, TOWNSHIP  
42 SOUTH, RANGE 42 EAST,  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #26560  
N: 906569.0220  
E: 929258.1210

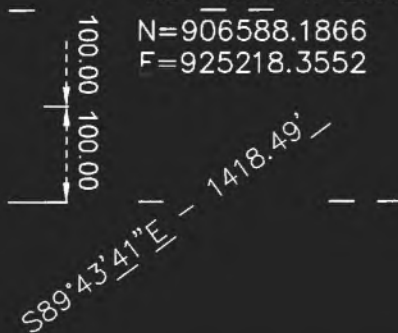
## POB

N=906588.0658  
E=925243.8338

PARCEL ID: 52424208000001020  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N89°43'41"W 25.48'

N=906588.1866  
E=925218.3552



8  
17  
18

N.W. CORNER OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #021010  
N: 906594.9160  
E: 923799.8510

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 7

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

(B.B.) - 4014.23'  
N89°43'41"W - 4014.23'  
NORTH LINE OF SECTION 17

⑦ BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'  
15.00'

NORTHEAST R W LINE  
S.R. 710 BEELINE HWY) PARCEL PB-015.000  
200' RIGHT-OF-WAY 1.69 ACRE  
FDOT R/W MAP 73,611.04 SQ.FT.±  
SECTION 9331-101  
C.S.X. RAILROAD

200' RIGHT-OF-WAY  
Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

MATCH LINE A - SEE SHEET 5

# EXHIBIT "A-4"

MATCH LINE A - SEE SHEET 4

MATCH LINE B - SEE SHEET 6

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589  
**N53°39'43"W 4891.76'**

**S53°39'43"E 4922.81'**

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD 200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

200' DRAINAGE EASEMENT  
PER O.R.B. 717, PAGE 660

PARCEL ID:  
52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R/W LINE  
15.00'

## LEGEND.

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 7

**CULPEPPER .**

**SKETCH & DESCRIPTION**

PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

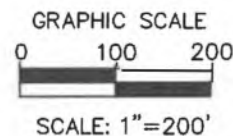
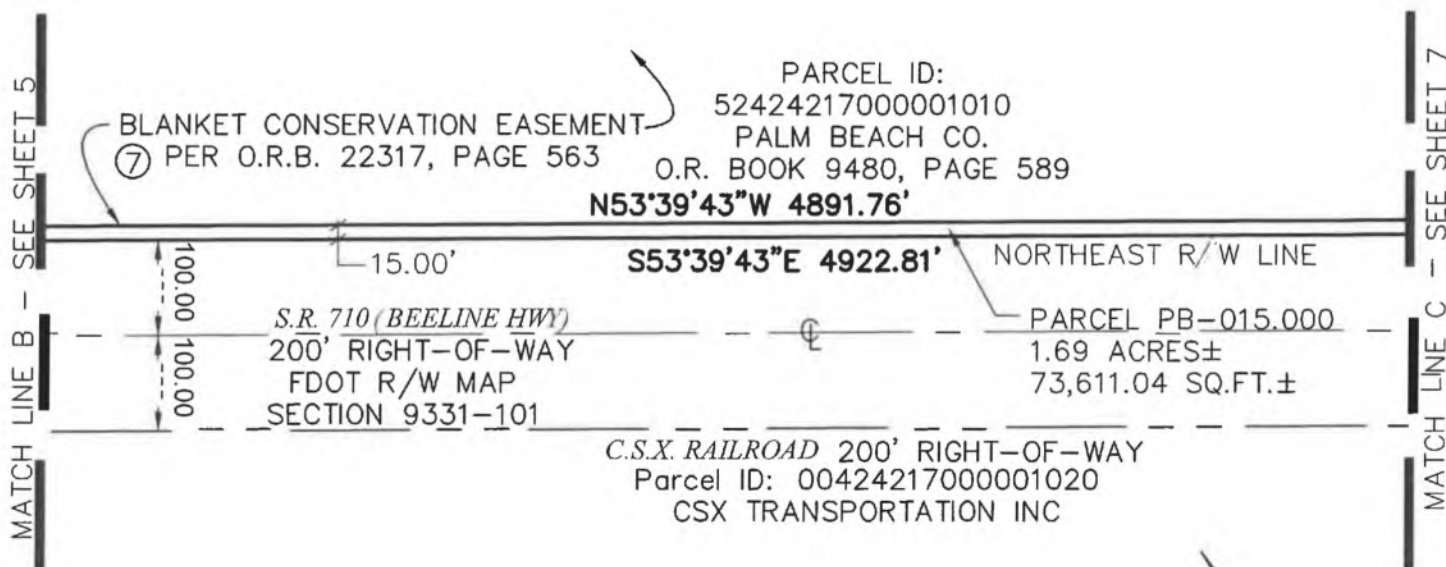
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT "A-4"



## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 SEC. = SECTION  
 TWSP. = TOWNSHIP  
 CL = CENTERLINE  
 O = DENOTES SET 5/8" IRON ROD  
 & CAP LB 4286  
 (BB) = BASIS OF BEARINGS  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
 TO THE NORTH LINE OF SECTION 17,  
 TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, HAVING A  
 BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 6 OF 7



**CULPEPPER &  
TERPENING INC**

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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
 PARCEL PB-015.000, PARCEL ID 52424217000001010  
 SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
 Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

MATCH LINE C - SEE SHEET 6

BLANKET CONSERVATION EASEMENT

⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010

PALM BEACH CO.

O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

15.00'

S.R. 710 BEELINE HWY

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD 200 RIGHT-OF-WAY

Parcel ID: 00424217000001020

CSX TRANSPORTATION INC

PARCEL PB-015.000

1.69 ACRES±

73,611.04 SQ.FT.±

PARCEL ID: 52424216000003010

PALM BEACH COUNTY

O.R. BOOK 9480, PAGE 589

N=903689.3864

E=929184.4089

N1°27'59"E 18.28'

NORTHEAST R/W LINE

N=903671.1093

E=929183.9410

EAST  
SEC  
ON 17 OF

WEST LINE OF  
SECTION 16

100.00  
100.00

## LEGEND.

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSH. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

## GRAPHIC SCALE

0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 7 OF 7

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY

PARCEL PB- 015.000 , PARCEL ID 52424217000001010

SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL

ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

**Exhibit "A-5"**  
**Legal Description/Site Sketch**



# EXHIBIT "A-5"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER # 53305; THENCE NORTH 01°27'59" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2373.98 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 18.28 FEET TO A POINT IN A LINE THAT IS 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 2600.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-18, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 RIGHT OF WAY MAP, DRAWING NUMBER C-18-3, DATED JULY 1954; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°19'35" WEST, A DISTANCE OF 17.32 FEET TO SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 2,599.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES (39,001.01 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:21:15 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

**CULPEPPER**

**C**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.cl-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

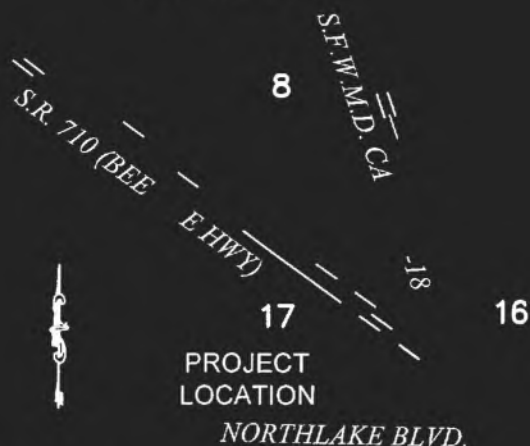
SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-5"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 16 HAVING A BEARING OF NORTH 01°27'59" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002663564897
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424216000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 316, PG. 362	RESERVATIONS	NOT PROVIDED	NONE
2	D.B. 1155, PG. 59	DEED	AFFECTS	BLANKET
3	O.R.B. 635, PG. 195	R/W EASEMENT	DOES NOT	NONE
4	O.R.B. 29, PG. 324	DEED	DOES NOT	NONE
5	O.R.B. 87, PG. 135	EASEMENT	DOES NOT	NONE
6	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
7	O.R.B. 22010, PG. 584	PERMI	AFFECTS	BLANKET
8	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
9	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5

**L EPPER  
E I C**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-5"

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#26560  
(BRASS DISK)  
N: 906569.0220  
E: 929258.1210

16  
17  
WEST LINE  
OF SECTION 16  
PID: 52424217000001010  
Palm Beach Co.  
O.R. Book 9480, Page 589

N01°27'59"E - 2880.50'

N=903689.3864  
E=929184.4089

10

BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

Parcel ID: 52424216000003010  
Palm Beach County  
O.R. Book 9480, Page 589

N1°27'59"E 18.28'  
S53°39'43"E 2600.89'

PARCEL PB-016.000  
0.90 ACRES± 39,001.01 SQ.FT.±

N53°39'43"W 2599.10'

POB

THE INTERSECTION OF  
THE NORTHEAST R/W INE  
AND WEST LINE OF  
16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
N=903671.1093  
E=929183.9410

S.R. 710 BEELINE HWY)

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY

N53°39'43"W

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

N01°27'59"E - 2373.98' 16 21  
17 20

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

## POC

SW CORNER OF SECTION 16,  
TOWNSHIP 42 SOUTH, RANGE  
42 EAST  
NOT FOUND

P.B.C. POSITION

CERTIFIED CORNER #53305 GRAPHIC SCALE

N: 901297.8420

E: 929123.1900

0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-016.000, PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

# EXHIBIT "A-5"

MATCH LINE A - SEE SHEET 4

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

S53°39'43"E 2600.89'

N53°39'43"W 2599.10'

S.R. 710 (BEELINE HWY)  
200' RIGHT-OF-WAY N53°39'43"W  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

10  
BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563  
N=902148.1881  
E=931279.5724

S6°19'35"W 17.32'

PARCEL PB-016.000  
0.90 ACRES± N=902130.9711  
39,001.01 SQ.FT.± E=931277.6636

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

WEST R/W LINE

## LEGEND

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

**CU EPPER**

**SKETCH & DESCRIPTION**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



## Memorandum of Understanding

This Memorandum of Understanding ("MOU") is made this \_\_\_\_ day of February, 2023 between Florida Power & Light Company, a Florida corporation ("FPL"), having its principal office at 700 Universe Boulevard, Juno Beach, Florida 33408, and Palm Beach County, a political subdivision of the State of Florida ("County"), having a mailing address at 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

### Recitals

WHEREAS, the purpose of this MOU is to document the terms of an agreement reached between the County and FPL, whereby FPL has agreed to donate or cause the donation of approximately 14.12 acres of high-quality environmentally sensitive lands ("**Donation Parcel**") to the County pursuant to that certain Purchase and Sale Agreement between FPL and GB Ranch, LLC, dated December 20, 2022, as amended (the "**Purchase and Sale Agreement**") in exchange for the County granting FPL that certain Utility Easement Agreement in the form attached hereto as Exhibit A ("**Easement**") upon the terms and conditions stated herein.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

2. **Responsibilities of FPL.**

a) FPL will cause the donation of the Donation Parcel to the County pursuant to the terms of the Purchase and Sale Agreement.

b) In the event the Donation Parcel is not conveyed to the County in accordance with the Purchase and Sale Agreement, the Easement granted by the County to FPL shall become null and void, and all rights in and to the Easement Premises (as defined in the Easement) shall revert to the County and FPL shall terminate the Easement of Record.

3. **Responsibilities of the County.**

a) The County will execute and deliver the Easement to FPL at the closing of the Donation Parcel.

4. **Counterparts.** This MOU may be executed in any number of counterparts, each of which when executed and delivered shall be an original, and such counterparts shall together constitute one and the same instrument. For purpose of this MOU, a facsimile or similar electronic transmission of a counterpart signed by a party hereto shall be regarded as an original signed by such party for all purposes.

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Memorandum of Understanding to be effective the day and year first shown above.

County:

**ATTEST:**

**JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Gregg K. Weiss, Mayor

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Department Director

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Department Director

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Memorandum of Understanding to be effective the day and year first shown above.

**Witnesses:**

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Cleria Marc**

**FPL:**

**FLORIDA POWER & LIGHT COMPANY,**  
a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Samantha J. Saucier**

**Project Director Real Estate**

## **EXHIBIT A**

Note: The sketches and legal descriptions contained in Exhibit A may be updated to address any Florida Administrative Code and/or Palm Beach County PPM requirements.

**Exhibit A**

**~~Easement~~**



Prepared by & Return to:  
Victor Bactawar, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

Portions of PCN: 52-42-42-08-00-000-1020, 52-42-42-16-00-000-3010, 52-42-42-17-00-000-1010, 00-41-42-01-00-000-1020 and 00-42-42-06-00-000-3010

## UTILITY EASEMENT AGREEMENT

**This EASEMENT** is granted \_\_\_\_\_, 20\_\_\_\_ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("Grantor"), whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation ("Grantee"), whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420.

### W I T N E S S E T H:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of overhead electric utility facilities, including wires, poles, "H" frame structures, towers, anchors, guys, cables, conduits and appurtenant equipment, including transformers (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage and the size of, and remove, replace, relocate such Facilities or any part of them within an easement upon, under, over and across the following

described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal descriptions/site sketches marked  
Exhibit "A-1", Exhibit "A-2", Exhibit "A-3", Exhibit "A-4" and Exhibit "A-5"  
attached hereto and made a part hereof.**

Together with the right to permit Grantee to attach overhead wires within the Easement Premises and to operate same for Grantee's communication purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and, with prior written approval of the Palm Beach County Department of Environmental Resources Management ("ERM"), the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises and shall not extend into the adjacent portions of Loxahatchee Slough Natural Area (the "Natural Area").
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Easement Premises shall revert to Grantor.

3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such activities do not interfere with the rights granted herein.

5. The construction, operation and maintenance of the Facilities will not require wetland filling, soil grading or tree root removal, except in the location of power pole installation.

6. Grantee shall repair any damage to the adjacent Natural Area, to the extent such damage is caused by Grantee or its contractors, subcontractors, employees or agents.

7. Grantor acknowledges and agrees that any improvement, structure or alteration located, constructed, maintained or operated by Grantor over, under, upon or across the Easement Premises that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees shall be a violation of this Easement. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Premises and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within sixty (60) days of such notice.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

**JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
**Deputy Clerk**

By: \_\_\_\_\_  
**Gregg K. Weiss, Mayor**

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Department Director

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Department Director

**Exhibit "A-1"**

**Legal Description/Site Sketch**



# EXHIBIT "A-1"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER RECORD #53283; THENCE NORTH 01°52'30" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE, NORTH 01°52'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 786; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 127.52 FEET TO A POINT ON A LINE THAT IS 127.52 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 6, LINE BEING ALSO THE EAST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7; THENCE ALONG SAID FORMER EAST RIGHT OF WAY LINE, SOUTH 01°52'30" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 127.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,912.99 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:10:10 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.cf-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 0042420600003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22



# EXHIBIT "A-1"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22

# EXHIBIT "A-1"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011442989
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 00424206000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
2	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
3	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
4	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



## **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 9-28-22



GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

# EXHIBIT "A-1"

Parcel ID: 00414201000001020  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

PARCEL ID:  
52414201000003010  
SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R. NO.7 R/W)

Parcel ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265  
FORMER EAST R/W LINE

① QUIT CLAIM ④  
DEED BOOK 842, PAGE 566,  
O.R.B. 33078, PAGE 1265

PARCEL ID: 52424206000005010  
SOUTH FLA WATER MGMT DIST  
O.R. BOOK 22377, PAGE 236

SEE SHEET 5 FOR  
BOUNDARY INFORMATION

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
TATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

15.00'

PARCEL ID:  
52414201000005010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

Parcel ID:  
00414201000005030  
F.D.O.T.  
O.R.B. 33065, PAGE 659

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

Parcel ID:  
00424207000003020  
F.D.O.T. 33065, PAGE 659

SOUTH R/W LINE  
60' CANAL CPB-10  
R/W PER O.R.B.  
447, PG. 584 &  
O.R.B. 717, PG. 661

PARCEL ID: 52424207000001010  
GB RANCH LLC  
O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER O.R.B.  
18869, PAGE 988

## LEGEND

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION  
TWP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

## CUL EPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000, PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

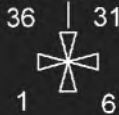
SCALE: 1"=100'  
DATE: 09-28-22

# EXHIBIT "A-1"

GRAPHIC SCALE



SCALE: 1"=100'



NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53010  
N: 917058.1090  
E: 918720.2680

N=912215.5888  
E=918561.7477

**N1°52'30"E 15.00'**

N=912200.5965  
E=918561.2569

STATE ROAD 786 (PGA BLVD.)  
100' RIGHT-OF-WAY  
STATE ROAD MAP  
SECTION 93001-2501,  
DATED 1/17/2006

P.O.B.

**N1°52'30"E  
50.00'**

P.O.C.  
SOUTHWEST CORNER  
OF SECTION 6,  
TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53283  
N: 912150.6220  
E: 918559.6210

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

**S88°31'53"E  
127.52'**

**N88°31'53"W  
127.52'**

SOUTH LINE OF SECTION 6  
**S88°31'53"E(C)  
(BEARING BASIS)**

Parcel ID: 00424206000003010  
PALM BEACH COUNTY  
O.R.B. 33078, PAGE 1265

WEST LINE OF SECTION 6  
FORMER EAST R/W LINE

PARCEL PB-006.000  
0.04 ACRES ±  
1,912.99 SQ.FT.±

N=912212.3202  
E=918689.2390

**S1°52'30"W 15.00'**

N=912197.3279  
E=918688.7482

5454.21'



NOT FOUND  
P.B.C. POSITION CERTIFIED  
CORNER #53284  
N: 912010.8310  
E: 924012.1480

## LEGEND:

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP \*THIS IS NOT A SURVEY\* PAGE 5 OF 5

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

## CULPEPPER .

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 006.000 , PARCEL ID 00424206000003010  
SECTION 06, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22



**Exhibit "A-2"**

**Legal Description/Site Sketch**

# EXHIBIT "A-2"

## LEGAL DESCRIPTION

A 15' WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 33078, PAGE 1265, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #53010; THENCE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4845.01 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 786, A 100 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93001-2501, DATED 1/17/2006 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'53" WEST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 786; THENCE NORTH 88°31'53" WEST, ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 72.47 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 1 BEING ALSO THE WEST RIGHT OF WAY LINE OF THE FORMER STATE ROAD NO. 7 FOR A DISTANCE OF 72.47 FEET; THENCE NORTH 01°52'30" EAST, ALONG SAID FORMER WEST RIGHT OF WAY LINE TO A POINT ON A LINE THAT IS 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID STATE ROAD 786, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°31'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 72.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,087.07 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:11:32 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

**ULPEPPER**



2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

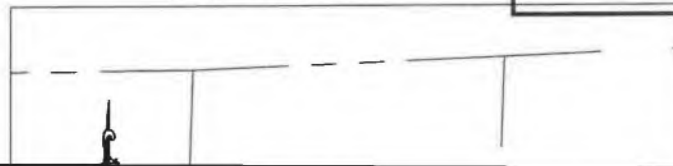
SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-2"

## LOCATION MAP

NOT TO SCALE



1

6

5

PROJECT LOCATION

2

7

8

### SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE CENTERLINE OF STATE ROAD 786 HAVING A BEARING OF SOUTH 88°31'53" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-28-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

**CU EPPER**

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

## EXHIBIT "A-2"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002011471981
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### **ENCUMBRANCE TABLE**

PARCEL ID: 00414201000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	DB 636, PG 424	RESERVATIONS	DOES NOT	NONE
2	DB 842, PG 566	QUIT CLAIM	AFFECTS	SHOWN HEREON
3	ORB 879, PG 549	R/W DEED	DOES NOT	NONE
4	ROAD PB 6, PG 110	R/W DEED	DOES NOT	NONE
5	ORB 33078, PG 1265	QUIT CLAIM	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5



### **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 007.000 , PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

## EXHIBIT "A-2"

Parcel ID: 00414201000001020

PALM BEACH COUNTY

O.R.B. 33078, PAGE 1265

② ⑤ QUIT CLAIM

DEED BOOK 842, PAGE 566,

O.R.B. 33078, PAGE 1265

FORMER WEST R/W LINE

PARCEL ID: 52414201000003010

SOUTH FLA WATER MGMT DIST

O.R. BOOK 22377, PAGE 236

SEE SHEET 5 FOR

BOUNDARY INFORMATION

200.00

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

WEST LINE OF  
SECTION 6

Parcel

ID: 00424206000003010

PALM BEACH COUNTY

O.R.B. 33078, PAGE 1265

PARCEL ID:

52424206000005010

SOUTH FLA WATER MGMT DIST

O.R. BOOK 22377, PAGE 236

15.00'

NORTH R/W LINE

S.R. 786 (PGA BLVD.)

100' RIGHT-OF-WAY

STATE ROAD MAP

SECTION 93001-2501,

DATED 1/17/2006

SOUTH R/W LINE

Parcel

ID: 00424207000003020

F.D.O.T. O.R.B.

33065, PAGE 659

PARCEL ID: 52424207000001010

GB RANCH LLC

O.R. BOOK 22411, PAGE 176

Parcel ID: 00414201000005030

F.D.O.T. O.R.B. 33065, PAGE 659

PARCEL ID: 52414201000005010

GB RANCH LLC

O.R. BOOK 22411, PAGE 176

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER

O.R.B. 18869,

PAGE 988

UNDEVELOPED  
CONSERVATION LANDS  
(FORMER S.R.  
NO. 7 R/W)

200.00

PERPETUAL  
CONSERVATION AND  
FLOWAGE/INUNDATION  
EASEMENT PER  
O.R.B. 18869,  
PAGE 988

### LEGEND:

(BB) = BASIS OF BEARINGS

O.R.B. = OFFICIAL RECORD BOOK

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

CL = CENTERLINE

⊙ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION

(R/W) = MEASUREMENT FROM STATE  
ROAD RIGHT OF WAY MAP  
SECTION 93001-2501, DATED  
1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88°31'53" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

## CULPPER

### SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY

PARCEL PB- 007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

PHONE 772-464-3537 • FAX 772-464-9497 • www.cl-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236

DRAWN BY: LEH

SCALE: 1"=100'

DATE: 09-28-22



# EXHIBIT "A-2"

P.O.C.

NORTHEAST CORNER OF SECTION 1,  
TOWNSHIP 42 SOUTH, RANGE 41 EAST  
NOT FOUND

P.B.C POSITION CERTIFIED CORNER #53010

N: 917058.1090

E: 918720.2680

Parcel ID: 00414201000001020

PALM BEACH COUNTY

O.R.B. 33078, PAGE 1265



S 01° 52' 53\"/>

4845.01'

THE EAST LINE OF  
SECTION 1, T42S, R41

Parcel

ID: 00424206000003010

PALM BEACH COUNTY

O.R.B.33078, PAGE 1265

UN DEVELOPED  
CONSERVATION LANDS  
(FORMER STATE ROAD  
N 7 R/W)

FORMER WEST R/W LINE

S 88° 31' 53\"/>

N=912217.4389

E=918489.3174

N 1° 52' 30\"/>

N=91 02.453

E=918488.8347

N 88° 31' 53\"/>

PARCEL PB-007.000

0.03 ACRES ±

1 087.07 SQ.FT.±

P.O.B.

N=912215 5888

E=918561 7477

S 1° 52' 30\"/>

NORTH R/W LINE

N=912200.5965

E=918561.2569

SOUTH LINE  
OF SECTION 6

S 88° 31' 53\"/>

5454.21'

P.O.C.

SOUTHWEST CORNER OF SECTION 6,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST

NOT FOUND

P.B.C POSITION

CERTIFIED

CORNER #53283

N: 912150.6220

E: 918559.6210

TOWNSHIP 42 SOUTH, RANGE 41 EAST  
TOWNSHIP 42 SOUTH, RANGE 42 EAST

GRAPHIC SCALE

0 50 100

SCALE: 1"=100'

## LEGEND:

(BB) = BASIS OF BEARINGS

O.R.B. = OFFICIAL RECORD BOOK

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

CL = CENTERLINE

⊙ DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

(R/W) = MEASUREMENT FROM STATE  
ROAD RIGHT OF WAY MAP  
SECTION 93001-2501, DATED  
1/17/2006

SEC. = SECTION

TWSP. = TOWNSHIP

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE CENTERLINE OF  
PGA BLVD HAVING A  
BEARING OF SOUTH  
88° 31' 53\"/>

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

PE · PER ·

SKETCH & DESCRIPTION

C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL

ENGINEERS AUTHORIZATION NO. 4286

PARCEL PB-007.000, PARCEL ID 00414201000001020  
SECTION 01, TOWNSHIP 42 SOUTH, RANGE 41 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=100'

DRAWN BY: LEH

DATE: 09-28-22

**Exhibit "A-3"**

**Legal Description/Site Sketch**

# EXHIBIT "A-3"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9480, PAGE 0589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #054715; THENCE NORTH 89°43'41" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 4014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY LINE, OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 385.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22411, PAGE 176; THENCE NORTH 13°56'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 23.47 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTHEAST OF AND PARALLEL WITH THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 0.14 ACRES (6,075.73 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:13:28 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 61999

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4

**CULPEPPER  
TERPE**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**SKETCH & DESCRIPTION**

PARCEL PB-014.000, PARCEL ID 52424208000001020  
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-3"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF SECTION 8, HAVING A BEARING OF SOUTH 89°43'41" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-3"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424208000001020

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1146, PG. 477	DEED	DOES NOT	NONE
2	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
3	O.R.B. 29, PG. 326	COUNTY DEED	DOES NOT	
4	O.R.B. 717, PG. 660	DEED	DOES NOT	
5	O.R.B. 879, PG. 549	R/W DEED	DOES NOT	
6	ROAD PLAT 6, PG. 110	R/W MAP	DOES NOT	
7	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
8	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
9	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
11	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4

**LPEPPER**

**C**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-3"



**CULPEPPER**

**SKETCH & DESCRIPTION**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22

**Exhibit "A-4"**

**Legal Description/Site Sketch**



# EXHIBIT "A-4"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #026560; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, NORTH 89°43'41" WEST, A DISTANCE OF 4,014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE SOUTH 53°39'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4,922.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE NORTH 01°27'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.28 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES (73,611.04 SQUARE FEET) MORE OR LESS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:17:54 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 7

**CULPEPPER**



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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**SKETCH & DESCRIPTION**

PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

*NORTHLAKE BLV*

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 7

**CULPEPPER :**  
**TERPE**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

## EXHIBIT "A-4"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ENCUMBRANCE TABLE

PARCEL ID: 52424217000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
2	O.R.B. 29, PG. 326	DEED	DOES NOT	NONE
3	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
4	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
5	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
6	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
7	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 7



### **CULPEPPER & TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## POC

NE CORNER OF SECTION 17, TOWNSHIP  
42 SOUTH, RANGE 42 EAST,  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #26560  
N: 906569.0220  
E: 929258.1210

## POB

N=906588.0658  
E=925243.8338

PARCEL ID: 52424208000001020  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N89°43'41"W 25.48'

N=906588.1866  
E=925218.3552



(B.B.) - 4014.23'  
N89°43'41"W - 25.48'  
NORTH LINE OF SECTION 17

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

15.00'

S.R. 710 BEELINE HWY)

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

⑦ BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R W LINE

-PARCEL PB-015.000

1.69 ACRE

73,611.04 SQ.FT.±

N.W. CORNER OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #021010  
N: 906594.9160  
E: 923799.8510

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
⊙ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 7

## CULPEPPER

## C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

MATCH LINE A - SEE SHEET 5

# EXHIBIT "A-4"

MATCH LINE A - SEE SHEET 4

MATCH LINE B - SEE SHEET 6

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

CSX RAILROAD 200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

200' DRAINAGE EASEMENT  
PER O.R.B. 717, PAGE 660

PARCEL ID:  
52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R/W LINE  
15.00'

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 7

## CULPEPPER

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

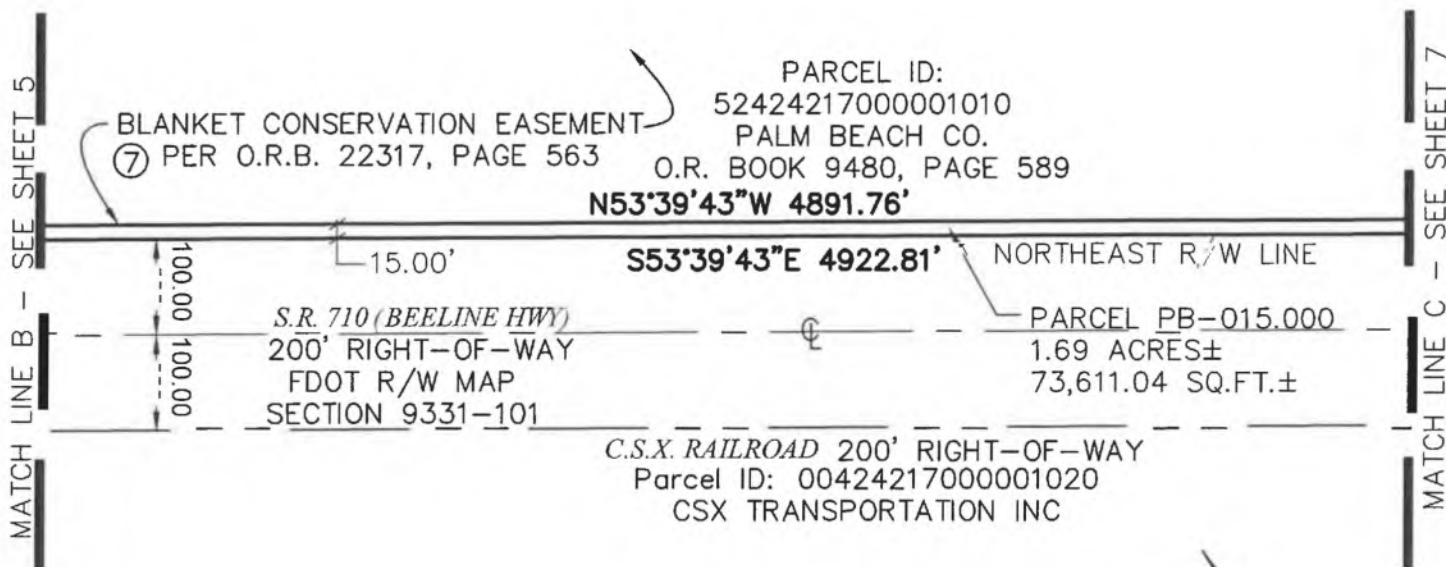
FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



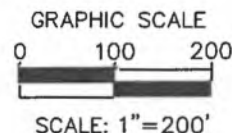
# EXHIBIT "A-4"



## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 SEC. = SECTION  
 TWSP. = TOWNSHIP  
 CL = CENTERLINE  
 O = DENOTES SET 5/8" IRON ROD  
 & CAP LB 4286  
 (BB) = BASIS OF BEARINGS  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
 TO THE NORTH LINE OF SECTION 17,  
 TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, HAVING A  
 BEARING OF SOUTH 89°43'41" EAST



\*THIS IS NOT A SURVEY\* PAGE 6 OF 7



**CULPEPPER &  
TERPENING INC**

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 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
 PARCEL PB-015.000, PARCEL ID 52424217000001010  
 SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-4"

MATCH LINE C - SEE SHEET 6

BLANKET CONSERVATION EASEMENT

⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010

PALM BEACH CO.

O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

15.00'

S.R. 710 BEELINE HWY

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

Parcel ID: 00424217000001020

CSX TRANSPORTATION INC

PARCEL PB-015.000

1.69 ACRES±

73,611.04 SQ.FT.±

200 RIGHT-OF-WAY

WEST LINE OF  
SECTION 16

PARCEL ID: 52424216000003010

PALM BEACH COUNTY

O.R. BOOK 9480, PAGE 589

N=903689.3864

E=929184.4089

1°27'59"E 18.28'

NORTHEAST R/W LINE

N=903671.1093

E=929183.9410

EAST  
LINE OF  
SECTION 17

## LEGEND

- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- SEC. = SECTION
- TWSP. = TOWNSHIP
- CL = CENTERLINE
- ⊙ = DENOTES SET 5/8" IRON ROD & CAP LB 4286
- (BB) = BASIS OF BEARINGS
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

GRAPHIC SCALE

100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 7 OF 7

**CU PEPPER**

**C**

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ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22



**Exhibit "A-5"**  
**Legal Description/Site Sketch**

# EXHIBIT "A-5"

## LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER # 53305; THENCE NORTH 01°27'59" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2373.98 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 18.28 FEET TO A POINT IN A LINE THAT IS 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 2600.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-18, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 RIGHT OF WAY MAP, DRAWING NUMBER C-18-3, DATED JULY 1954; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°19'35" WEST, A DISTANCE OF 17.32 FEET TO SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 2,599.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES (39,001.01 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:21:15 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

**CULPEPPER  
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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

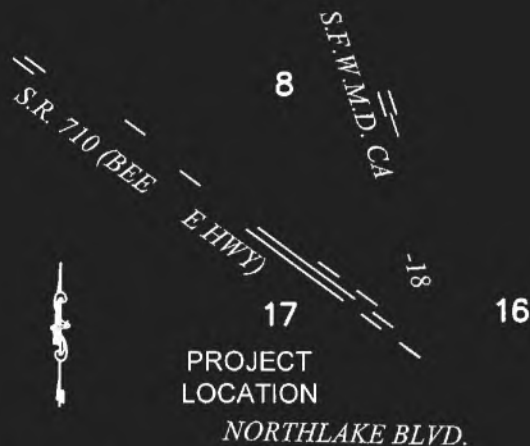
SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-5"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 16 HAVING A BEARING OF NORTH 01°27'59" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

# CULPEPPER

# I C

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002663564897
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424216000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 316, PG. 362	RESERVATIONS	NOT PROVIDED	NONE
2	D.B. 1155, PG. 59	DEED	AFFECTS	BLANKET
3	O.R.B. 635, PG. 195	R/W EASEMENT		NONE
4	O.R.B. 29, PG. 324	DEED		NONE
5	O.R.B. 87, PG. 135	EASEMENT		NONE
6	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
8	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
9	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5

**CULPEPPER  
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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-5"

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#26560  
(BRASS DISK)  
N: 906569.0220  
E: 929258.1210

9 17 16  
8 17 17

N01°27'59"E — 2880.50'

N=903689.3864  
E=929184.4089

⑩

BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

Parcel ID: 52424216000003010  
Palm Beach County  
O.R. Book 9480, Page 589

N1°27'59"E 18.28'  
S53°39'43"E 2600.89'

PARCEL PB-016.000  
0.90 ACRES± 39,001.01 SQ.FT.±

N53°39'43"W 2599.10'

NORTHEAST R/W LINE.

N53°39'43"W

POB

THE INTERSECTION OF  
THE NORTHEAST R/W LINE  
AND WEST LINE OF  
SECTION 16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
N=903671.1093  
E=929183.9410

S.R. 710 BEELINE HWY)  
200' RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101  
C.S.X. RAILROAD  
200' RIGHT-OF-WAY

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

15.00'

N01°27'59"E — 2373.98'

100' 100'

## LEGEND.

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

## POC

SW CORNER OF SECTION 16,  
TOWNSHIP 42 SOUTH, RANGE  
42 EAST  
NOT FOUND

P.B.C. POSITION

CERTIFIED CORNER #53305 GRAPHIC SCALE  
N: 901297.8420 0 100 200  
E: 929123.1900

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

MATCH LINE A — SEE SHEET 5

# EXHIBIT "A-5"

MATCH LINE A - SEE SHEET 4

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

S53°39'43"E 2600.89'

N53°39'43"W 2599.10'

S.R. 710 (BEELINE HWY)  
200' RIGHT-OF-WAY N53°39'43"W  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

⑩  
BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563  
N=902148.1881  
E=931279.5724

S6°19'35"W 17.32'

PARCEL PB-016.000  
0.90 ACRES± N=902130.9711  
39,001.01 SQ.FT.± E=931277.6636

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

WEST R/W LINE

00' 100'

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

**LPEPPER :**

**C**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

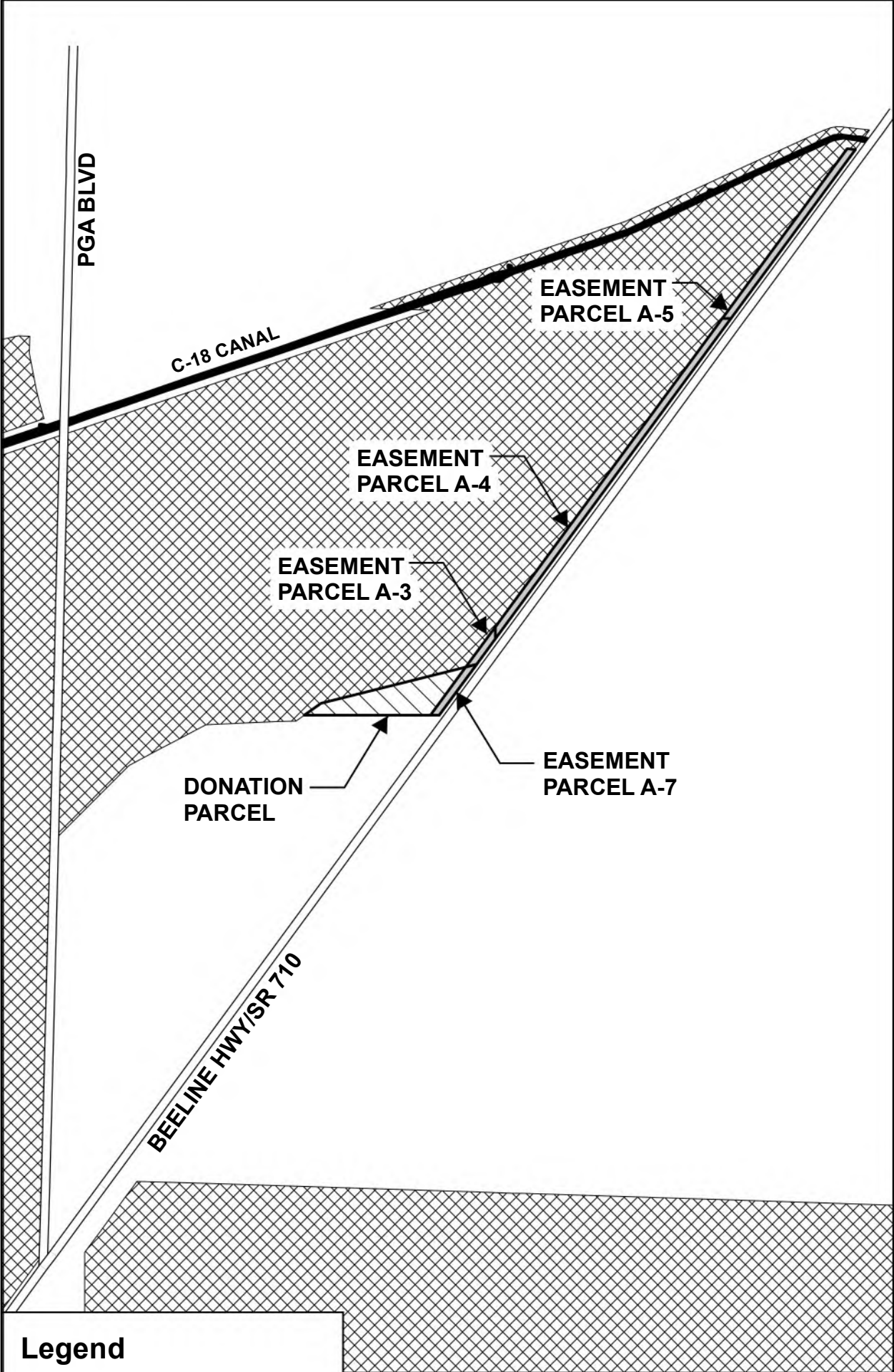
FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-016.000, PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

**ATTACHMENT 12**

**LOCATION MAP FOR TEMPORARY CONSTRUCTION  
EASEMENT AND FENCING AGREEMENT**



**Legend**

- Roads
- Loxahatchee Slough NA
- C-18 Canal



**NOT TO SCALE**

PALM BEACH COUNTY  
DEPT OF ENVIRONMENTAL  
RESOURCES MGMT  
11/02/2022: SP





Prepared by and Return to:

Victor Bactawar, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

PCN: 52-42-42-17-00-000-1010 (portion),  
00-41-42-01-00-000-1020 (portion),  
00-42-42-06-00-000-3010 (portion), and  
52-42-42-08-00-000-3010 (portion)

## TEMPORARY CONSTRUCTION EASEMENT AND FENCING AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AND FENCING AGREEMENT ("**Easement**"), is executed and effective this \_\_\_\_ day of \_\_\_\_\_, 2023 ("**Effective Date**"), by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("**Grantor**"), whose address for notice purposes is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605 ("**Grantor**") and Florida Power & Light Company, a Florida corporation, whose address for notice purposes is P.O. Box 14000, Juno Beach, Florida 33408-0420, (hereinafter the "**Grantee**"). Grantor and Grantee are sometimes referred to individually, as a "**Party**", and collectively, as "**Parties**".

WHEREAS, Grantee applied to Grantor pursuant to Palm Beach County's Conservation Lands Protection Ordinance (Ordinance No. 2003-052, as codified in the County's Code of Ordinances in Chapter 11, Article XV) for an interest in conservation lands; and

WHEREAS, in Grantee's application to Grantor seeking an interest in conservation lands, Grantee committed that in exchange for approval of its application for a nonexclusive utility easement over certain conservation lands, Grantee would install a permanent fence on Grantor's conservation lands adjacent to SR 710/Beeline Highway in accordance with Grantor's specifications; and

WHEREAS, this Easement sets forth Grantee's obligation to construct a permanent fence within the Temporary Easement Area described in **Exhibit "A"** in accordance with the specifications described in **Exhibit "B"**.

### PREMISES

A. Grantor is the owner of a certain tract of real property located in Palm Beach County, Florida and being more particularly described on the attached **Exhibit "A"** (comprised of Exhibit "A-3", Exhibit "A-4", Exhibit "A-5" and Exhibit "A-7"; **Temporary Easement Area**); and



B. Grantee intends to construct, operate and maintain one or more overhead electric transmission lines, including but not limited to, wires, poles, "H" frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes (collectively, the "Facilities") that will be constructed within the Temporary Easement Area pursuant to the terms of a separate easement between the Parties; and

C. As one of the conditions for allowing Grantee to construct the Facilities within the Temporary Easement Area Grantee shall construct a permanent fence in accordance with Grantor's specifications as detailed in the attached **Exhibit "B"** ("**Fence**") within the Temporary Easement Area, which fence shall remain after the termination or expiration of this Easement. The Fence shall be constructed within the Temporary Easement Area immediately following construction of the Facilities; and

D. Grantor desires to grant and convey to Grantee a non-exclusive temporary construction easement over the Temporary Easement Area for construction of the Fence.

IN CONSIDERATION of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Grant.** Grantor does hereby grant unto Grantee, a non-exclusive temporary construction easement over the Temporary Easement Area for the purposes of construction of the Fence, together with the right for vehicles and equipment to traverse over the Temporary Easement Area by Grantee and Grantee's contractors and subcontractors for such purposes. Grantee shall also have the right to lay temporary mats, clear the land, cut, prune and remove or otherwise dispose of any foliage or vegetation necessary to construct the Fence within the Temporary Easement Area.

2. **Location of Existing Utilities.** Prior to exercising the rights conferred hereunder, Grantee or any party acting as its agent shall locate the existing utility facilities within the Temporary Easement Area, if any, and shall contact and coordinate with all utility companies that have facilities within the Temporary Easement Area.

3. **Use Limitation.** Grantee acknowledges and agrees that the rights granted by this Easement are and shall be strictly limited to those specifically granted herein and that Grantee may not utilize the Temporary Easement Area for any purpose not specifically permitted in this Easement.

4. **Maintenance & Use.** Grantee shall keep the Temporary Easement Area in good condition and repair, excluding ordinary wear and tear and damage by the elements or by Grantor, or Grantor's employees, contractors, agents, and/or invitees. Grantee shall

not allow the Temporary Easement Area to be used for any unlawful purpose. Grantee shall comply with all applicable governmental laws, ordinances, rules, and regulations while using the Temporary Easement Area for the purposes granted herein.

5. **Term**. The term of the Easement ("**Term**") shall commence on the Effective Date and automatically terminate without the need for further action on the part of either Party upon construction of the Fence within the Temporary Construction Easement Area in accordance with all specifications as detailed in the attached **Exhibit "B"** and compliance with Section 23 below. The Fence shall be constructed within the Temporary Construction Easement Area in accordance with all specifications as detailed in the attached **Exhibit "B"** no later than sixty (60) days following completion of the Facilities within the Temporary Construction Easement, which in no event shall be more than twenty-four (24) months from the date of execution of this Easement. Failure to comply with the foregoing shall be considered in default of this Easement.

6. **Other Obligations**. Grantee agrees to actively and diligently pursue all work performed hereunder to completion and to exercise the rights granted hereunder in a manner that does not unreasonably interfere with and minimizes the impact on the Grantor's use of the Temporary Easement Area and Grantor's adjoining property. Grantee shall maintain temporary construction fencing that restricts access to the adjacent natural area until such time as the Fence has been completed.

7. **Personal Property**. Grantor shall have no liability or responsibility whatsoever for Grantee's equipment, personal, or other property, nor that of any other person or entity, placed upon or located within the Temporary Easement Area.

8. **Prohibition Against Liens**. Neither Grantor's nor Grantee's interest in the Temporary Easement Area shall be subject to liens arising from Grantee's or any other person or entity's use of the Temporary Easement Area or exercise of the rights granted hereunder. Grantee shall promptly cause any lien imposed against the Temporary Easement Area or the Grantor's adjacent property to be discharged or bonded off, pursuant to Chapter 255.05 and Chapter 713 of the Florida Statutes. In addition, Grantee shall either require all contractors to furnish a payment and performance bond in accordance with Florida Statutes Section 255.05, naming Grantor as an obligee or, require such contractors to comply with Grantor's Bond Waiver Program as set forth in Grantor's Policies and Procedures Memorandum PPM #CW-F-016 as the same may be amended from time to time attached hereto as **Exhibit "C"** and made a part hereof, which is hereby incorporated herein by reference. Any required payment or performance bond shall be delivered to Grantor prior to commencement of construction.

9. **Insurance**. Grantee shall provide, maintain and keep in full force and effect Automobile Liability and General Liability Insurance in an amount not less than One

Million Dollars (\$1,000,000) per occurrence combined single limit bodily injury and property damage liability coverage and Workers Compensation covering all employees in accordance with Chapter 440 Florida Statutes. The General Liability policy shall include coverage for the Temporary Easement Area, Operations, Contractual Liability, Independent Contractors Contractual Liability, X, C, U and Broad Form Property Damage Liability coverages.

Except for Workers Compensation and Automobile, all insurance policies shall name the Grantor as Additional Insured. Such insurance shall be underwritten by an insurance company licensed to do business in the State of Florida.

A Certificate of Insurance evidencing such insurance coverage shall be provided prior to the commencement of any work pursuant to this Easement to:

Palm Beach County Board of County Commissioners  
Insurance Compliance  
c/o EBIX, Inc.  
PO Box 100085- DX  
Duluth, GA 30096  
bcount ebix.com

Such Certificate shall require at least thirty (30) days prior notice of cancellation or adverse material change in coverage. Grantee shall ensure that any contractor or subcontractor entering the Temporary Easement Area on its behalf has and maintains insurance coverage at least equal to that required of the Grantee under the provisions of this Paragraph 9. The required certificates must be signed by the authorized representative of the Insurance Company shown on the certificate.

In no event shall the limits of said insurance policies be considered as limiting the liability of Grantee under this Easement. Furthermore, Grantee shall and hereby does hold Grantor harmless from any loss or damage incurred or suffered by Grantor due to Grantee's failure to maintain such insurance.

Should Grantee contract with a third-party (Contractor) to perform any service related to the Easement, Grantee shall require the Contractor to provide the following minimum insurance:

Commercial General Liability insurance with minimum limits of \$1,000,000 combined single limit for property damage and bodily injury per occurrence and \$2,000,000 per aggregate. Such policy shall be endorsed to include Grantee and Grantor as Additional Insureds. Grantee shall also require that the Contractor include a Waiver of Subrogation against Grantor.



Business Automobile Liability insurance with minimum limits of \$1,000,000 combined single limits for property damage and bodily injury per occurrence.

Workers' Compensation insurance in compliance with Chapter 440, Florida Statutes, and which shall include coverage for Employer's Liability with minimum limits of \$1,000,000 each accident.

Grantee may meet the insurance requirements herein with any combination of primary, excess, or self-insurance. When requested, the Grantee shall provide an affidavit or Certificate of Insurance evidencing insurance or self-insurance.

Compliance with the foregoing requirement shall not relieve the Grantee of its liability and obligations under this Agreement.

10. **Indemnification.** Grantee shall protect, defend, indemnify and hold Grantor, its agents, employees, and elected officers harmless from and against all claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees and costs, whether at trial or appellate levels or otherwise, arising during and as a result of their performance of their activities under this Easement or due to the acts or omissions of Grantee, its agents, employees, third-party contractor's, or similar parties acting at the behest, on behalf of, or under the direction of Grantee as a result of their performance of their activities under this Easement.

11. **No Dedication.** The grant of Easement contained herein is solely for the use and benefit of Grantee, and Grantee's authorized agents and employees, and is not intended, and shall not be construed as a dedication to the public of any portion of the Temporary Easement Area for use by the public.

12. **Matters of Record.** Grantee hereby accepts the Temporary Easement Area "As-Is", without warranty or representation and subject to zoning and other governmental restrictions, matters reflected on any plat relating to the Temporary Easement Area, and all other easements, restrictions, conditions, encumbrances, and other matters of record as of the date hereof.

13. **Non-Discrimination.** Pursuant to Palm Beach County Resolution R2017-1770, as may be amended, the parties agree that no person shall, on the grounds of race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity or expression, or genetic information be excluded from the benefits of, or be subjected to, any form of discrimination under any activity conducted pursuant to this Easement. Failure to meet this requirement shall be considered default of this Easement.



14. **Palm Beach Coun Office of the Inspector General.** Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General is authorized with the power to review past, present, and proposed County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

15. **Construction.** The terms of this Easement shall not be strictly construed against one Party as opposed to the other Party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof be held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Easement and the same shall remain in full force and effect.

16. **Entire Understandin .** This Easement represents the entire understanding between the Parties and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Easement.

17. **Notices.** All notices and elections (collectively, "**notices**") to be given or delivered by or to any Party hereunder, shall be in writing and shall be (as elected by the Party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service (provided in each case a receipt is obtained), telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or overnight delivery service, or on the date of transmission with confirmed answer back if telecopier or fax if transmitted before 5 PM on a business day and on the next business day if transmitted after 5 PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The Parties hereby designated the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such Party:

Grantor:

Property & Real Estate Management Division  
Attention: Director  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605  
Telephone: 561-233-0217  
Fax: 561-233-0210

With a copy to:

Palm Beach County Attorney's Office  
Attention: Real Estate  
301 North Olive Avenue, Suite 601  
West Palm Beach, FL 33401  
Telephone: 561-355-2225  
Fax: 561-355-4398

Grantee:

Florida Power & Light Company  
Attention:  
P.O. Box 1400  
Juno Beach, FL 33408-0420  
Attn: Corporate Real Estate Department

With a copy to:

Florida Power & Light Company  
Attention:  
P.O. Box 1400  
Juno Beach, FL 33408-0420  
Attn: General Counsel

Any Party may from time to time change the address at which notice under this Easement shall be given to such Party, upon three (3) days prior written notice to the other Party.

18. **Default.** In the event Grantee fails or refuses to perform any term, covenant, or condition of this Easement for which a specific remedy is not set forth in this Easement, and such failure continues for five (5) days after receipt of written notice thereof from Grantor, Grantor may declare Grantee in default, and Grantor shall, in addition to any other

remedies provided at law or in equity, have the right to terminate this Easement upon five (5) days written notice to Grantee or seek an action for specific performance thereof. Upon receipt of a termination notice as set forth above, except as otherwise directed by Grantor, in writing, Grantee shall immediately remove all equipment and property from the Temporary Easement Area other than the Fence and comply with Section 23 below (Removal & Restoration). In the event that Grantor institutes a suit, including but not limited to an action for damages, or action to enforce any provision in this Easement due to Grantees' default, Grantor shall be entitled to recover from Grantee all fees, costs and expenses of enforcing any right under or with respect to this Easement, including without limitation, such reasonable fees and expenses of attorneys, which shall include, without limitation, all fees, costs and expenses of appeals; provided any such action shall be limited to actual damages and in no event shall Grantee be liable for special, consequential or punitive damages.

19. **Governin Law & Venue.** This Easement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Easement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

20. **Effective Date of Easement.** This Easement is expressly contingent upon the approval of the Board of County Commissioners and shall become effective only when signed by all Parties.

21. **Authori .** Grantor hereby represents and warrants to Grantee that Grantor owns the Temporary Easement Area, in fee simple and is fully authorized and empowered to grant the rights and benefits herein granted to Grantee.

22. **Dama e.** Throughout the Term, Grantee will repair any damage to the adjoining Grantor property, to the extent such damage is caused by Grantee or its contractors, subcontractors, employees, or agents.

23. **Removal & Restoration.** Upon expiration of this Easement, Grantee shall remove all physical material pertaining to the use as set forth herein and restore the Temporary Easement Area to substantially the same physical condition that existed immediately before Grantee's use of the Temporary Easement Area (except for replanting any trees, brush, or undergrowth that is cleared pursuant to this Easement). Notwithstanding the foregoing, the Fence shall remain in the Temporary Easement Area after expiration of this Easement.

24. **Com lete A reement.** This Easement represents the complete and integrated agreement of the Parties with respect to the subject matter herein and supersedes all prior oral or written agreements.

25. **Counterparts**. This Easement may be executed in separate counterparts, each of which is an original, and all of which together constitute one and the same instrument.

26. **Covenants**. Notwithstanding anything contained herein to the contrary during the term of this Easement, by the execution and delivery hereof Grantor so expressly agrees to only use the Temporary Easement Area shall be for access purposes only

[This space is intentionally left blank]

[Signature and acknowledgement appear on following pages]



IN WITNESS WHEREOF, the Parties have executed this Easement on the date set forth herein above.

**GRANTOR:**

**ATTEST:**

**JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

By: \_\_\_\_\_  
**Deputy Clerk**

By: \_\_\_\_\_  
**Gregg K. Weiss, Mayor**

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO  
LEGAL SUFFICIENCY**

By: \_\_\_\_\_  
**Assistant County Attorney**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
**Department Director**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
**Department Director**

[SIGNATURES AND ACKNOWLEDGEMENTS CONTINUED ON NEXT PAGE]

**Witnesses for Grantee:**

Signature: *[Signature]*

Print Name: LaToya Reese

Signature: *[Signature]*

Print Name: Faye Hidy

**GRANTEE:**

Florida Power & Light Company,  
a Florida corporation

By: *[Signature]*

Print Name: Samantha J. Saucier

Its: Project Director Real Estate

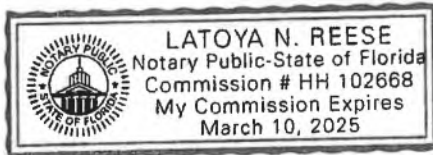
**ACKNOWLEDGEMENT**

STATE OF Florida )

COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ online notarization, this 9<sup>th</sup> day of January, 2023, by Samantha J. Saucier, as Project Director Real Estate of Florida Power & Light Company, a Florida corporation.

[NOTARIAL SEAL]



Notary: *[Signature]*

Print Name: LaToya Reese

Notary Public, State of Florida

My commission expires: March 10, 2023

☒ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

**EXHIBIT "A"**

**Temporary Construction Easement and Fencing Agreement**

Note: The following sketch and legal description may be updated prior to recording the Temporary Construction Easement and Fencing Agreement into the public records of Palm Beach County, Florida to address any Florida Administrative Code and/or County PPM requirements.

**EXHIBIT “A”**

**Temporary Easement Area**



# EXHIBIT "A-3"

## LEGAL DESCRIPTION

A 15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT(TCE) OVER:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9480, PAGE 0589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #054715; THENCE NORTH 89°43'41" WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 4014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO THE INTERSECTION WITH THE NORTHEAST RIGHT OF WAY LINE, OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 385.71 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22411, PAGE 176; THENCE NORTH 13°56'33" WEST, ALONG SAID EAST LINE, A DISTANCE OF 23.47 FEET TO A POINT ON A LINE THAT IS 15.00 FEET NORTHEAST OF AND PARALLEL WITH THE SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 424.36 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 0.14 ACRES (6,075.73 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:13:05 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-3"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF SECTION 8, HAVING A BEARING OF SOUTH 89°43'41" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT-TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014,000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-3"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424208000001020

ITEM NO	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1146, PG. 477	DEED	DOES NOT	NONE
2	D.B. 1168, PG. 213	R/W DEED	DOES NOT	
3	O.R.B. 29, PG. 326	COUNTY DEED	DOES NOT	
4	O.R.B. 717, PG. 660	DEED	DOES NOT	
5	O.R.B. 879, PG. 549	R/W DEED	DOES NOT	
6	ROAD PLAT 6, PG. 110	R/W MAP	DOES NOT	
7	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
8	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
9	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
11	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014,000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

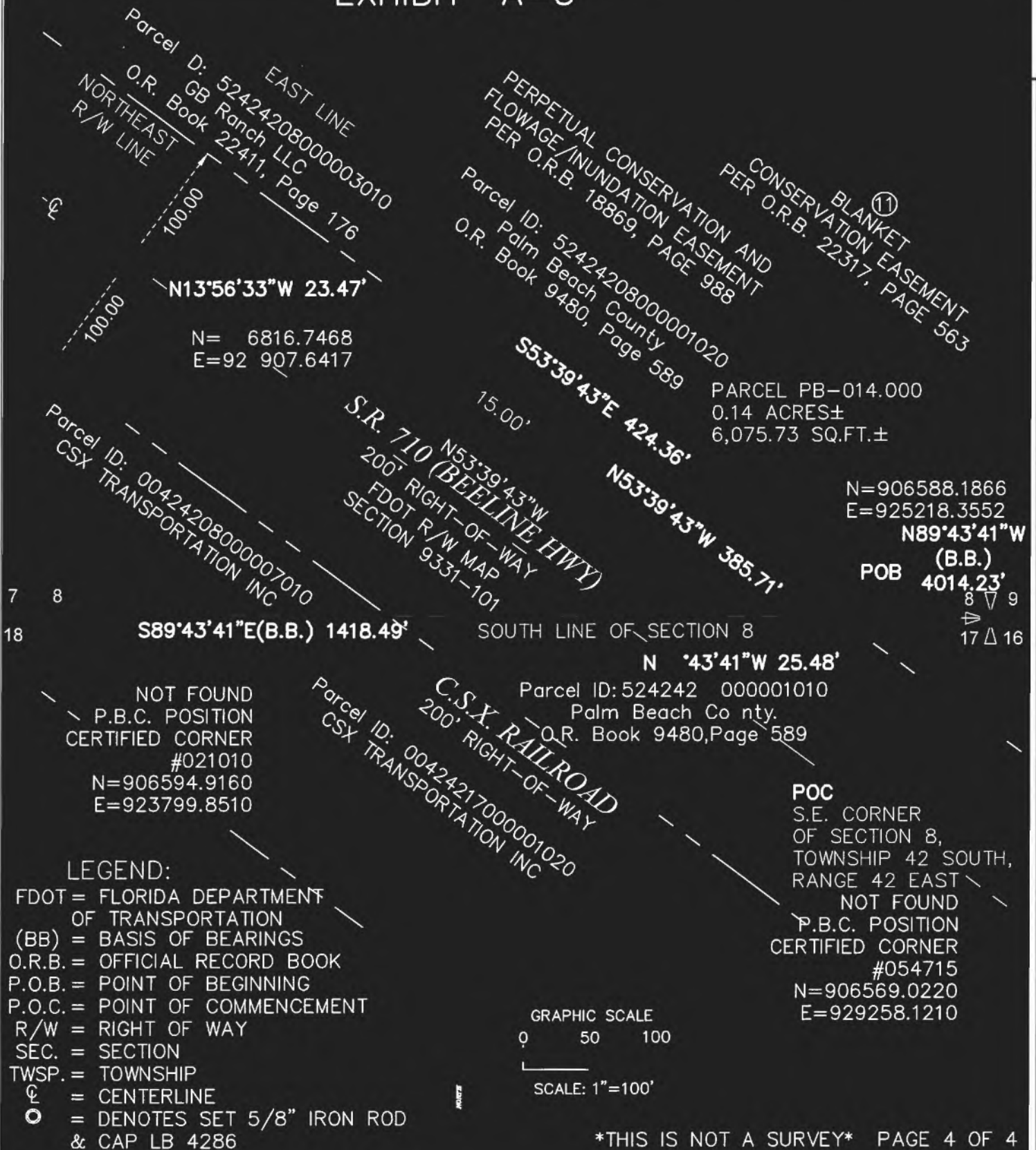
SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-3"



**LPEPPER**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 014.000 , PARCEL ID 52424208000001020  
SECTION 8 , TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 09-28-22



# EXHIBIT "A-4"

## LEGAL DESCRIPTION

A 15 FOOT WIDE TEMPORARY CONSTRUCTION (TCE) OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #026560; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, NORTH 89°43'41" WEST, A DISTANCE OF 4,014.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; THENCE SOUTH 53°39'43" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4,922.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 17; THENCE NORTH 01°27'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.28 FEET TO A POINT ON A LINE THAT IS 15' NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 4,891.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.69 ACRES (73,611.04 SQUARE FEET) MORE OR LESS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.06  
17:18:14 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 7

## ULPEPPER

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-4"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

NORTHLAKE BLV .

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE". AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°43'41" EAST
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 7

# CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.cl-eng.com

STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22

## EXHIBIT "A-4"

### SURVEY NOTES CONTINUED:

#### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002418664298
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### ENCUMBRANCE TABLE

PARCEL ID: 52424217000001010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 1168, PG. 213	R/W DEED	DOES NOT	NONE
2	O.R.B. 29, PG. 326	DEED	DOES NOT	NONE
3	O.R.B. 19366, PG. 1232	AGREEMENT	AFFECTS	BLANKET
4	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
5	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
6	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
7	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 7



### **CULPEPPER & TERPENING INC**

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

### **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

## POC

NE CORNER OF SECTION 17, TOWNSHIP  
42 SOUTH, RANGE 42 EAST,  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #26560  
N: 906569.0220  
E: 929258.1210

8 7 9  
17 16

## POB

N=906588.0658  
E=925243.8338

PARCEL ID: 52424208000001020  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

N89°43'41"W 25.48'

100.00  
100.00  
1418.49'

S89°43'41"E 1418.49'

8 7 9  
18 17

N.W. CORNER OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER #021010  
N: 906594.9160  
E: 923799.8510

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 4 OF 7

## CULPEPPER

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000, PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

MATCH LINE A - SEE SHEET 5

(B.B.)  
N89°43'41"W 4014.23'  
NORTH LINE OF SECTION 17

⑦ BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'  
15.00'

S.R. 710 BEELINE HWY

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-1

C.S.X. RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

NORTHEAST R W LINE

PARCEL PB-015.000

1.69 ACRE

73,611.04 SQ.FT.±

GRAPHIC SCALE

0 100 200

SCALE: 1"=200'



# EXHIBIT "A-4"

MATCH LINE A - SEE SHEET 4

MATCH LINE B - SEE SHEET 6

BLANKET CONSERVATION EASEMENT  
⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

PARCEL PB-015.000  
1.69 ACRES±  
73,611.04 SQ.FT.±

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9 1-101

CSX RAILROAD 200' RIGHT-OF-WAY

Parcel ID: 00424217000001020  
CSX TRANSPORTATION INC

200' DRAINAGE EASEMENT  
PER O.R.B. 717, PAGE 660

PARCEL ID:  
52424217000001010  
PALM BEACH CO.  
O.R. BOOK 9480, PAGE 589

NORTHEAST R/W LINE  
15.00'

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWSP. = TOWNSHIP  
C = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 5 OF 7

**CULPEPPER :**

**SKETCH & DESCRIPTION**

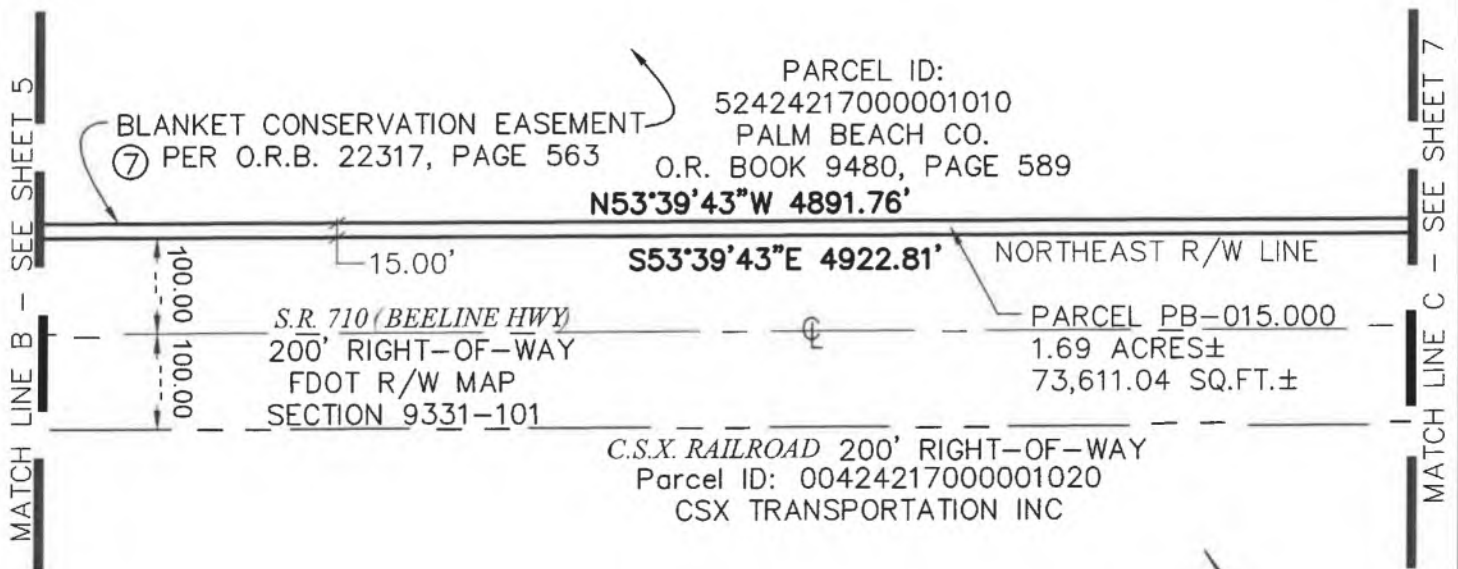
FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

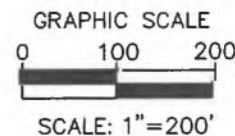
# EXHIBIT "A-4"



## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 SEC. = SECTION  
 TWSP. = TOWNSHIP  
 CL = CENTERLINE  
 O = DENOTES SET 5/8" IRON ROD  
 & CAP LB 4286  
 (BB) = BASIS OF BEARINGS  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R/W = RIGHT OF WAY

BEARINGS SHOWN HEREON ARE RELATIVE  
 TO THE NORTH LINE OF SECTION 17,  
 TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA, HAVING A  
 BEARING OF SOUTH 89°43'41" EAST



\*THIS IS NOT A SURVEY\* PAGE 6 OF 7



**CULPEPPER &  
TERPENING INC**

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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
 PARCEL PB-015.000, PARCEL ID 52424217000001010  
 SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
 Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22



# EXHIBIT "A-4"

MATCH LINE C - SEE SHEET 6

BLANKET CONSERVATION EASEMENT

⑦ PER O.R.B. 22317, PAGE 563

PARCEL ID: 52424217000001010

PALM BEACH CO.

O.R. BOOK 9480, PAGE 589

N53°39'43"W 4891.76'

S53°39'43"E 4922.81'

15.00'

S.R. 710 BEELINE HW

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD 200 RIGHT-OF-WAY

Parcel ID: 00424217000001020

CSX TRANSPORTATION INC

PARCEL PB-015.000

1.69 ACRES±

73,611.04 SQ.FT.±

PARCEL ID: 52424216000003010

PALM BEACH COUNTY

O.R. BOOK 9480, PAGE 589

N=903689.3864

E=929184.4089

N1°27'59"E 18.28'

NORTHEAST R/W LINE

N=903671.1093

E=929183.9410

EAST  
SECTION 17 OF

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SEC. = SECTION  
TWP. = TOWNSHIP  
CL = CENTERLINE  
O = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

BEARINGS SHOWN HEREON ARE RELATIVE  
TO THE NORTH LINE OF SECTION 17,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY FLORIDA, HAVING A  
BEARING OF SOUTH 89°43'41" EAST

\*THIS IS NOT A SURVEY\* PAGE 7 OF 7

**LPEPP**

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 015.000 , PARCEL ID 52424217000001010  
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 42 EAST

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22

# EXHIBIT "A-5"

## LEGAL DESCRIPTION

A 15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (TCE) OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 9480, PAGE 589, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER # 53305; THENCE NORTH 01°27'59" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 2373.98 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710, A 200 FOOT WIDE RIGHT OF WAY, AS LAID OUT AND IN USE, RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9331-101; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°27'59" EAST, ALONG SAID WEST LINE, A DISTANCE OF 18.28 FEET TO A POINT IN A LINE THAT IS 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 710; THENCE SOUTH 53°39'43" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 2600.89 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-18, AS SHOWN ON THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 RIGHT OF WAY MAP, DRAWING NUMBER C-18-3, DATED JULY 1954; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°19'35" WEST, A DISTANCE OF 17.32 FEET TO SAID NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 710; THENCE NORTH 53°39'43" WEST, ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 2,599.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES (39,001.01 SQUARE FEET) MORE OR LESS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date: 2023.01.06  
17:21:39 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 5

## CULPEPPER

# C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-5"

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 01-25-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 16 HAVING A BEARING OF NORTH 01°27'59" EAST.
- 12) THIS MAP HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 06-06-22. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B II OF THE TITLE COMMITMENT ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS MAP ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 5

## CULPEPPER

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22

# EXHIBIT "A-5"

## SURVEY NOTES CONTINUED:

### 13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002663564897
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## ENCUMBRANCE TABLE

PARCEL ID: 52424216000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	D.B. 316, PG. 362	RESERVATIONS	NOT PROVIDED	NONE
2	D.B. 1155, PG. 59	DEED	AFFECTS	BLANKET
3	O.R.B. 635, PG. 195	R/W EASEMENT	DOES NOT	NONE
4	O.R.B. 29, PG. 324	DEED	DOES NOT	NONE
5	O.R.B. 87, PG. 135	EASEMENT	DOES NOT	NONE
6	O.R.B. 19366, PG. 1232			
7	O.R.B. 22010, PG. 584	PERMIT	AFFECTS	BLANKET
8	O.R.B. 22953, PG. 1631	NOTICE	NOT PLOTTABLE	BLANKET
9	O.R.B. 26779, PG. 403	NOTICE	NOT PLOTTABLE	BLANKET
10	O.R.B. 22317, PG. 563	EASEMENT	AFFECTS	SHOWN

\*THIS IS NOT A SURVEY\* PAGE 3 OF 5

**LPEPPER**

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 09-28-22



# EXHIBIT "A-5"

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#26560  
(BRASS DISK)  
N: 906569.0220  
E: 929258.1210

16  
17  
WEST LINE  
OF SECTION 16  
PID: 52424217000001010  
Palm Beach Co.  
O.R. Book 9480, Page 589

N01°27'59"E — 2880.50'

N=903689.3864  
E=929184.4089

⑩

BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563

Parcel ID: 52424216000003010  
Palm Beach County  
O.R. Book 9480, Page 589

N1°27'59"E 18.28'  
S53°39'43"E 2600.89'

PARCEL PB-016.000  
0.90 ACRES± 39,001.01 SQ.FT.±

N53°39'43"W 2599.10'

POB

THE INTERSECTION OF  
THE NORTHEAST R/W LINE  
AND WEST LINE OF  
16, TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
N=903671.1093  
E=929183.9410

S.R. 710 BEELINE HWY

200' RIGHT-OF-WAY

FDOT R/W MAP

SECTION 9331-101

C.S.X. RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

N01°27'59"E — 2373.98' 16

(B.B.)

N53°39'43"W

E. 100'

MATCH LINE A

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWSP. = TOWNSHIP  
CL = CENTERLINE  
○ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

## POC

SW CORNER OF SECTION 16,  
TOWNSHIP 42 SOUTH, RANGE  
42 EAST  
NOT FOUND

P.B.C. POSITION

CERTIFIED CORNER #53305 GRAPHIC SCALE

N: 901297.8420

E: 929123.1900

0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 4 OF 5

**LPEPPER**

C

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB-016.000, PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
Palm Beach County, Florida

JOB NO: 21-236

SCALE: 1"=200'

DRAWN BY: LEH

DATE: 09-28-22

# EXHIBIT "A-5"

MATCH LINE A - SEE SHEET 4

PARCEL ID: 52424216000003010  
PALM BEACH COUNTY  
O.R. BOOK 9480, PAGE 589

⑩  
BLANKET  
CONSERVATION EASEMENT  
PER O.R.B. 22317, PAGE 563  
N=902148.1881  
E=931279.5724

S53°39'43"E 2600.89'

N53°39'43"W 2599.10'

S.R. 710 (BEELINE HWY)  
200 RIGHT-OF-WAY N53°39'43"W  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
200' RIGHT-OF-WAY

S6°19'35"W 17.32'

PARCEL PB-016.000  
0.90 ACRES± N=902130.9711  
39,001.01 SQ.FT.± E=931277.6636

Parcel ID: 00424216000007020  
CSX TRANSPORTATION INC

WEST R/W LINE

00' 100'

## LEGEND:

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SEC. = SECTION  
TWP. = TOWNSHIP  
C = CENTERLINE  
○ = DENOTES SET 5/8" IRON ROD  
& CAP LB 4286

GRAPHIC SCALE  
0 100 200

SCALE: 1"=200'

\*THIS IS NOT A SURVEY\* PAGE 5 OF 5

**LPEPPER**

**SKETCH & DESCRIPTION**

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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

PARCEL PB- 016.000 , PARCEL ID 52424216000003010  
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=200'  
DATE: 09-28-22



# EXHIBIT A-7

## LEGAL DESCRIPTION

A 15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT(TCE) OVER:

A PORTION OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 22411, PAGE 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, SAID CORNER BEING A PALM BEACH COUNTY POSITION, CERTIFIED CORNER #053284; THENCE ALONG THE WEST LINE OF SAID SECTION 8, SOUTH 02°14'41" WEST, A DISTANCE OF 4,411.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 710 (BEELINE HIGHWAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 514.62 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO SAID WEST LINE, NORTH 02°14'41" EAST, A DISTANCE OF 18.11 FEET; THENCE PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 53°39'43" EAST, A DISTANCE OF 807.40 FEET; THENCE SOUTH 13°56'33" EAST, A DISTANCE OF 23.47 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 53°39'43" WEST, A DISTANCE OF 815.31 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 0.28 ACRES (12,170.63 SQUARE FEET) MORE OR LESS

HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A SKETCH AND DESCRIPTION PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS P. KIERNAN, PSM ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Thomas P  
Kiernan  
Date:  
2023.01.11  
16:01:27 -05'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

\*THIS IS NOT A SURVEY\* PAGE 1 OF 4



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 52424208000003010  
SECTION 08, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 01/09/23



# EXHIBIT A-7

## LOCATION MAP

NOT TO SCALE



## SURVEY NOTES

- 1) THE LAST DATE OF DATA ACQUISITION WAS 11-17-22
- 2) THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- 3) THIS MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ADDITIONS OR DELETIONS TO MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) ALL FEATURES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6) THIS MAP DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 7) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 8) INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 9) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 10) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
- 11) THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PUBLISHED BY P.B.C. GEODETIC CONTROL NETWORK. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 8 HAVING A BEARING OF NORTH 02°14'41" EAST.
- 12) THIS SURVEY HAS THE BENEFIT OF A COMMITMENT BY SOUTHEAST GUARANTY & TITLE, INC. WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2022 AT 8:00 AM. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B SECTION II OF THE TITLE COMMITMENT. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTIONS BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.

\*THIS IS NOT A SURVEY\* PAGE 2 OF 4

## CULPEPPER

### C

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 00424206000003010  
SECTION 08, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: N/A  
DATE: 01/09/23

# EXHIBIT A-7

SURVEY NOTES CONTINUED:

13. STATE PLANE COORDINATES:

- COORDINATES SHOWN ARE GRID
- DATUM = NAD83, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = U.S. SURVEY FOOT
- COORDINATE SYSTEM: STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000235769419
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## **ENCUMBRANCE TABLE**

PARCEL ID: 52424208000003010

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	ORB 6318, PG 1383	NOTICE	DOES NOT	NONE
2	ORB 18869, PG 988	EASEMENT	AFFECTS	SHOWN HEREON

\*THIS IS NOT A SURVEY\* PAGE 3 OF 4



**CULPEPPER &  
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

## **SKETCH & DESCRIPTION**

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000 , PARCEL ID 52424208000003010  
SECTION 08, TOWNSHIP 42 SOUTH, RANGE 42 EAST

JOB NO: 21-236

SCALE: N/A

DRAWN BY: LEH

DATE: 01/09/23



# EXHIBIT A-7

S.R. 786 (PGA BLVD.)  
100' RIGHT-OF-WAY

5  
7 8  
S2°14'41"W  
4411.54'

Parcel ID:  
52424208000003010  
GB Ranch LLC  
O.R. Book 22411, Page 176

POC  
N.W. CORNER  
OF SECTION 8,  
TOWNSHIP 42 SOUTH,  
RANGE 42 EAST  
NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#053284  
N=912010.8310  
E=924012.1480

Parcel ID: 52424208000001020  
Palm Beach County  
O.R. Book 9480, Page 589

S53°39'43"E 514.62'  
N2°14'41"E 18.11'  
NORTHERLY R/W LINE

PERPETUAL CONSERVATION AND  
FLOWAGE/INUNDATION EASEMENT  
PER O.R.B. 18869, PAGE 988

POB  
N. 907297.6351  
E. 924253.9040

100.00 100.00  
R/W LINE

S53°39'43"E 807.40'  
N53°39'43"W 815.31'  
S.R. 710 (BEELINE HWY)  
200' RIGHT-OF-WAY  
FDOT R/W MAP  
SECTION 9331-101

C.S.X. RAILROAD  
Parcel ID: 00424208000007010  
CSX TRANSPORTATION INC

NOT FOUND  
P.B.C. POSITION  
CERTIFIED CORNER  
#021010  
N=906594.9160  
E=923799.8510

TEMPORARY  
CONSTRUCTION  
EASEMENT  
(0.28 ACRES ±  
12,170.63 SQ.FT. ±)

S13°56'33"E  
23.47'

N. 906814.5141  
E. 924910.6769

GRAPHIC SCALE  
0 100 200  
SCALE: 1"=200'

## LEGEND.

(BB) = BASIS OF BEARINGS  
O.R.B. = OFFICIAL RECORD BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
⊕ = CENTERLINE  
○ = DENOTES SET 5/8" IRON  
ROD & CAP LB 4286

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
(FDOT) = MEASUREMENT FROM FDOT  
STATE ROAD RIGHT OF WAY  
MAP SECTION 93001-2501  
DATED 1/17/2006  
SEC. = SECTION  
TWP. = TOWNSHIP \*THIS IS NOT A SURVEY\*

BEARINGS SHOWN  
HEREON ARE RELATIVE  
TO THE WEST LINE OF  
SECTION 8 HAVING A  
BEARING OF NORTH  
02°14'41" EAST

## CULPEPPER

## SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT COMPANY  
PARCEL PB- 013.000, PARCEL ID 52424208000003010  
SECTION 08, TOWNSHIP 42 SOUTH, RANGE 42 EAST

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

JOB NO: 21-236  
DRAWN BY: LEH

SCALE: 1"=100'  
DATE: 01/09/23

10/11/11

7 8  
18 17





PALM BEACH COUNTY  
DEPARTMENT OF  
ENVIRONMENTAL RESOURCES MANAGEMENT  
5525 BELVEDERE ROAD, BUILDING 502  
WEST PALM BEACH, FLORIDA  
(561) 233-2400



Scale:	N.T.S.
Approved:	
Drawn:	JFC
Checked:	JH
Date:	12/04
Field Book No.	

SEAL

NATURAL AREAS  
TYPICAL HOGWIRE FENCE

FENCE DETAILS

Sheet:	1
Of:	1
Project No.	

**EXHIBIT “C”**

**Grantor’s Policies and Procedures Memorandum PPM #CW-F-016**

## EXHIBIT "C"

**TO: ALL COUNTY PERSONNEL**

**FROM: ROBERT WEISMAN  
COUNTY ADMINISTRATOR**

**PREPARED BY: FACILITIES DEVELOPMENT & OPERATIONS**

**SUBJECT: BOND WAIVER PROGRAM**

**PPM#: CW-F-016**

---

**ISSUE DATE**

April 3, 2013

---

**EFFECTIVE DATE**

April 3, 2013

---

**PURPOSE:**

To establish policy and procedures for a County Bond Waiver Program. The Program will be open to any business performing construction contracts of \$200,000 or less. In lieu of a bond for a project less than \$200,000, special procedures will apply regarding subcontractors and supplier payments.

**UPDATES:**

Future updates to this PPM will be the responsibility of the Director of Facilities Development & Operations.

**AUTHORITY:**

- Section 255.05(1)(d), Florida Statutes
- Palm Beach County Purchasing Ordinance
- Palm Beach County Small Business Ordinance

**DEFINITIONS:**

1. **Bidder:** A contractor submitting a bid in response to an Invitation to Bid issued by the County.
2. **Bid Security:** A pledge in the form of, at Bidder's option, a cashier's check, certified check, money order or Bid Bond in favor of the County, that Bidder will enter into a contract with the County on the terms stated in its Bid and will furnish payment and performance bonds.
3. **Bond:** A bond is a non-cancelable commitment issued by a surety to the owner of the project guaranteeing that the contractor will complete the bid or contract within its set terms and conditions.

**BACKGROUND:**

Florida Statutes requires that a payment and performance bond be provided for the construction of or renovation to any publicly owned facility, but also permits the waiver of bond when a County, political subdivision or public authority enters into a contract for \$200,000 or less. The Palm Beach County Board of County Commissioners approved the waiver of bonds on construction projects of \$200,000 or less. Resolution R-89-1178 was adopted on June 13, 1989, and PPM CW-F-016 was issued to implement the policy on November 1, 1989

**POLICY:**

It is the policy of the Palm Beach County Board of County Commissioners to eliminate the barriers that impede the accessibility to government contracts by small businesses. It is the goal of Palm Beach County to provide construction opportunities for all businesses, thereby creating a more competitive business environment.

**PROCEDURES:**

- A. Every request for bid from the Engineering Department, Facilities Development & Operations, Department of Airports, Water Utilities, or Environmental Resource Management with an estimated cost of \$250,000 or less will contain provisions consistent with this PPM for the waiver of bonding requirements (Bond Waiver Projects), unless the Department requesting the bid deems the project to have exceptional risk or a bond is required by state or federal regulations.
- B. The following project types with costs less than \$200,000 do not require a bond and are exempt from the bond waiver requirements of this PPM:
  - 1. Projects with a value of less than \$50,000.
  - 2. Projects in which there are no subcontractors or suppliers greater than \$2500.
  - 3. Projects with durations of 30 days or less and where the contract does not provide for progress payments.
  - 4. Projects less than \$200,000 which are awarded through the Construction Manager continuing services contracts provided the Construction Manager is bonded for single projects greater than \$10,000,000.
- C. Any Palm Beach County or State of Florida contractor holding the required licenses is eligible to submit a bid proposal for a Bond Waiver Project. The company need not be located in Palm Beach County to qualify for a Bond Waiver Project. Bond Waivers are open to any qualified firm. There is no company size or gross sale ceiling for the Bond Waiver Program. The Bond Waiver shall be extended by the prime contractor to the subcontractors hired by the prime contractor.



#### **D. Bidding**

Bond Waiver Projects shall be bid on the following basis:

1. Bid documents for projects that are estimated at \$250,000 or less shall:

- (a) contain language similar to the following:

“Bid Security is not required for bids of less than \$50,000 and will be waived for all other bids of less than \$200,000 if the bidder is going to participate in the Bond Waiver Program, provided bidder complies with Palm Beach County Resolution R-89-1178 and Palm Beach County Policies and Procedures relative to the Bond Waiver Program. For bids with values between \$50,000 and \$200,000, the bidder must complete an affidavit entitled "Intent to Participate in Bond Waiver Program Bid Affidavit" or provide a Bid Security. Failure to provide a Bid Security or complete and return this affidavit shall result in rejection of bid. The affidavit can be obtained from the Facilities Development & Operations Department. For all contracts less than \$200,000, the Public Construction Bond will be waived as well, provided bidder complies with Palm Beach County Resolution R-89-1178 and Palm Beach County Policies and Procedures relative to the Bond Waiver Program. Copies of the requirements of the Bond Waiver Program may be obtained from the Facilities Development and Operations Department.” ; and

- (b) include Attachment A “Intent to Participate in Bond Waiver Program Bid Affidavit”

2. Bids are evaluated per the Department’s normal process.

3. Once the recommended awardee is determined, concurrent with the Notice of Intent, a bidder submitting a bid less than \$200,000 is given two options:

- (a) The bidder may provide the County a performance bond and payment bond in accordance with existing County policy. Should this option be elected, the County shall increase the contract price to include the costs of the performance bond and payment bond up to a total amount not to exceed 2% of the bid price. Such amount may be included in the first available draw in which proof of the cost and actual payment for the performance bond and payment bond is available.

In those cases where an acceptable bond is provided, the other provisions of this procedure are inapplicable, including the joint check procedures.

- (b) In the alternative, the bidder may elect to complete and submit the Contractor Qualification Form (*see Attachment B*) to the County within seventy-two (72) consecutive hours after receipt by the bidder of the form from the County, if such information has not been previously submitted as part of the bid. If the bidder is

determined to be not qualified for the Bond Waiver Program, then the bidder must provide a payment and performance bond (option a).

4. In either of the above cases, the project will be awarded to the lowest responsive and responsible bidder on the bid price submitted, excluding the not-to-exceed 2% performance/payment bond amount.

#### **E. Bond Waived Projects – Special Procedures**

1. The successful Contractor must provide written notice to its subcontractors and suppliers that the project will be performed under the Palm Beach County Bond Waiver Program. Evidence of such notice shall be in the form of a notarized statement signed by each subcontractor and/or supplier (*see Attachment C*) indicating that said notice was received, and shall be given to the County at the time of the pre-work meeting or within twenty (20) days of receipt of the contract, whichever comes first.
2. Unless otherwise required by the County, the Contractor shall provide a list signed and dated by the Contractor, including name, address, and telephone number of all subcontractors and material suppliers greater than \$2500, and contract value to the County Project Manager within seven (7) days of his/her receiving the notice to proceed with the work. This list shall be revised due to additions, deletions, or substitutions of any subcontractor or material suppliers, and shall be submitted to the Project Manager within seven (7) days of such additions, deletions or substitutions.
3. Final payment shall not be made until those subcontractors who have submitted notices as provided in Paragraph 2 above have supplied the County with signed and dated statements that they have no claims against the Contractor for the work under the contract. Said statement shall identify the project by name and project number.
4. In the case of default by the Contractor on a project where the bond has been waived pursuant to this PPM, the suppliers and subcontractors who have provided the County with a Notice to Owner prior to default and are making claims against the Contractor for unpaid bills will be paid from the project retainage on a pro rata basis as follows: The sum of all claims made against the Contractor shall be divided into each individual claim, thereby deriving a percentage value for each claim. The total retainage will then be multiplied by the percentage value and the result shall be the pro rata share of the retainage to be paid to each claimant; however, the payment shall not exceed the amount of the claim. Subcontractors on projects exempt pursuant to B.3. shall be eligible to make claims pursuant to this subsection.

#### **F. Joint Check Procedure for Subcontractors/Suppliers**

- 1 This subsection of the PPM will apply only to "bond waived" contracts issued under this PPM.
  1. The subcontractor list to be provided under Section B(2) will identify all suppliers and subcontractors whose charges for work to be performed on the contract are estimated at \$2,500 or greater.
  2. With each pay request, the Contractor will separately identify any amounts claimed for work or services provided by subcontractors/suppliers. In addition, the Contractor will submit a fully executed Joint Check Disbursement Form (*see Attachment D*) which indicates that the Contractor and each of his subcontractors/suppliers who provided a service to the Contractor are in agreement with the payment amount for the specific pay request.
  3. The responsible Department will use reasonable efforts when verifying and approving invoices to determine if work by the subcontractors/suppliers have been properly listed and identified. Invoices will otherwise be reviewed and approved in the normal manner.
  4. The responsible Department will provide Finance with a signed summary of each pay request (*see Attachment E*)
  5. The total retainage authorized by the contract will be withheld from the payments due to the Prime Contractor.
  6. Checks will be made payable to the Prime and appropriate subcontractor/supplier. Checks will be delivered to the Prime for distribution.

#### **G. Bond Waiver Reserve Fund**

1. Upon award of each Bond Waiver Contract (unless bond has actually been provided as authorized in Section A.3a above), the Department will charge the project 2% of the contract price (and any subsequent increase thereto) and transfer by Journal Voucher these funds to the Bond Waiver Reserve Fund. This charge will not be applied when the Fund 1261 balance exceeds \$400,000.
2. A Bond Waiver Reserve Fund (1261) to which the transfer will be credited has been established in the financial system. This fund will be available solely to fund excess costs incurred by the contracting department as a result of the default of any unbonded contractors under this program, when authorized by the Board of County Commissioners.

## **H. Miscellaneous**

1. A contractor may have up to four (4) bond waived contracts with Palm Beach County not to exceed a cumulative contract amount of \$200,000 at any one time, subject to satisfactory performance on the projects. If a contractor submits a bid which brings its cumulative contract amount to over \$200,000, he may not participate further in the Bond Waiver Program and will be required to furnish a Bond.
2. A contractor may only have one project at a time that is less than \$50,000 for which financial information from the contractor is waived.
3. Default or unsatisfactory performance under a bonded or bond-wavier project, as determined by the head of the contracting department, shall be reasonable grounds to suspend or debar a bidder from participation in the Bond Waiver Program consistent with the provision of Section 2.54(e) of the Palm Beach County Code.
4. In the event of the base bid and selective alternatives to the base bid which are estimated to increase the contract amount to over the \$200,000 limit, a performance/payment bond will be required. If a bidder submits a bid proposal over \$200,000 for a bond waiver project, he/she must be bonded for the total amount.
5. In the event of additive change orders to the base bid increasing the contract amount over the \$200,000 limit, the project will continue to be exempt from bonding.

## **DEPARTMENT RESPONSIBILITIES**

### **A. COUNTY ADMINISTRATOR'S OFFICE**

The County Administrator's office shall be responsible for the overall direction and coordination of the Bond Waiver Program.

### **B. CONTRACTING DEPARTMENTS**

Each contracting department will be responsible for all project information, including bond waiver information for the projects. The contracting department will be responsible for reviewing the qualifications and eligibility of each contractor for the purpose of award and assuring compliance with this PPM.

### **C. FACILITIES DEVELOPMENT & OPERATIONS DO**

Fund 1261 shall be managed by FDO on behalf of all contracting departments. Any transfers to projects from this fund will require Board of County Commission approval.

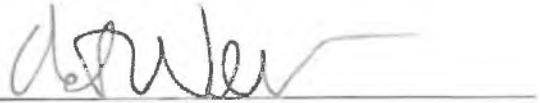


**D. OFFICE OF FINANCIAL MANAGEMENT AND BUDGET OFMB**

OFMB shall be responsible for reviewing the financial statements of the contractors participating in the bond waiver program and determining financial capability of a contractor.

**ATTACHMENTS**

- A. Intent to Participate in Bond Waiver Program Bid Affidavit
- B. Contractor Qualification Form
- C. Notice to Subcontractor/Supplier that project is not bonded
- D. Joint Check Disbursement Form
- E. Summary Joint Check Disbursement



**ROBERT WEISMAN  
COUNTY ADMINISTRATOR**

**Supersession History:**

- 1. PPM CW-F-016, dated 11/01/89
- 2. PPM CW-F-016, dated 05/01/93
- 3. PPM CW-F-016, dated 08/27/01
- 4. PPM CW-F-016, dated 03/17/03
- 5. PPM CW-F-016, dated 06/15/2011

INTENT TO PARTICIPATE IN BOND WAIVER PROGRAM  
BID AFFIDAVIT

PROJECT NUMBER: \_\_\_\_\_

If the contractor intends on participating in the Bond Wavier Program, this form must be completed in its entirety and returned with the Contractor's bid. ***FAILURE TO COMPLETE THIS FORM OR INCLUDE A BID SECURITY FOR PROJECTS WITH VALUES BETWEEN \$50,000 AND \$200,000, SHALL RESULT IN REJECTION OF YOUR BID.***

\_\_\_\_\_ (Name of Bidder) hereby states that it intends on participating in the Bond Waiver Program as described in Palm Beach County Resolution R-89-1178 and Palm Beach County Policies and Procedures.

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Title

State of \_\_\_\_\_  
County of \_\_\_\_\_

Subscribed and Sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ who is personally known to me or has presented \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature and Seal  
Print Notary Name and Commission Number

## CONTRACTOR QUALIFICATION FORM

Contractor: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

### I. CONTRACTOR'S BUSINESS INFORMATION

Check if:

☐ Corporation

☐ Joint Venture

☐ LLC

☐ Partnership

☐ Sole Proprietorship

Has your firm or any of its principals ever filed for Bankruptcy? ☐ Yes ☐ No

If yes, attach a full explanation of the circumstances including date filed, case number and current status.

If Corporation:

State and Date of Incorporation: \_\_\_\_\_

Name Incorporated Under: \_\_\_\_\_

Name and Title of Officer(s): \_\_\_\_\_

If Partnership:

State and Date of Organization: \_\_\_\_\_

Name of all Partners: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





Type of Partnership:

☐ General

☐ Publicly Held

☐ Limited

☐ Other (describe) \_\_\_\_\_

List all Subsidiaries or Holding Companies:

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If Joint Venture:

State and Date of Organization: \_\_\_\_\_

Name, address, and form of organization of joint venture partners. The percentage of the joint venture responsibility is to be shown for each partner. Submit evidence of joint venture's current certification and license number.

If joint venture has not received license as a joint venture, proof that an application has been submitted to the Department of Professional Regulation for licensure must be included with the pre-qualification questionnaire. Proof of receipt of appropriate license as a joint venture will be required at the time of Bid Opening. Failure to produce a valid license at the time of Bid Opening may result in the Bid being considered non-responsive.

If Sole Proprietorship or LLC:

State and Date of Organization: \_\_\_\_\_

Name of address of all Owner(s): \_\_\_\_\_

**II. INSURANCE REQUIREMENTS**

Furnish to the Department certificates of insurance evidencing the existence of current valid, and binding insurance policies for the limits and coverage in accordance with the requirements delineated in the General Conditions, where such insurance is to be provided by Contractor, or as otherwise modified within the Contract Documents, together with a declaration of deductible amounts applicable to each type of insurance provided, acceptable to the County.

### **III. EXPERIENCE**

- A. Attached Schedule A listing a minimum of three (3) of the largest projects completed within the last two (2) years where a project was completed by your firm.
- B. Attach Schedule B listing all current projects that are over \$5,000.00 (Five Thousand Dollars) value contract amount and are active by your firm. Use this form to show all previous work performed for Palm Beach County, or any other municipality in the past five (5) years.
- C. Attach Schedule C stating Key Personnel job experience and role assumed when working on County projects.

### **IV. LITIGATION**

- A. List any current and pending litigation, arbitration and/or administrative proceedings initiated by or brought against your firm or qualifying agent(s) within the last (10) years as a result of related matters, including but not limited to liens, delays, defective performance or workmanship. Said information must include project name, presiding court, plaintiff and defendant, and case number.
- B. List any judgments for or against your firm(s) during the past five (5) years involving litigations with an Owner regarding construction matters including, but not limited to, mechanics liens, warranty, delay, negligence, or bonds. State project name and location, judgment amount, presiding court, plaintiff, defendant, and case number

### **V. FINANCIAL**

Provide a list with name, address and telephone number of the firm's principal banking institution, and include three (3) business-related credit references.

### **VI. ACCOUNTING AND FINANCIAL REPORTING**

Federal Tax ID No.: \_\_\_\_\_

Social Security No. (if bidding as a proprietorship): \_\_\_\_\_

Provide one of the following forms of financial information:

- A. Annual compiled Financial Statements for the most recent fiscal year.

Preparer's Name: \_\_\_\_\_

Preparer's Address: \_\_\_\_\_

\_\_\_\_\_

Preparer Phone No.: \_\_\_\_\_

Preparer Fax No.: \_\_\_\_\_

☐ CPA ☐ Other (describe) \_\_\_\_\_

☐ Public Accountant

How many years has the firm prepared your financial statements? \_\_\_\_\_

How many years has the firm prepared your tax returns? \_\_\_\_\_

Fiscal Year End Date: \_\_\_\_\_

The statement is prepared: ☐ Partially audited ☐ Fully audited (unqualified)

☐ Review basis ☐ Compilation basis

Are interim statements prepared? ☐ Yes ☐ No

If yes, how often? ☐ Monthly ☐ Quarterly ☐ Semi-Annually

Basis of preparation, if different than fiscal. \_\_\_\_\_

Have your operations been profitable since the last statement date? ☐ Yes ☐ No

Are taxes current: ☐ Yes ☐ No Any tax liens? ☐ Yes ☐ No

Have there been any major changes in your financial condition since last statement date with respect to:

☐ Ownership

☐ Major loans or refinancing

☐ Withdrawals

☐ Major equipment purchases or leases

☐ Other (describe) \_\_\_\_\_

If so, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- B. Verification of a line of credit equivalent to 30% of the contract amount from an acceptable financial institution. An acceptable institution is one which has a minimum "peer group" rating of 50 in the latest Thomson Reuters Bank Insight Quarterly Listing, or a minimum rating of 125 in the latest IDC Bank Financial Quarterly Listing.

C. An acceptable Dunn & Bradstreet rating.

In accordance with Florida Statute 119.07(3), any financial statement which the County requires a prospective bidder to submit, in order to pre-qualify for bidding or for responding to a proposal for a road or any other Public Works project, is confidential and exempt from the provisions of the Florida Public Records Statute.

D. Letter from Contractor's Surety attesting to bidder's bonding capacity.

E. Pre-qualification letter from another government entity.

**VII. LICENSURE**

A. List one or more of your firm's current licenses, as follows:

LICENSE NUMBER	ISSUING AGENCY
_____	_____
_____	_____
_____	_____
_____	_____

B. List and attach copies of all licenses (including those listed above, in VII. A.) and certificates of competency possessed by key members of the firm including the qualifying agent(s).

**VIII. REGULATORY FINES**

A. List any current and pending regulatory fines, arbitration and/or administrative proceedings initiated by or brought against your firm or qualifying agent(s) within the last ten (10) years, including but not limited to liens, delays, defective performance or workmanship. Said information must include project name, presiding court, case number, names of regulatory agency and defendant.

B. List any regulatory judgments for or against your firm(s) during the past five (5) years involving a regulatory agency. State project name and location, action, judgment amount, presiding court, case number, names of regulatory agency and defendant.



**CERTIFICATION:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned authority, hereby certify that the information submitted herewith, including any attachment hereto, is true and accurate to the best of my knowledge and belief under perjury of law.

By:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Witness:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State of \_\_\_\_\_

County of \_\_\_\_\_

Subscribed and Sworn to (or affirmed) before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ who is personally known to me or has presented \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Notary Public Signature and Seal  
Print Notary Name and Commission Number