

ATTACHMENT 1

LOCATION MAP

655 N. Military Trail, West Palm Beach, FL 33411



Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review – Richard Nolan
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this ___ day of _____, 2026, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to OC WPB Volt LLC, whose address is 535 Madison Avenue, New York, NY 10022 second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 5001 Page 1010, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A".

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

MICHAEL A. CARUSO CLERK OF THE
CIRCUIT COURT AND COMPTROLLER
PALM BEACH COUNTY

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____ *FSM*
Mayor

A13

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
County Attorney

LEGAL DESCRIPTION: NE CORNER EASEMENT RELEASE

A PORTION OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5001, PAGE 1010, LYING WITHIN THE REPLAT OF WESTOVER, RECORDED IN PLAT BOOK 18, PAGE 23, BOTH BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°30'22" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36, A DISTANCE OF 1698.21 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY OF ORLEANS COURT, FORMERLY KNOWN AS HAZARD STREET, AS SHOWN ON THE PLAT OF WESTOVER, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 88°36'23" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 53.00 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY OF ORLEANS COURT AND THE WEST RIGHT-OF-WAY OF STATE ROAD 809 (MILITARY TRAIL), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93600-2602, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 01°30'22" WEST ALONG SAID WEST RIGHT-OF-WAY OF STATE ROAD 809, BEING 53.00 FEET WEST OF AND PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36, A DISTANCE OF 25.00 FEET; THENCE NORTH 43°33'01" WEST, A DISTANCE OF 14.13 FEET TO A POINT ON THE WEST LINE OF THE SUBJECT 10.00 FOOT UTILITY EASEMENT; THENCE NORTH 01°30'22" EAST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON PREVIOUSLY DESCRIBED SOUTH RIGHT-OF-WAY LINE OF ORLEANS COURT; THENCE SOUTH 88°36'23" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF ORLEANS COURT, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 200 SQUARE FEET, MORE OR LESS.

LEGEND:

- CCR = Certified Corner Record
- FKA = Formerly Known As
- ORB = Official Record Book
- PB = Plat Book
- PG = Page
- POB = Point of Beginning
- POC = Point of Commencement
- R/W = Right-of-way
- SR = State Road
- UE = Utility Easement

For The Firm:
WGI, Inc.

BY: Kelsey Smith DATE: 3/12/26

KELSEY M. SMITH, PSM
Professional Surveyor and Mapper
State of Florida License No. 7096

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT: PROJECT CHARLIE	TASK: NE CORNER EASEMENT RELEASE
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PREPARED BY:




2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 10356-SV-S&D-NE ESMT RELEASE.DWG		SHEET: 1 of 3
DRAWN/DESIGNED	MAS	
CHECKED/QC	KMS	
JOB NO.	10356.00	
DATE	02/06/2026	

SURVEYOR'S NOTES:

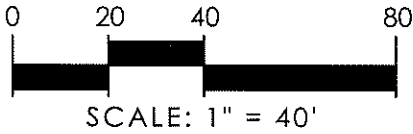
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
2. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS 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. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST HAVING A BEARING OF SOUTH 01°30'22" WEST.

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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		SHEET: 2 of 3	

Marc Stotter P:\10300\10356.00 655 N Military Trail -- Tesla Facility\SURVEY\Drawings\Survey\10356-SV-S&D-NE ESMT RELEASE.dwg 8.5 x 11 pdf Plotted: 2/19/2026 10:34:32 AM Saved: 2/19/2026 10:33:14 AM

EXHIBIT A



NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
 DATUM - NAD 83 (1990 ADJUSTMENT)
 STATE PLANE FLORIDA EAST ZONE
 TRANSVERSE MERCATOR PROJECTION
 LINEAR UNIT = U.S. SURVEY FEET
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.00003670
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ORLEANS COURT
 (FKA HAZARD STREET)
 60' RIGHT-OF-WAY
 (PB 4, PG 72)
 (PB 18, PG 23)

POB
 N: 856530.35
 E: 946139.14

S88°36'23"E
 10.00'

SOUTH R/W LINE OF
 ORLEANS COURT

N01°30'22"E
 15.00'

N43°33'01"W
 14.13'

10' UE
 (ORB 5001, PG 1010)

53' SETBACK
 OTHER CONSTRUCTION
 (DB 1145, PG 510)

REPLAT OF WESTOVER
 (PB 18, PG 23)

63' SETBACK
 SERVICE STATION
 PUMP ISLANDS
 (DB 1145, PG 510)

78' SETBACK
 OTHER BUILDINGS
 (DB 1145, PG 510)

83' SETBACK
 SERVICE STATION AND
 DRIVE-IN BUILDINGS
 (DB 1145, PG 510)

N03°17'37"E (GRID)
 1699.08' (GROUND)

POC
 25
 36

POC
 NORTH 1/4 CORNER OF
 SECTION 36, TOWNSHIP 43 SOUTH,
 RANGE 42 EAST
 CCR #54044
 N:858226.691 E:946236.754
 NOT FOUND

S01°30'22"W
 1698.21'
 (BASIS OF BEARING)

EASTERLY EXTENSION OF
 THE SOUTH R/W LINE OF
 ORLEANS COURT

N88°36'23"W
 53.00'

STATE ROAD 809
MILITARY TRAIL
 106' RIGHT-OF-WAY
 (FDOT RIGHT-OF-WAY MAP
 SECTION 93600-2602)

S01°30'22"W
 25.00'
 N: 856505.36
 E: 946138.48

NORTH/SOUTH 1/4
 SECTION LINE OF SECTION
 36, TOWNSHIP 43 SOUTH,
 RANGE 42 EAST

S00°39'58"W (GRID)
 3615.67' (GROUND)

WEST R/W LINE OF SR
 809 (MILITARY TRAIL)

SOUTH 1/4 CORNER OF SECTION
 36, TOWNSHIP 43 SOUTH,
 RANGE 42 EAST
 CERTIFIED CORNER RECORD #53331
 N:852889.802 E:946096.436
 NOT FOUND

53.00'

36
 1

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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PROJECT CHARLIE

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NE CORNER EASEMENT RELEASE

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SAID LANDS CONTAIN 174 SQUARE FEET, MORE OR LESS.


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- UE = Utility Easement

For The Firm:
WGI, Inc.

BY: Kelsey M. Smith DATE: 3/12/26
 KELSEY M. SMITH, PSM
 Professional Surveyor and Mapper
 State of Florida License No. 7096

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)


PROJECT: PROJECT CHARLIE		TASK: NW CORNER EASEMENT RELEASE	
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		JOB NO.	10356.00
		DATE	02/06/2026
			SHEET: 1 of 3

Marc Stotler P:\10300\10356.00 655 N Military Trail - Tesla Facility\SURVEY\Drawings\Survey\10356-SV-S&D-NW ESMT RELEASE.dwg 8.5 x 11 pdf Plotted: 2/19/2026 10:29:09 AM Saved: 2/19/2026 10:28:26 AM

SURVEYOR'S NOTES:

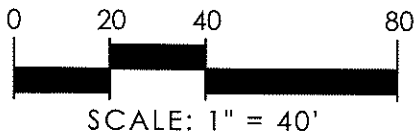
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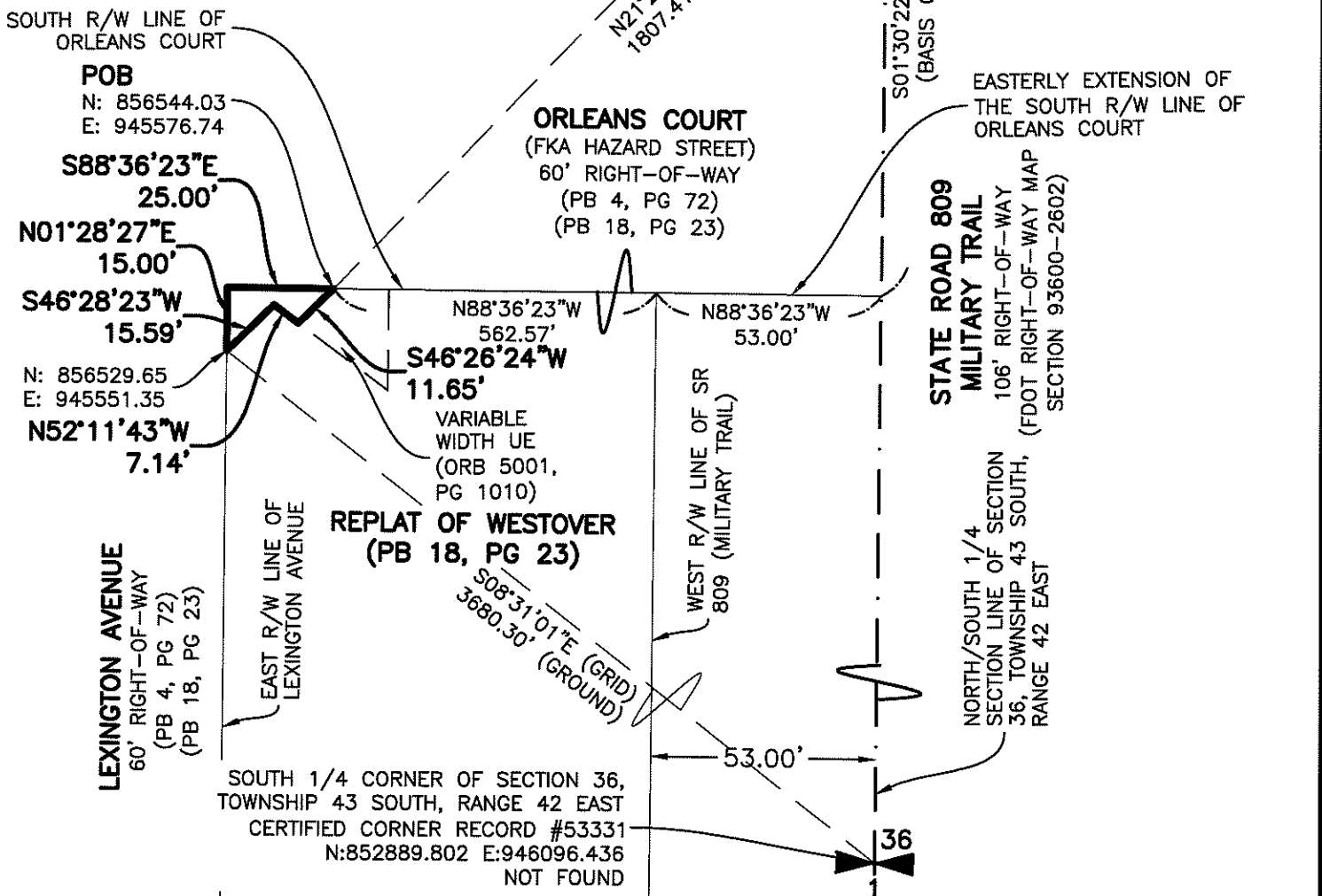
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 SCALE FACTOR = 1.00003670
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

PROJECT CHARLIE

TASK:

NW CORNER EASEMENT RELEASE

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SHEET:
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LEGAL DESCRIPTION: SE CORNER EASEMENT RELEASE

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SAID LANDS CONTAIN 312 SQUARE FEET, MORE OR LESS.


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For The Firm:
WGI, Inc.

BY: *Kelsey M. Smith* DATE: 3/12/26
 KELSEY M. SMITH, PSM
 Professional Surveyor and Mapper
 State of Florida License No. 7096

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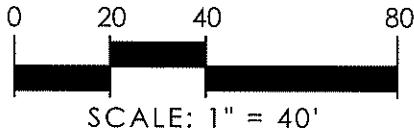
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 SCALE FACTOR = 1.00003670
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**REPLAT OF WESTOVER
 (PB 18, PG 23)**

10' UE
 (ORB 5001, PG 1010)

N: 856300.98
 E: 946133.10

N46°26'59"E
 35.39'

VARIABLE WIDTH UE
 (ORB 5001, PG 1010)

NORTH R/W LINE
 OF GOLF STREET

GOLF STREET
 50' RIGHT-OF-WAY
 (PB 4, PG 72)
 (PB 18, PG 23)

N88°36'23"W
 25.00'

53' SETBACK
 OTHER CONSTRUCTION
 (DB 1145, PG 510)

63' SETBACK
 SERVICE STATION
 PUMP ISLANDS
 (DB 1145, PG 510)

78' SETBACK
 OTHER BUILDINGS
 (DB 1145, PG 510)

83' SETBACK
 SERVICE STATION AND
 DRIVE-IN BUILDINGS
 (DB 1145, PG 510)

WEST R/W LINE
 OF SR 809
 (MILITARY TRAIL)

53.00'

N03°04'51"E (GRID)
 1928.43' (GROUND)

S01°30'22"W 1952.66'
 (BASIS OF BEARING)

S01°30'22"W
 25.00'
POB
 N: 856275.99
 E: 946132.45

**STATE ROAD 809
 MILITARY TRAIL**
 106' RIGHT-OF-WAY
 (FDOT RIGHT-OF-WAY MAP
 SECTION 93600-2602)

POC

NORTH 1/4 CORNER OF
 SECTION 36,
 TOWNSHIP 43 SOUTH,
 RANGE 42 EAST
 CCR #54044
 N:858226.691 E:946236.754
 NOT FOUND

EASTERLY EXTENSION OF
 THE NORTH R/W LINE OF
 GOLF STREET

N88°36'23"W
 53.00'

NORTH/SOUTH 1/4
 SECTION LINE OF SECTION
 36, TOWNSHIP 43 SOUTH,
 RANGE 42 EAST

SOUTH 1/4 CORNER OF SECTION
 36, TOWNSHIP 43 SOUTH, RANGE
 42 EAST
 CERTIFIED CORNER RECORD #53331
 N:852889.802 E:946096.436
 NOT FOUND

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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