

# RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY

A Parcel of Land lying in Section 5, Township 42 South, Range 42 East City of Palm Beach Gardens, Palm Beach County, Florida

This Instrument prepared by Frank C. Palmer, P.S.M. Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists 1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426 Certificate of Authorization No. LB-26

Sheet 1 of 2



COUNTY OF PALM BEACH ) ss STATE OF FLORIDA is Plat was filed for record at LOS. 34 A. I is 19thay of Suna and duly recorded in Plat Book No. 95 n page 5 6 3 4 64 OROTHY H. WILKEN, Clerk of Circuit Court



#### Dedication

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "RYDER SUBSTATION. FLORIDA POWER & LIGHT COMPANY", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5:

THENCE NORTH 88'39'12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 5. A DISTANCE OF 487.63 FEET;

THENCE, DEPARTING SAID SOUTH LINE, NORTH 01'20'48" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 88°39'12" WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 5. A DISTANCE OF 945.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE C-18 CANAL, AS RECORDED IN DEED BOOK 1146, PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE NORTH 18'43'23" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 206.09 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE CANAL EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4247, PAGE 580, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS LAID OUT AND IN USE:

THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 75'33'03" EAST. ALONG THE SOUTH LINE OF SAID 100 FOOT WIDE CANAL EASEMENT AS LAID OUT AND IN USE. A DISTANCE OF 379.50 FEET:

THENCE NORTH 79'25'33" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID 100 FOOT WIDE CANAL EASEMENT AS LAID OUT AND IN USE, A DISTANCE OF 450.84 FEET:

THENCE DEPARTING THE SOUTH LINE OF SAID 100 FOOT CANAL EASEMENT AS LAID OUT AND IN USE, SOUTH 88'39'12" EAST, A DISTANCE OF 210.98 FEET:

THENCE SOUTH 01'31'09" WEST, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.260 ACRES, MORE OR LESS.

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

TRACT 'A', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FLORIDA FOR USE AS A PUBLIC PARK AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS.

2. TRACT 'B', AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FLORIDA POWER & LIGHT COMPANY.

3. THE 24-FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, TO PROVIDE LEGAL ACCESS TO THE FLORIDA POWER & LIGHT COMPANY PROPERTY.

4. THE 75-FOOT PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS. FLORIDA FOR PUBLIC ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF Pori), 2002.

PRINT NAME AN LOUIN MEANY PRINT TILE ALSO SCRETAVU

FLORIDA POWER & LIGHT COMPANY A FLORIDA CORPORATION BX: James Illelle PRINT NAME Lawrence J. Kelleher SR. VICE PRESIDENT

#### Acknowledgement

STATE OF FLORIDA COUNTY OF PALM BEACH

April, 2002

BEFORE ME PERSONALLY APPEARED Jay Mulyneaux AND Lawrence J. Italielier, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Sucretary AND Sr. Vice Pres. OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

WITNESS MY HAND AND SEAL THIS 22nd DAY OF April , 2002.

MY COMMISSION EXPIRES: 10/24/05

Woners M Rodeban VI **NOTARY PUBLIC** 

### Approval of Plat and Acceptance of Dedications City of Palm Beach Gardens

CITY OF PALM BEACH GARDENS STATE OF FLORIDA COUNTY OF PALM BEACH

THE CITY OF PALM BEACH GARDENS, FLORIDA HEREBY ACCEPTS THE DEDICATIONS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS & DAY OF

BLANG KAUTNEN , CITY CLERK

THIS PLAT IS HEREBY ACCEPTED FOR RECORD

#### Acceptance of Dedications

STATE OF FLORIDA COUNTY OF PALM BEACH

FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 200 DAY OF HON!

PRINT WAME JAY MOLLINGUY PRINT TITLE Asst. Secretary

FLORIDA POWER & LIGHT COMPANY A FLORIDA CORPORATION PRINT NAME LAWRENCE J. Kelleher SR. VICE PRESIDENT

#### Acknowledgement

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jay Molyneaux AND Lawrence J. Kelleher WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Post-Sucretary AND ST. VICE Pres. OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF April , 2002. MY COMMISSION EXPIRES: 10/24/05

## Reviewing Surveyor and Mapper

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

BY: Jasquale Volge PASQUALE VOLPE. P.S.M. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4873

#### Surveyor's Certificate

THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 REFERNCE MONUMENTS (P.R.M.'s) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW: AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

> LICENSE NO. 5015 STATE OF FLORIDA

#### Surveyor's Notes

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. BEARINGS HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 42 EAST BEARING NORTH 88'39'12" WEST.

3. NO BUILDINGS. IMPROVEMENTS OF ANY KIND. TREES, OR SHRIBS SHALL BE PLACED AN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPPLICABLE CITY OR COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.

4. • - PRM PERMANENT REFERENCE MONUMENT SET LB 26

O.R.B. - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY, FLORIDA

R.P.B. - DENOTES ROAD PLAT BOOK

NPBCID - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

5. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

6. THIS INSTRUMENT PREPARED BY:

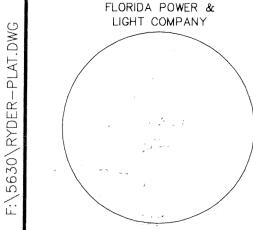
FRANK C. PALMER, P.S.M. IN AND FOR THE OFFICE OF WILLIAMS, HATFIELD & STONER. INC. 1901 S. CONGRESS AVE., SUITE 150 BOYNTON BEACH, FLORIDA 33426

#### Title Certification

WE, CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FLORIDA POWER & LIGHT COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

HARIT 39 9009

VIDE PRINT NAME: DENNIS F. PETERS THEGIZERT



NOTARY PUBLIC DONNA M. RODEBAUGH Y COMMISSION # DD 036578 EXPIRES: October 24, 2005 Sonded Thru Budget Netary Services

