

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# 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

Does this item include the use of state funds? Yes _____ No X

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

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

No fiscal impact

Fixed Asset Number N/A A.D. Mgr. FA# DP#B 7/15/24

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 7/19/24
OFMB OS 7/19/24
7-19-24

[Signature] 7/25/24
Contract Development and Control
7/25/24

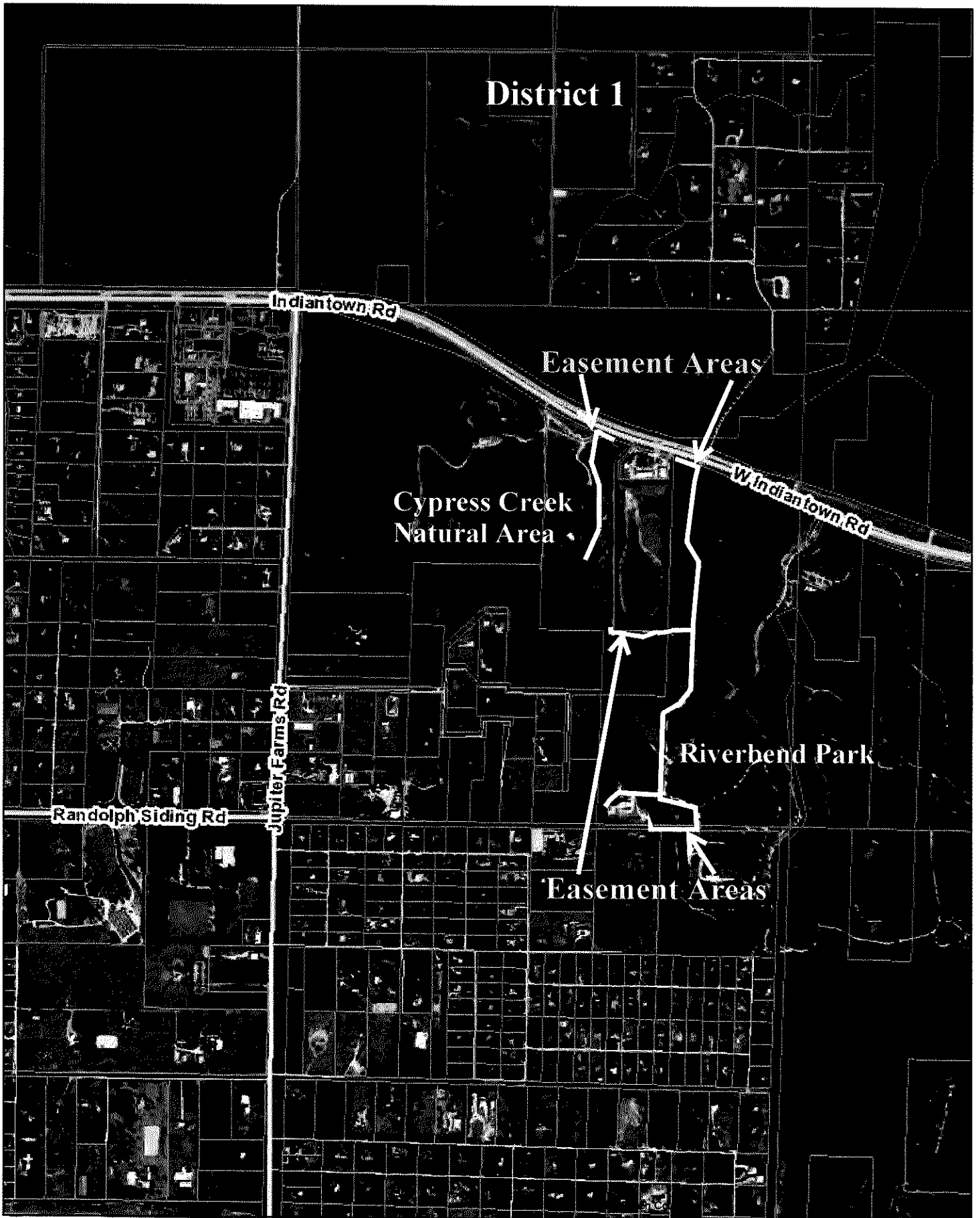
B. Legal Sufficiency:
[Signature]
Assistant County Attorney

C. Other Department Review:

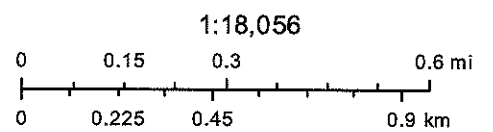
Department Director

This summary is not to be used as a basis for payment.

LOCATION MAP



March 29, 2024



Attachment #2
Utility Easement Agreement w/Ex "A-1 thru A-4"
24 Pages

Prepared by & Return to:
Ben Williamson, Real Estate Manager
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

A portion of PCNs: 00-42-41-06-00-000-1150, 00-42-41-05-00-000-3140 and
30-42-41-06-00-000-1010/1020

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted August 20, 2024, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, Grantor, to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, Grantee.

WITNESSETH:

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 underground electric utility facilities, wires, 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, as well as the size of and remove such Facilities or any of them within an easement upon, 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" and Exhibit "A-4" attached hereto and made a part hereof.

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder and lay cable and conduit within the Easement Premises and to operate the same for communications 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 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.
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 does not interfere with the rights granted herein.

(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: _____
Maria Sachs, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
Assistant County Attorney

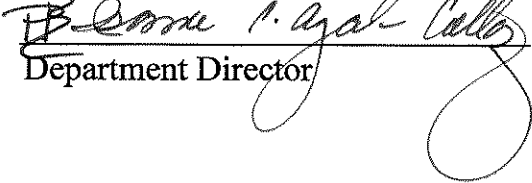
By:  _____
Department Director

Exhibit "A-1"

Legal Description/Site Sketch

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-1

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS PARCEL CONTROL NUMBER 30-42-41-06-00-000-1020, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
A 10.00' WIDE EASEMENT, 5.00' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 01°28'50" EAST, ALONG THE EASTERLY PROPERTY LINE OF SAID PARCEL AND THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2683.70' TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01°28'38" EAST, ALONG SAID EASTERLY PROPERTY LINE AND SAID EAST SECTION LINE, A DISTANCE OF 613.28' TO THE NORTHERLY PROPERTY LINE AND SOUTHERLY RIGHT-OF-WAY OF WEST INDIANTOWN ROAD; THENCE NORTH 66°15'29" WEST, ALONG SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 803.02' TO A NON-TANGENT CURVE HAVING A RADIUS OF 3950.00', CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF NORTH 68°50'49" WEST 356.84'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SAID NORTHERLY PROPERTY LINE, AND SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 5°10'40", A DISTANCE OF 356.96' TO THE **POINT OF BEGINNING**; THENCE SOUTH 30°42'58" WEST, A DISTANCE OF 100.17'; THENCE SOUTH 12°43'41" WEST, A DISTANCE OF 194.10'; THENCE SOUTH 02°20'47" WEST, A DISTANCE OF 316.48'; THENCE SOUTH 08°10'16" EAST, A DISTANCE OF 58.37'; THENCE SOUTH 09°12'47" EAST, A DISTANCE OF 260.44'; THENCE SOUTH 38°26'34" EAST, A DISTANCE OF 59.10'; THENCE SOUTH 30°51'06" EAST, A DISTANCE OF 104.99'; THENCE SOUTH 07°49'48" WEST, A DISTANCE OF 128.74'; THENCE SOUTH 08°30'57" WEST, A DISTANCE OF 355.12'; THENCE SOUTH 02°44'53" WEST, A DISTANCE OF 116.91'; THENCE SOUTH 02°05'47" EAST, A DISTANCE OF 80.55' TO A POINT NOW TO BE KNOWN AS POINT "A";

CONTINUED ON PAGE 2

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°28'50" EAST. COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT, ZONE: FLORIDA EAST; LINEAR UNITS ARE US SURVEY FEET & ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.000020827; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
4. NO FIELD WORK WAS PERFORMED.

NOTE: SEE SHEET 3, 4, 5, 6, AND 7 OF 7 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3, 4, 5, 6, AND 7 OF 7 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

Brion D
Yancy

Digitally signed by Brion
D Yancy
Date: 2024.06.18 12:21:18
-04'00'

BRION D. YANCY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 30, 2024
CADD FILE: EXHIBIT 3 DCR	WR NO. 11715192	SCALE: N/A SHEET: 1 OF 7

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 3 DCR REVISION DATE: 05-29-2024

LEGAL DESCRIPTION:

CONTINUED FROM PAGE 1

CONTINUE SOUTH 02°05'47" EAST, A DISTANCE OF 20.42'; THENCE SOUTH 02°50'21" WEST, A DISTANCE OF 467.30'; THENCE SOUTH 08°25'32" WEST, A DISTANCE OF 196.11'; THENCE SOUTH 39°51'22" WEST, A DISTANCE OF 129.21'; THENCE SOUTH 58°04'17" WEST, A DISTANCE OF 73.32'; THENCE SOUTH 50°40'49" WEST, A DISTANCE OF 93.38'; THENCE SOUTH 00°51'27" WEST, A DISTANCE OF 483.88'; THENCE SOUTH 00°00'20" WEST, A DISTANCE OF 27.68'; THENCE SOUTH 26°27'02" WEST, A DISTANCE OF 58.98'; THENCE SOUTH 06°55'22" WEST, A DISTANCE OF 89.23'; THENCE SOUTH 02°42'12" WEST, A DISTANCE OF 164.22' TO A POINT NOW KNOWN AS POINT "B"; THENCE SOUTH, A DISTANCE OF 49.81'; THENCE SOUTH 60°56'32" EAST, A DISTANCE OF 160.11'; THENCE SOUTH 00°04'42" EAST, A DISTANCE OF 201.34' TO THE SOUTHERLY PROPERTY LINE OF SAID PARCEL, ALSO BEING THE POINT OF TERMINUS (1), TOGETHER WITH: BEGIN AT POINT "A"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 93.13'; THENCE SOUTH 69°24'02" WEST, A DISTANCE OF 101.55'; THENCE NORTH 75°48'12" WEST, A DISTANCE OF 74.54' TO THE WESTERLY PROPERTY LINE OF SAID PARCEL, ALSO BEING THE POINT OF TERMINUS (2), TOGETHER WITH: BEGIN AT POINT "B"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 235.97'; THENCE SOUTH 82°04'41" WEST, A DISTANCE OF 101.73'; THENCE SOUTH 77°20'31" WEST, A DISTANCE OF 113.01'; THENCE SOUTH 37°28'59" WEST, A DISTANCE OF 109.21' TO THE POINT OF TERMINUS (3) AND THE END OF THIS CENTERLINE DESCRIPTION, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES, AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

CONTAINING A TOTAL OF 1.04 ACRES, OR 48090.70 SQUARE FEET, MORE OR LESS.

NOTE: SEE SHEET 3, 4, 5, 6, AND 7 OF 7 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3, 4, 5, 6, AND 7 OF 7 OF THIS DOCUMENT.

Bowman

FLORIDA POWER AND LIGHT

EASEMENT

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 30, 2024
CADD FILE: EXHIBIT 3 DCR	WR NO. 11715192	SCALE: N/A SHEET: 2 OF 7

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 3 DCR REVISION DATE: 05-29-2024

EXHIBIT A-1

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

CERTIFIED CORNER
RECORD # 053202
NORTH QUARTER
CORNER OF SECTION 6,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST
N: 948966.58
E: 922397.79

CLERKS FILE
NO. 19950357156
PARCEL CONTROL NO.
00-42-41-05-00-000-3140



1 INCH = 100 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 100'

LEGEND

- Θ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- = EASEMENT

OWNER: LOXAHATCHEE RIVER
ENVIRONMENTAL
CONTROL DISTRICT
CLERKS FILE NO. 19970255543
PARCEL CONTROL NO.
00-42-41-06-00-000-1030

ADDRESS:

9060 INDIANTOWN ROAD

S 74°56'13" E 17.96'
SOUTHERLY
R/W LINE
P.O.B.
N: 947338.82
E: 923928.20
A=598.33'
R=3950.00'

WEST INDIANTOWN ROAD
(100' PUBLIC R/W)
(F.D.O.T. SECTION
NO. 9375-110)
R=3950.00'
Θ=5°10'40"
L=356.96'
CH=356.84'
CB=N68° 50' 49"W

S 30°42'58" W 100.17'

OWNER:
PALM BEACH COUNTY
CLERKS FILE
NO. 19770173501
PARCEL CONTROL NO.
30-42-41-06-00-000-1020

N 66°15'29" W 803.02'
S 66°15'29" E 803.02'
EASTERLY
PROPERTY LINE
EAST LINE
OF SECTION 6

EASEMENT 1
AREA: 1.04
ACRES
(48090.70
SQUARE FEET)

CERTIFIED CORNER
RECORD # 053204
EAST QUARTER
CORNER OF SECTION 6,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST
N: 946273.66
E: 924980.25

S 02°20'47" W 316.48'

P.O.C.
CERTIFIED CORNER
RECORD # 053206
SOUTHEAST CORNER OF
SECTION 6,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST
N: 943590.85
E: 924910.91

S 01°37'10" W 1135.96'

S 12°43'41" W 194.10'

S 01°28'38" W 613.28'
N 01°28'38" E 613.28'
CLERKS FILE
NO. 19860016565
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
PARCEL CONTROL NO.
00-42-41-05-00-000-3100

5.00'
10.00'

MATCH LINE SEE SHEET 4

NOTE: SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

**FLORIDA POWER AND LIGHT
EASEMENT**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

PALM BEACH COUNTY

FLORIDA

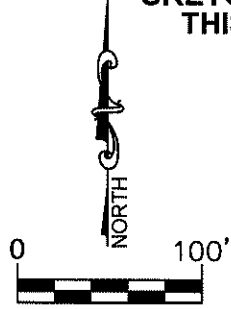
PROJECT NO. 100207-01-018 EXISTING EASEMENTS: NO DATE: May. 30, 2024

CADD FILE: EXHIBIT 3 DCR WR NO. 11715192 SCALE: 1" = 100' SHEET: 3 OF 7

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 3 DCR REVISION DATE: 05-29-2024

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

EXHIBIT A-1



1 INCH = 100 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 100'

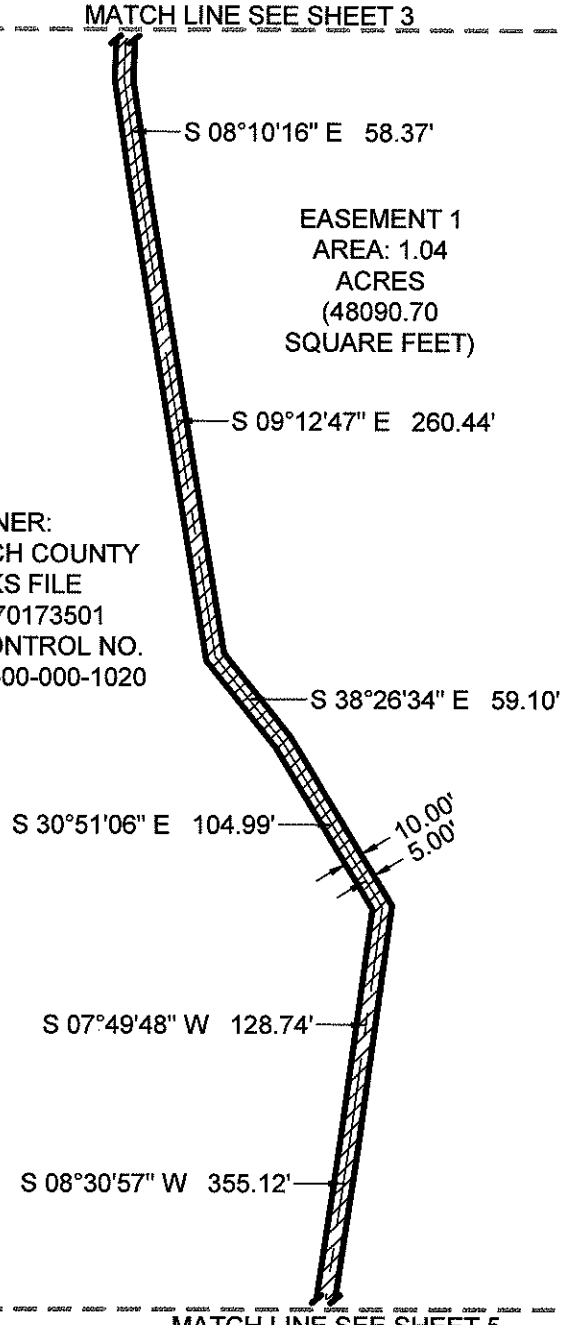
LEGEND

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- R/W = RIGHT-OF-WAY
- = EASEMENT

OWNER: LOXAHATCHEE RIVER
 ENVIRONMENTAL CONTROL DISTRICT
 CLERKS FILE NO. 19970255543
 PARCEL CONTROL NO.
 00-42-41-06-00-000-1030

S 01°37'10" W 1135.96'

OWNER:
 PALM BEACH COUNTY
 CLERKS FILE
 NO. 19770173501
 PARCEL CONTROL NO.
 30-42-41-06-00-000-1020



ADDRESS:

9060 INDIANTOWN ROAD

NOTE: SEE SHEET 1 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

**FLORIDA POWER AND LIGHT
EASEMENT**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
 10815 S.W. Tradition Square
 Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

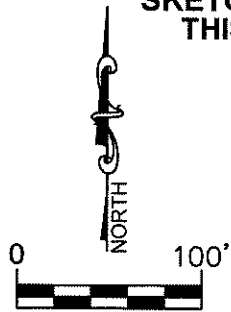
PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 30, 2024
CADD FILE: EXHIBIT 3 DCR	WR NO. 11715192	SCALE: 1" = 100'
		SHEET: 4 OF 7

EXHIBIT A-1

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**



1 INCH = 100 FEET

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100'

LEGEND

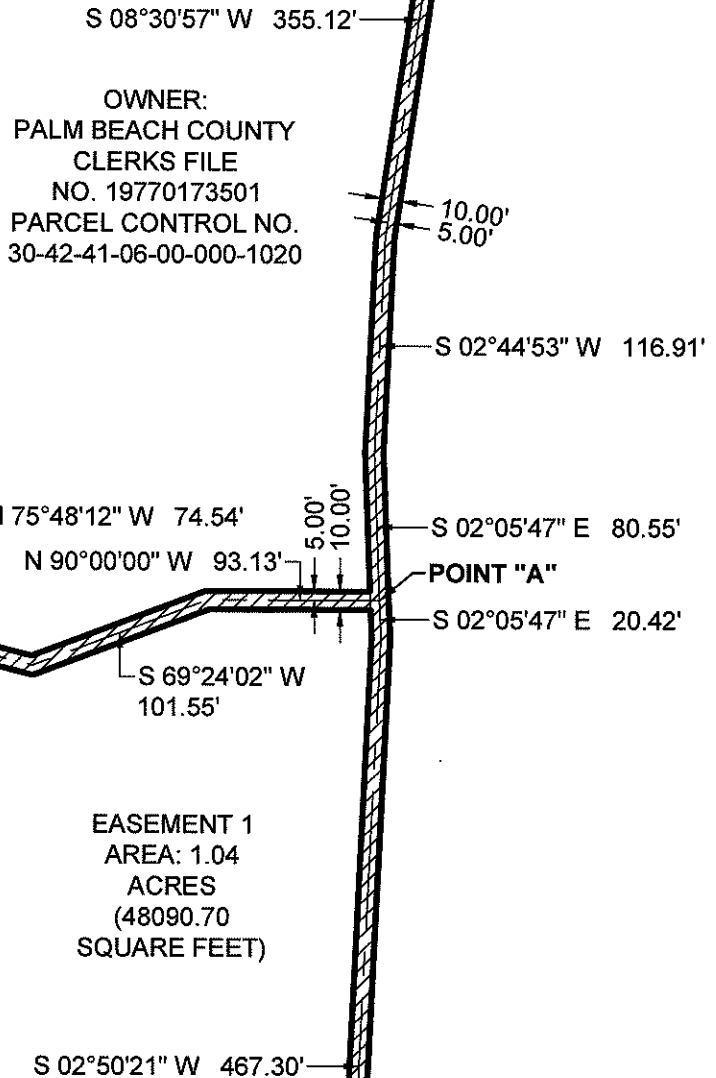
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- P.O.T. = POINT OF TERMINUS
- R/W = RIGHT-OF-WAY
- = EASEMENT

OWNER: LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
CLERKS FILE NO. 19970255543
PARCEL CONTROL NO. 00-42-41-06-00-000-1030

OWNER: PALM BEACH COUNTY
CLERKS FILE NO. 20090163416
PARCEL CONTROL NO. 00-42-41-06-00-000-1150

WESTERLY PROPERTY LINE

MATCH LINE SEE SHEET 4



NOTE: THE EASEMENT SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

ADDRESS:

9060 INDIANTOWN ROAD

MATCH LINE SEE SHEET 6

NOTE: SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

**FLORIDA POWER AND LIGHT
EASEMENT**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

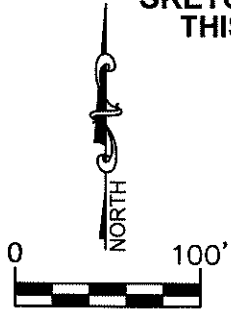
PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 30, 2024
CADD FILE: EXHIBIT 3 DCR	WR NO. 11715192	SCALE: 1" = 100'
		SHEET: 5 OF 7

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

EXHIBIT A-1



1 INCH = 100 FEET

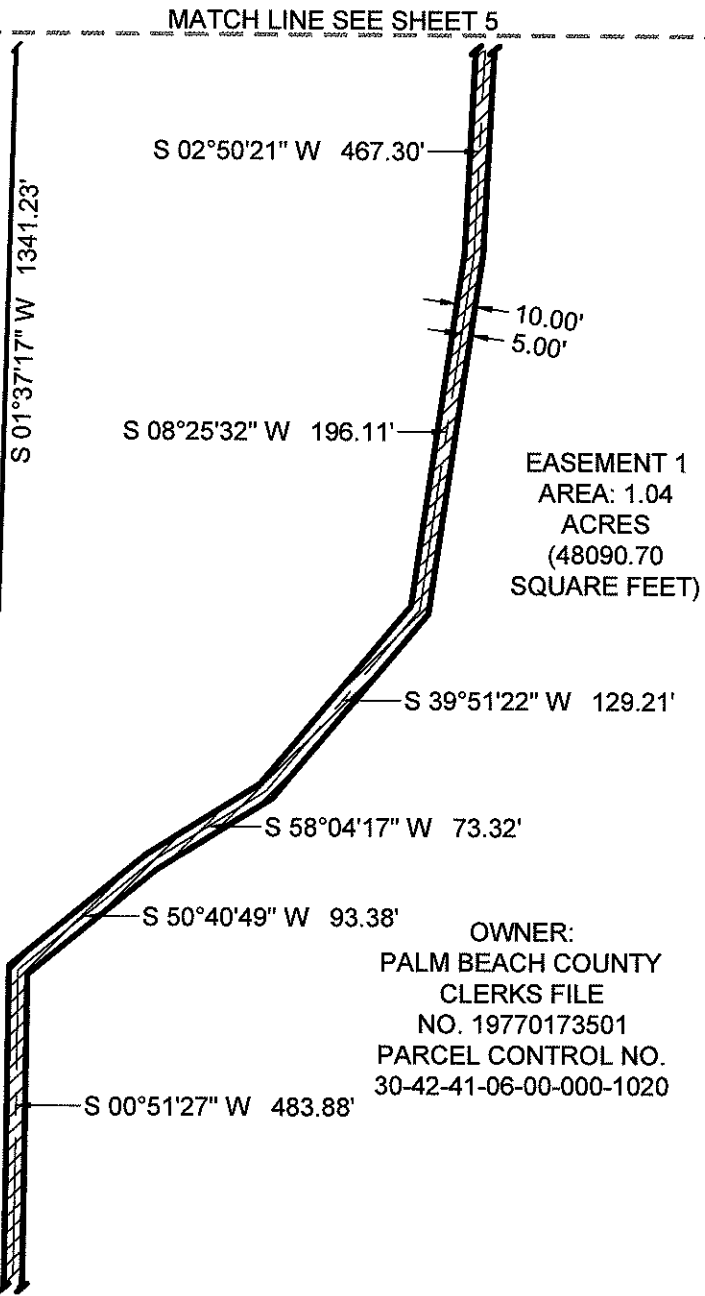
THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 100'

LEGEND

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- R/W = RIGHT-OF-WAY
- = EASEMENT

OWNER: PALM BEACH COUNTY
CLERKS FILE NO. 20090163416
PARCEL CONTROL NO.
00-42-41-06-00-000-1150

S 89°47'40" E
667.87' (C)



OWNER:
PALM BEACH COUNTY
CLERKS FILE
NO. 19770173501
PARCEL CONTROL NO.
30-42-41-06-00-000-1020

NOTE:
THE EASEMENT SIDE LINES
TO BE PROLONGED OR
SHORTENED TO INTERSECT
THE RELATIVE PROPERTY
LINES.

ADDRESS:

9060 INDIANTOWN ROAD

MATCH LINE SEE SHEET 7

NOTE: SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

**FLORIDA POWER AND LIGHT
EASEMENT**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018 EXISTING EASEMENTS: NO DATE: May. 30, 2024

CADD FILE: EXHIBIT 3 DCR WR NO. 11715192 SCALE: 1" = 100' SHEET: 6 OF 7

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 3 DCR REVISION DATE: 05-29-2024

EXHIBIT "A"
SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-1



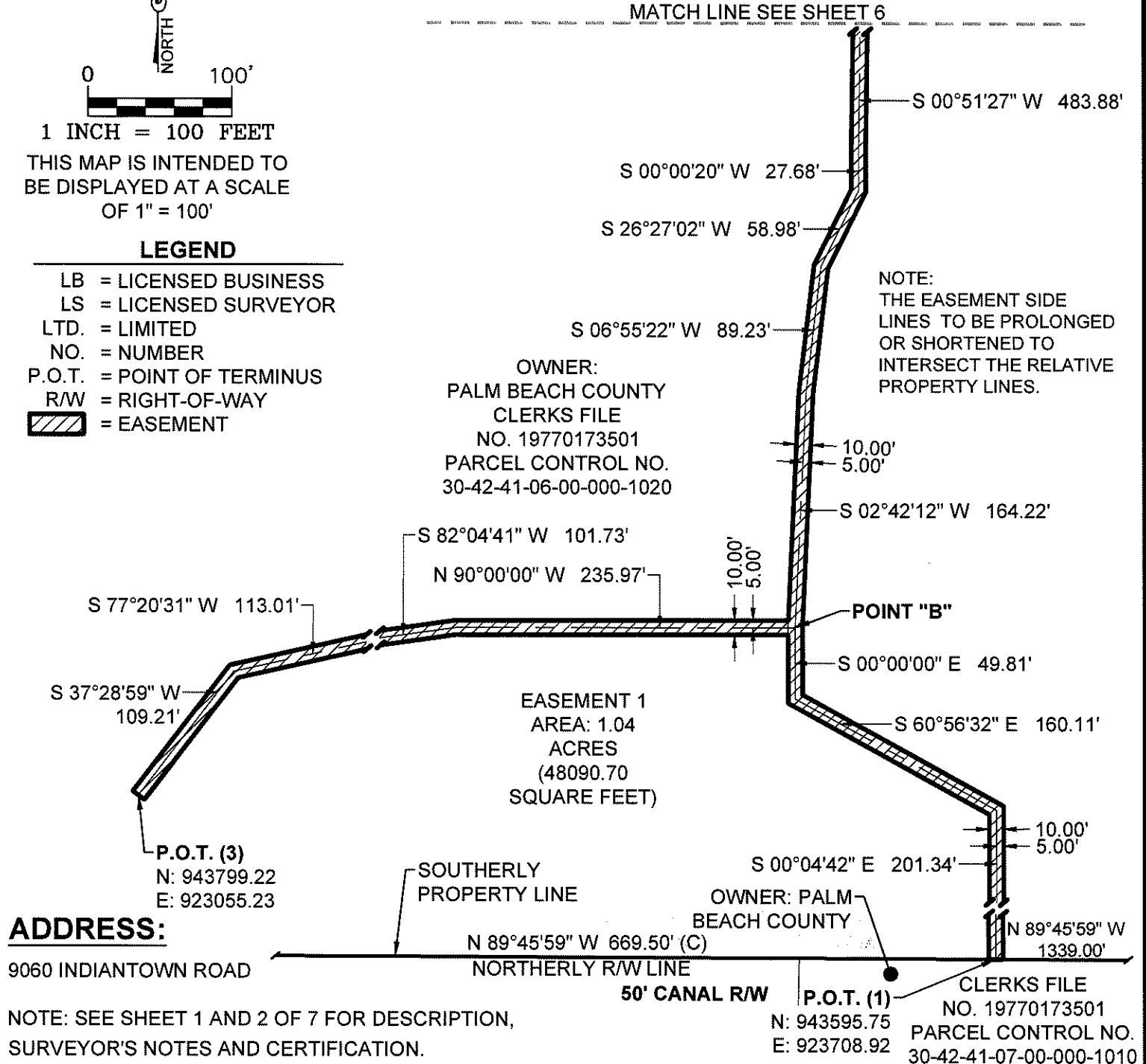
1 INCH = 100 FEET

THIS MAP IS INTENDED TO
 BE DISPLAYED AT A SCALE
 OF 1" = 100'

LEGEND

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- P.O.T. = POINT OF TERMINUS
- R/W = RIGHT-OF-WAY
- = EASEMENT

MATCH LINE SEE SHEET 6



Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
 10815 S.W. Tradition Square
 Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 30, 2024
CADD FILE: EXHIBIT 3 DCR	WR NO. 11715192	SCALE: 1" = 100'
		SHEET: 7 OF 7

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 3 DCR

REVISION DATE: 05-29-2024

Exhibit "A-2"

Legal Description/Site Sketch

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-2

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS PARCEL CONTROL NUMBER 00-42-41-06-00-000-1150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
A 10.00' WIDE EASEMENT, 5.00' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCE (1) AT THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°45'38" WEST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1052.17' TO THE SOUTHERLY RIGHT-OF-WAY OF WEST INDIANTOWN ROAD, SAID RIGHT-OF-WAY ALSO BEING THE NORTHERLY PROPERTY LINE OF SAID PARCEL, AND BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4366.84' AND A RADIAL LINE THAT BEARS SOUTH 29°45'14" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°56'09", A DISTANCE OF 604.85 FEET TO THE **POINT OF BEGINNING (1)**; THENCE SOUTH 26°30'26" WEST, A DISTANCE OF 31.43 FEET; THENCE SOUTH 49°13'52" WEST, A DISTANCE OF 39.20 FEET; THENCE SOUTH 71°10'24" WEST, A DISTANCE OF 156.67 FEET; THENCE SOUTH 25°11'42" WEST, A DISTANCE OF 141.48 FEET; THENCE SOUTH 15°21'05" EAST, A DISTANCE OF 51.32 FEET; THENCE SOUTH 53°34'17" EAST, A DISTANCE OF 94.99 FEET; THENCE SOUTH 22°42'39" EAST, A DISTANCE OF 100.97 FEET; THENCE SOUTH 07°00'09" EAST, A DISTANCE OF 150.19 FEET; THENCE SOUTH 21°30'04" WEST, A DISTANCE OF 209.87 FEET; THENCE SOUTH 10°24'10" WEST, A DISTANCE OF 160.60 FEET; THENCE SOUTH 29°12'09" WEST, A DISTANCE OF 31.58 FEET; TO THE **POINT OF TERMINUS (1)** AND THE END OF THIS CENTERLINE DESCRIPTION, TOGETHER WITH: **COMMENCE (2)** AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°49'22" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1332.48'; THENCE SOUTH 01°37'17" WEST, A DISTANCE OF 675.65' TO THE **POINT OF BEGINNING (2)**; THENCE NORTH 89°48'29" WEST, A DISTANCE OF 590.00 FEET; THENCE NORTH 00°07'31" WEST, A DISTANCE OF 35.00 FEET TO THE **POINT OF TERMINUS (2)** AND THE END OF THIS CENTERLINE DESCRIPTION, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES, AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

CONTAINING A TOTAL OF 0.41 ACRES,
OR 17932.94 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 89°46'49" EAST. COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT, ZONE: FLORIDA EAST; LINEAR UNITS ARE US SURVEY FEET & ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.000020827; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
4. NO FIELD WORK WAS PERFORMED.

NOTE: SEE SHEETS 2, 3, 4, & 5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2, 3, 4, & OF 5 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

Brion D
Yancy

Digitally signed by Brion D
Yancy
Date: 2024.06.04 09:59:03
-04'00'

BRION D. YANCY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018

EXISTING EASEMENTS: YES#

DATE: May. 29, 2024

CADD FILE: EXHIBIT 1 DCR

WR NO. 11715192

SCALE: N/A

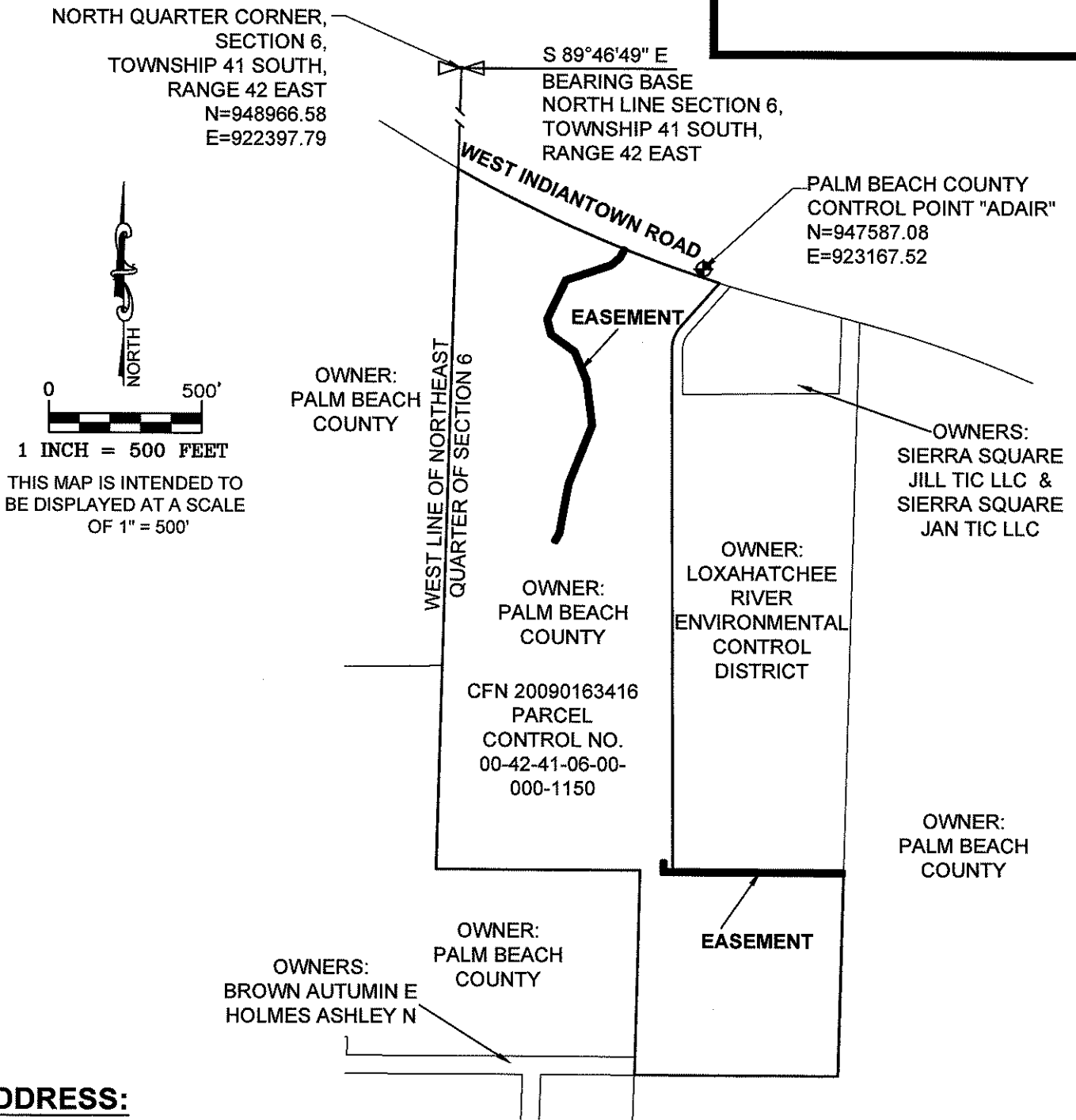
SHEET: 1 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 1 DCR

REVISION DATE: 05-29-2024

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

EXHIBIT A-2



ADDRESS:

9424 INDIANTOWN ROAD, JUPITER, FLORIDA

NOTE: SEE SHEET 1 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

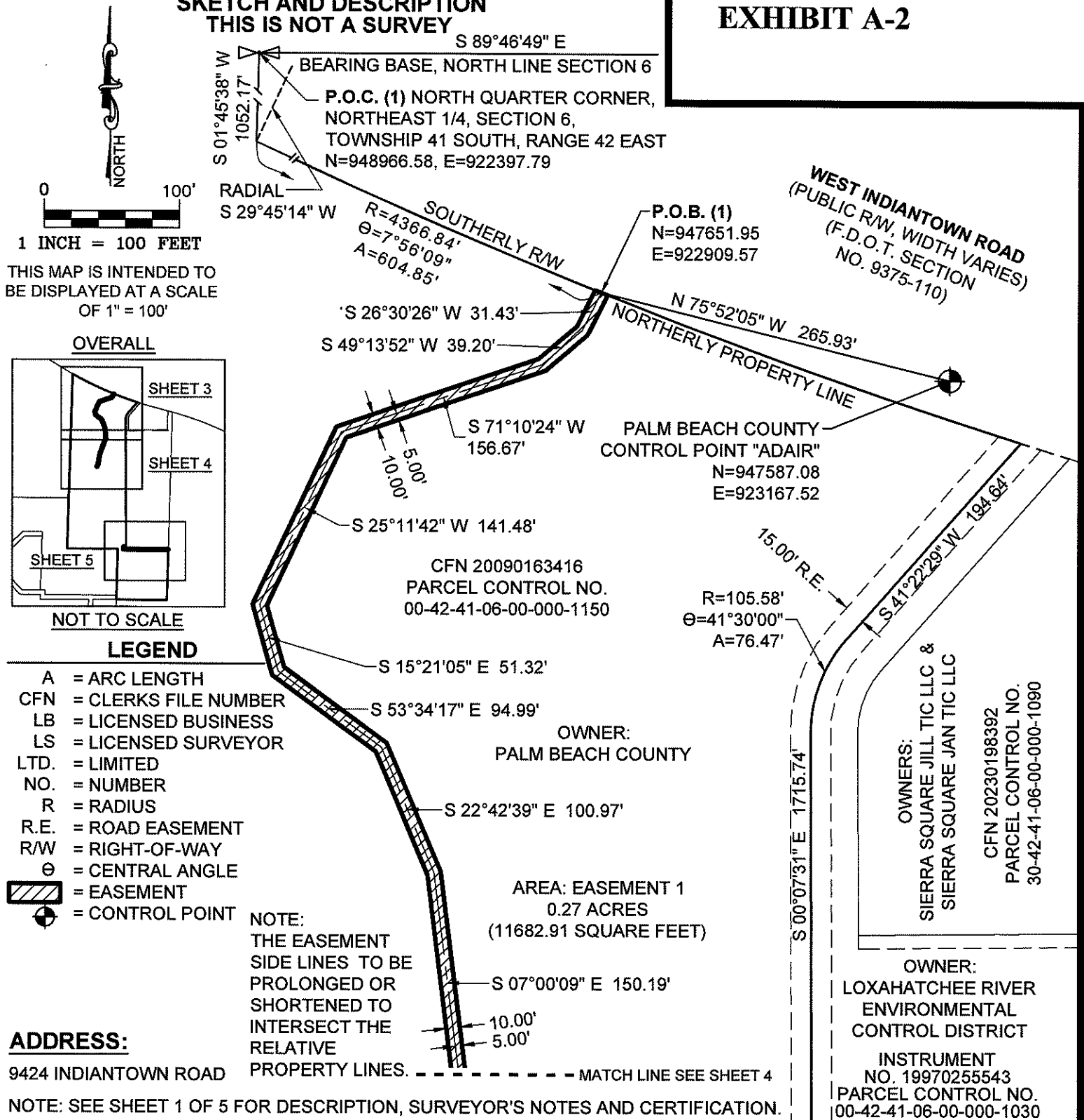
PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: YES#1	DATE: May. 29, 2024
CADD FILE: EXHIBIT 1 DCR	WR NO. 11715192	SCALE: 1"=500' SHEET: 2 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 1 DCR REVISION DATE: 05-29-2024

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**



Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: YES #1	DATE: May 29, 2024
CADD FILE: EXHIBIT 1 DCR	WR NO. 11715192	SCALE: 1" = 100' SHEET: 3 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 1 DCR

REVISION DATE: 05-29-2024

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

EXHIBIT A-2

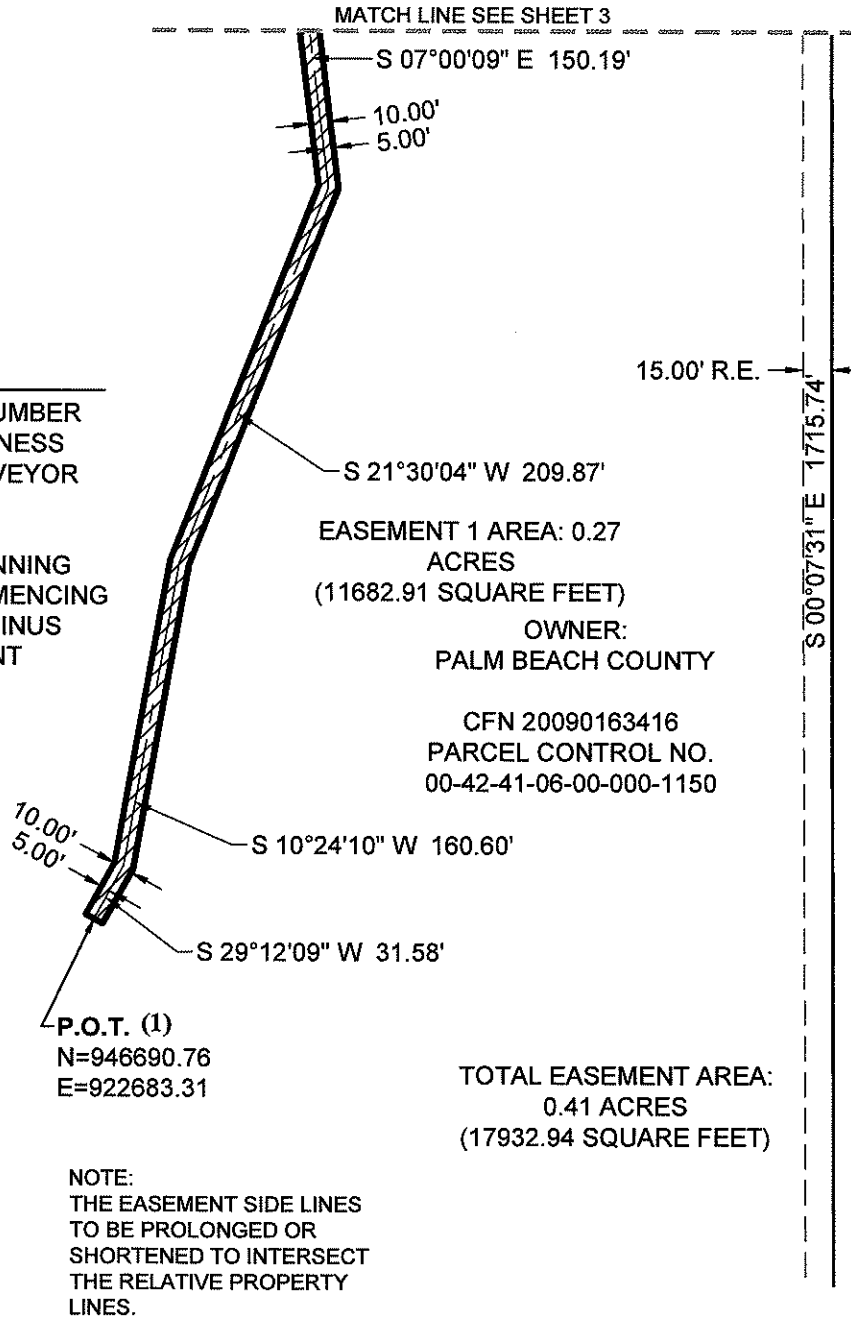
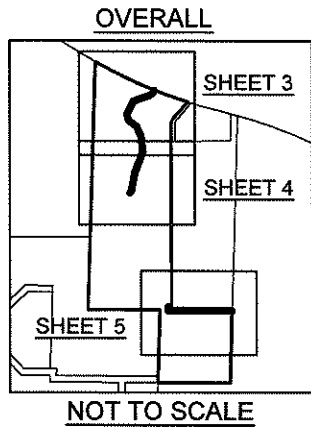


1 INCH = 100 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 100'

LEGEND

- CFN = CLERKS FILE NUMBER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- P.O.B = POINT OF BEGINNING
- P.O.C = POINT OF COMMENCING
- P.O.T. = POINT OF TERMINUS
- R.E. = ROAD EASEMENT
- R/W = RIGHT-OF-WAY
- = EASEMENT



EASEMENT 1 AREA: 0.27
ACRES
(11682.91 SQUARE FEET)

OWNER:
PALM BEACH COUNTY

CFN 20090163416
PARCEL CONTROL NO.
00-42-41-06-00-000-1150

OWNER:
LOXAHATCHEE RIVER
ENVIRONMENTAL
CONTROL DISTRICT

CFN 19970255543
PARCEL CONTROL NO.
00-42-41-06-00-000-1030

TOTAL EASEMENT AREA:
0.41 ACRES
(17932.94 SQUARE FEET)

NOTE:
THE EASEMENT SIDE LINES
TO BE PROLONGED OR
SHORTENED TO INTERSECT
THE RELATIVE PROPERTY
LINES.

ADDRESS:

9424 INDIANTOWN ROAD

NOTE: SEE SHEET 1 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: YES#1	DATE: May. 29, 2024
CADD FILE: EXHIBIT 1 DCR	WR NO. 11715192	SCALE: 1" = 100' SHEET: 4 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 1 DCR

REVISION DATE: 05-29-2024

EXHIBIT "A"
SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-2



1 INCH = 100 FEET

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100'

NOTE:
 THE EASEMENT SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

P.O.C. (2)
 EAST QUARTER CORNER,
 SECTION 6, TOWNSHIP 41
 SOUTH, RANGE 42 EAST
 N=946273.33, E=924980.24

PALM BEACH COUNTY
 CONTROL POINT "ADAIR"
 N=947587.08, E=923167.52

OWNER:
 LOXAHATCHEE RIVER
 ENVIRONMENTAL
 CONTROL DISTRICT

CFN 19970255543
 PARCEL CONTROL NO.
 00-42-41-06-00-000-1030

OWNER:

PALM BEACH COUNTY
 CFN 19770173501
 PARCEL CONTROL NO.
 30-42-41-06-00-000-1020

15.00' R.E.
 P.O.T. (2)
 N=945639.38
 E=923038.58

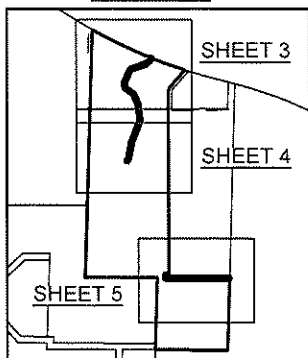
N 00°07'31" W 35.00'
 10.00'
 5.00'

PALM BEACH COUNTY:
 SOUTHEAST CORNER CYPRESS
 CREEK - HATCHER PROPERTY LAND
 & WATER CONSERVATION FUND
 SURVEY; DRAWING NO. S-2-14-3476

N 89°48'29" W 590.00'
 EASEMENT 2 AREA:
 0.14 ACRES
 (6250.03 SQUARE FEET)

P.O.B. (2)
 N=945602.40
 E=923628.65

OVERALL



NOT TO SCALE

OWNER:
 PALM BEACH COUNTY

CFN 20090163416
 PARCEL CONTROL NO.
 00-42-41-06-00-000-1150

TOTAL EASEMENT AREA:
 0.41 ACRES
 (17932.94 SQUARE FEET)

LEGEND

- CFN = CLERKS FILE NUMBER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- P.O.B = POINT OF BEGINNING
- P.O.C = POINT OF COMMENCING
- P.O.T. = POINT OF TERMINUS
- R.E. = ROAD EASEMENT
- R/W = RIGHT-OF-WAY
- = EASEMENT
- = CONTROL POINT

ADDRESS:

9424 INDIANTOWN ROAD

NOTE: SEE SHEET 1 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
 10815 S.W. Tradition Square
 Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: YES #1	DATE: May. 29, 2024
CADD FILE: EXHIBIT 1 DCR	WR NO. 11715192	SCALE: 1" = 100'
		SHEET: 5 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 1 DCR

REVISION DATE: 05-29-2024

Exhibit "A-3"

Legal Description/Site Sketch

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-3

LEGAL DESCRIPTION:

A PORTION OF PARCEL B AS DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 19950357156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 10.00' WIDE EASEMENT, 5.00' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 01°28'38" EAST, ALONG THE WEST SECTION LINE, A DISTANCE OF 613.26 FEET TO THE NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST INDIANTOWN ROAD; THENCE SOUTH 66°15'30" EAST, ALONG SAID NORTHERLY PROPERTY LINE AND SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.79 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 26°43'37" WEST, A DISTANCE OF 294.60 FEET TO SAID WESTERLY PROPERTY LINE, AND SAID WEST SECTION LINE, AND THE **POINT OF TERMINUS**, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES, AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

CONTAINING A TOTAL OF 0.07 ACRES, OR 2946.02 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 01°28'38" EAST. COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT, ZONE: FLORIDA EAST; LINEAR UNITS ARE US SURVEY FEET & ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.000020827; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
4. NO FIELD WORK WAS PERFORMED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

Digitally signed by Brion D Yancy
Date: 2024.06.04 09:59:29
-04'00'

Brion D Yancy

BRION D. YANCY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 29, 2024
CADD FILE: EXHIBIT 15 DCR	WR NO. 11715192	SCALE: N/A SHEET: 1 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 15 DCR REVISION DATE: 05-29-2024

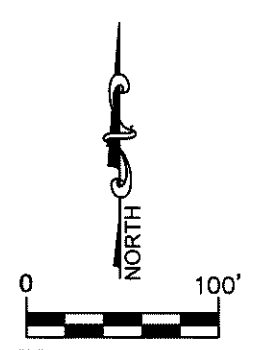
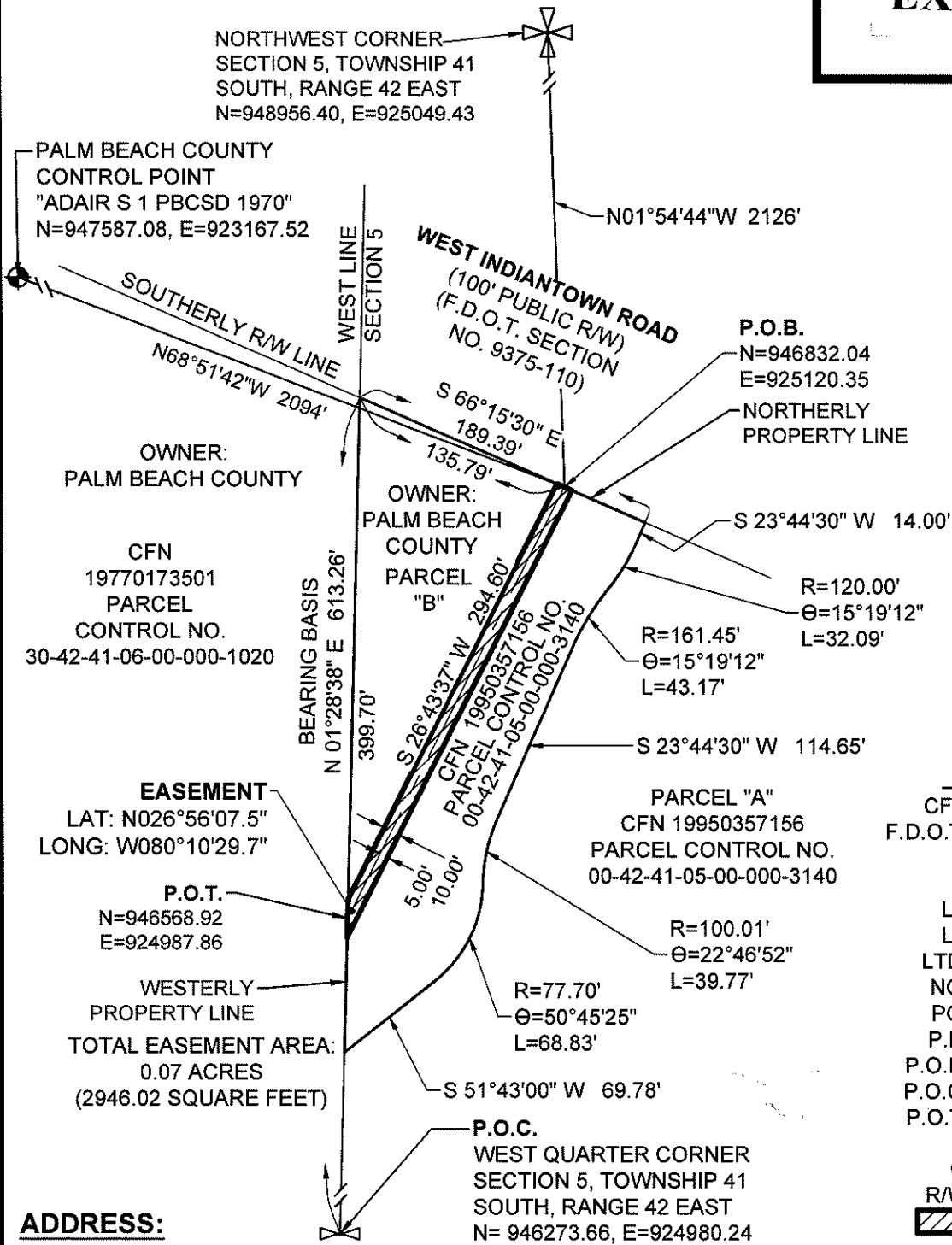
Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT A-3



THIS MAP IS INTENDED TO
 BE DISPLAYED AT A SCALE
 OF 1" = 100'

NOTE:
 THE EASEMENT SIDE
 LINES TO BE PROLONGED
 OR SHORTENED TO
 INTERSECT THE RELATIVE
 PROPERTY LINES.

LEGEND

- CFN = CLERKS FILE NUMBER=
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- NO. = NUMBER
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
- R = RADIUS
- Θ = CENTRAL ANGLE
- R/W = RIGHT-OF-WAY
- = EASEMENT

ADDRESS:

8900 INDIANTOWN ROAD, JUPITER FLORIDA

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
 10815 S.W. Tradition Square
 Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
 Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 29, 2024
CADD FILE: EXHIBIT 15 DCR	WR NO. 11715192	SCALE: 1" = 100' SHEET: 2 OF 2

Exhibit "A-4"

Legal Description/Site Sketch

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT "A-4"

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS PARCEL CONTROL NUMBER 30-42-41-07-00-000-1010 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00' WIDE EASEMENT, 5.00' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°28'50" WEST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2683.70' TO THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 89°45'59" WEST, ALONG THE NORTHERLY PROPERTY LINE OF SAID PARCEL AND THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 1202.00' TO THE POINT OF BEGINNING; THENCE SOUTH 01°20'00" WEST, A DISTANCE OF 55.00'; THENCE NORTH 89°45'59" WEST, A DISTANCE OF 137.00' TO THE WEST PROPERTY LINE OF SAID PARCEL, ALSO BEING THE POINT OF TERMINUS, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES, AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINES.

CONTAINING A TOTAL OF 0.01 ACRES, OR 403.99 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°28'50" WEST. COORDINATES SHOWN ARE GRID. DATUM = NAD 83, 1990 ADJUSTMENT, ZONE: FLORIDA EAST; LINEAR UNITS ARE US SURVEY FEET & ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.000020827; GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
4. NO FIELD WORK WAS PERFORMED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 2 AND 2 OF 2 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

Brion D
Yancy

Digitally signed by Brion D
Yancy
Date: 2024.06.04 09:58:09
-04'00'

BRION D. YANCY DATE OF SIGNATURE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

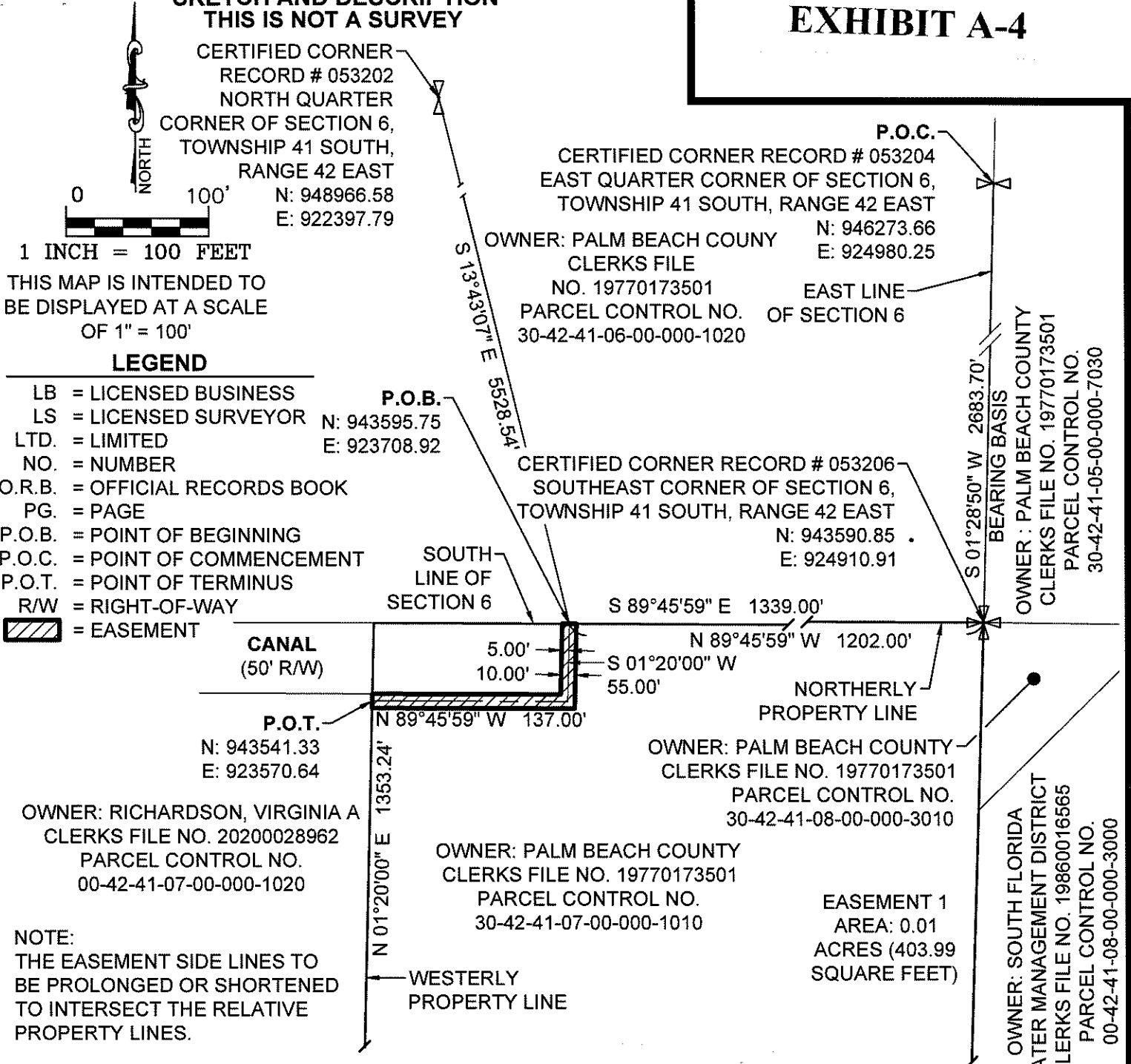
FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 29, 2024
CADD FILE: EXHIBIT 18 DCR	WR NO. 11715192	SCALE: N/A SHEET: 1 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-018 (SUR) - PIKE FPL EAST 2022 ALEXANDER\SURVEY\ALEXANDER 17\SURVEY\GIS\EXHIBIT 18 DCR REVISION DATE: 05-29-2024

EXHIBIT A-4

EXHIBIT "A" SKETCH AND DESCRIPTION THIS IS NOT A SURVEY



ADDRESS:

VACANT, INDIANTOWN ROAD

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-018	EXISTING EASEMENTS: NO	DATE: May. 29, 2024
CADD FILE: EXHIBIT 18 DCR	WR NO. 11715192	SCALE: 1" = 100' SHEET: 2 OF 2