

# ROADRUNNER SUBSTATION

BEING A PORTION OF HIATUS LOTS 4 AND 5, LYING BETWEEN TOWNSHIP 45 AND 46 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA

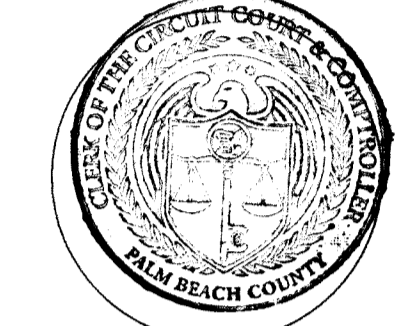
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:46 P.M.  
THIS 26 DAY OF April  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 133 ON  
PAGES 158 THROUGH 159

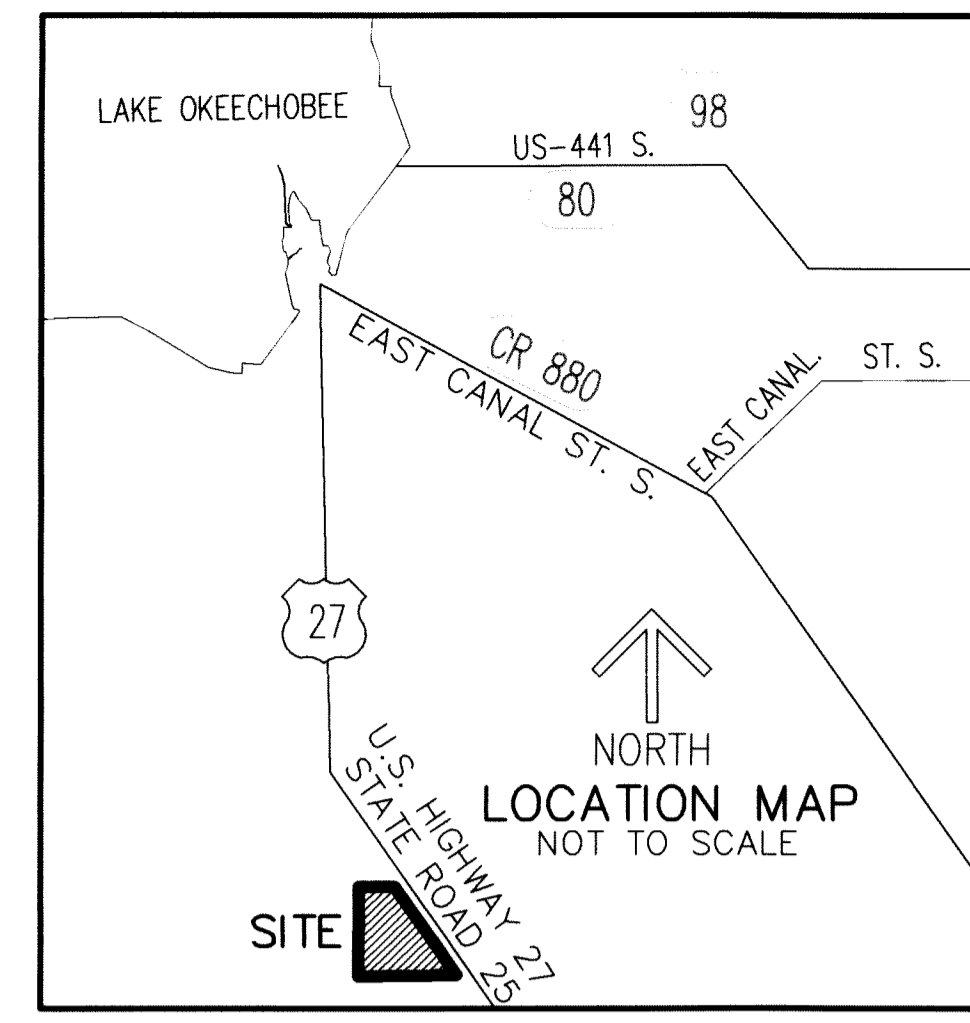
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ROADRUNNER SUBSTATION, BEING A PORTION OF HIATUS LOTS 4 AND 5, LYING BETWEEN TOWNSHIP 45 AND 46 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF HIATUS LOT 6 LYING BETWEEN TOWNSHIP 45 AND 46 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, SAID CORNER REFERENCED AND FILED WITH THE FLORIDA DEPARTMENT OF NATURAL RESOURCES DOCUMENT NUMBER 059340, THENCE SOUTH 00° 05' 09" WEST, ALONG THE WEST LINE OF SAID HIATUS LOT 6 A DISTANCE OF 5467.00 FEET; THENCE NORTH 89° 33' 55" EAST, A DISTANCE OF 9971.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 33' 55" EAST, A DISTANCE OF 303.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 25 (US HIGHWAY 27) AS RECORDED IN OFFICIAL RECORD BOOK 7575, PAGE 1038 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 35° 04' 58" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 923.68 FEET; THENCE SOUTH 89° 33' 55" WEST, A DISTANCE OF 642.61 FEET; THENCE NORTH 00° 35' 43" EAST, ALONG A LINE 635 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID HIATUS LOT 5 A DISTANCE OF 760.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 435564 SQUARE FEET OR 9.999 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AREA REAL ESTATE MANAGER ESTATE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF January, 2022

WITNESS: *[Signature]*  
PRINT NAME: Scott Moscoe

FLORIDA POWER & LIGHT COMPANY  
A FLORIDA CORPORATION

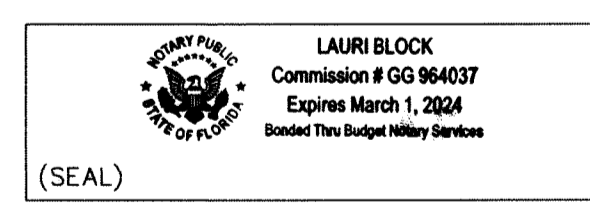
WITNESS: *[Signature]*  
PRINT NAME: Connor Murray

BY: *[Signature]*  
PETER K. RAMSEY  
AREA REAL ESTATE MANAGER, CORPORATE 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 24 DAY OF January, 2022, BY PETER K. RAMSEY AS AREA REAL ESTATE MANAGER OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR  HAS PRODUCED FL Dr Lic R520-67-68-AS 343-0 CORPORATE REAL ESTATE



*[Signature]*  
Lauri Block  
NOTARY PUBLIC  
PRINT NAME: Lauri Block

MY COMMISSION EXPIRES: March, 2024  
COMMISSION NUMBER: GG 964037

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK  
COUNTY OF New York

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS CORPORATE TRUSTEE, OF A MORTGAGE AND DEED OF TRUST UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND DEED OF TRUST WHICH IS RECORDED IN MORTGAGE BOOK 346, PAGE 167, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16296, PAGE 726 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION, AS CORPORATE TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWO OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF January, 2022

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, A NEW YORK CORPORATION

WITNESS: *[Signature]*  
PRINT NAME: Luke Russell

BY: *[Signature]*  
PRINT NAME: IRINA GOLVASHCHUK  
TITLE: VICE PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Sebastian Hidalgo

BY: *[Signature]*  
PRINT NAME: Kathryn Fischer  
TITLE: VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF New York

ON THE 31st DAY OF January, 2022 BEFORE ME PERSONALLY APPEARED BY *[Signature]* PHYSICAL PRESENCE *[Signature]* AND *[Signature]* EACH AS A VICE PRESIDENT OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK CORPORATION, AS CORPORATE TRUSTEE, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID DEPOSE AND SAY THEY RESIDE AT 1 Columbus Cir, New York, NY 10019 AND *[Signature]* RESPECTIVELY; THAT THEY ARE VICE PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, THE CORPORATION DESCRIBED IN AND WHICH EXECUTED THE ABOVE INSTRUMENT; THAT THEY KNOW THE SEAL OF THE CORPORATION; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS SUCH CORPORATE SEAL; THAT IT WAS SO AFFIXED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THEY SIGNED THEIR NAMES THERETO BY LIKE AUTHORITY AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT New York, IN THE COUNTY OF New York AND STATE OF NEW York, THE DAY AND YEAR AFORESAID.

*[Signature]*  
Annie Jaghatz  
NOTARY PUBLIC STATE OF NEW YORK  
PRINT NAME: Annie Jaghatz

MY COMMISSION EXPIRES: 9/3/2023  
COMMISSION NUMBER: 01JA6397385

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)

WE, CHICAGO TITLE INSURANCE AGENCY, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; ; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION

DATED: 1-25-2022

*[Signature]*  
MARTHA L. MAGER  
VICE PRESIDENT

### COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 22 DAY OF APRIL, 2022 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR AND MAPPER'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "CRESCENT" AND "HIATUS", HAVING A GRID BEARING OF SOUTH 35°35'42" EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

### SURVEYOR AND MAPPER'S CERTIFICATE:

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

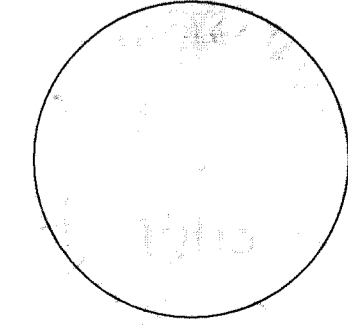
DATED: 2-21-2022

*[Signature]*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

FLORIDA POWER & LIGHT COMPANY  
A FLORIDA CORPORATION



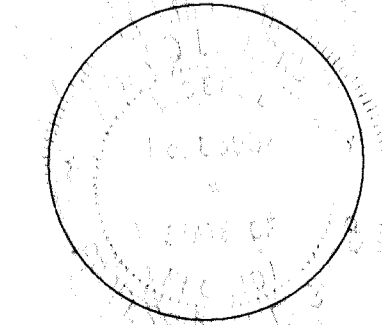
DEUTSCHE BANK TRUST COMPANY AMERICAS



DEUTSCHE BANK TRUST COMPANY AMERICAS  
NOTARY



COUNTY ENGINEER



SURVEYOR

