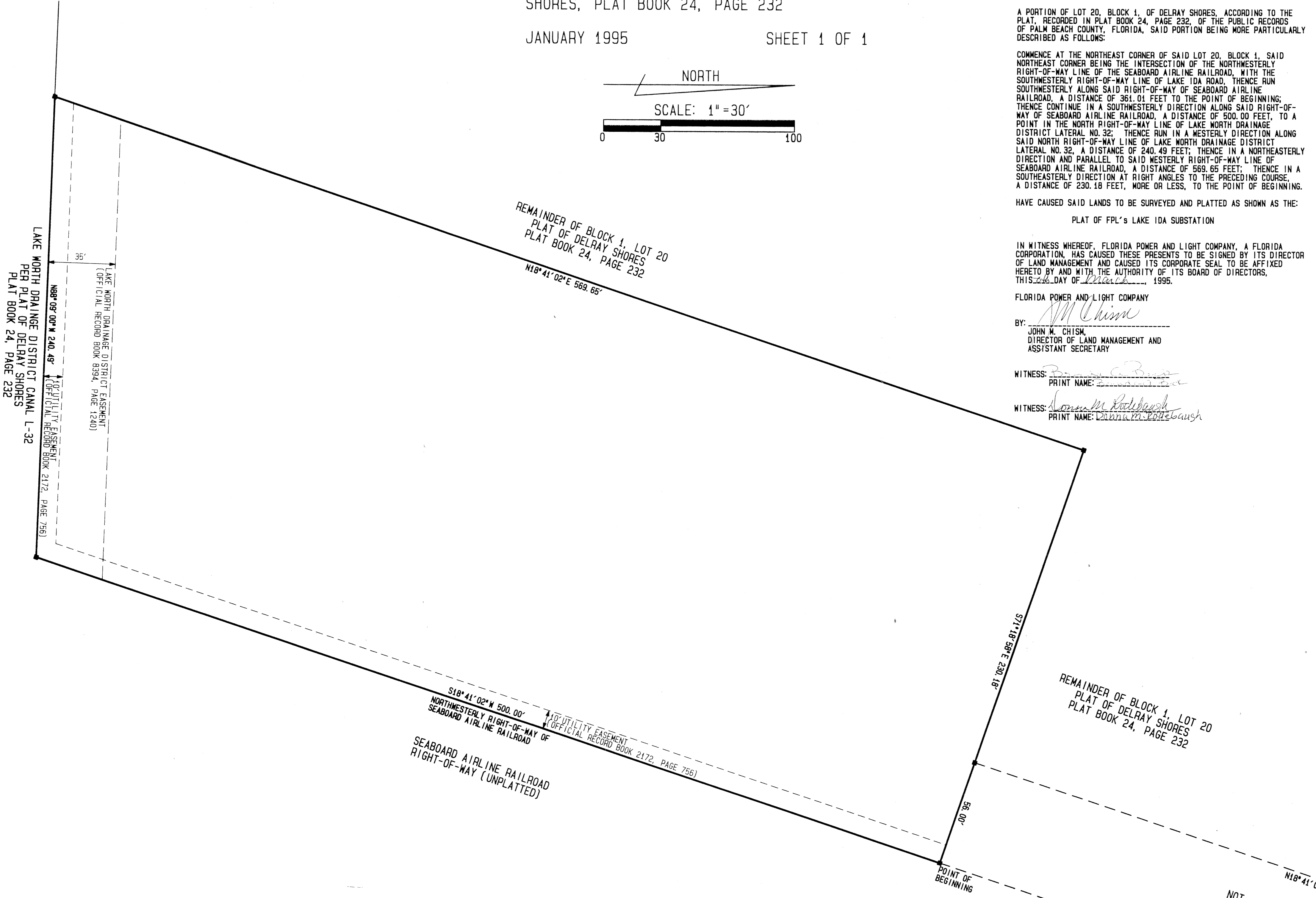
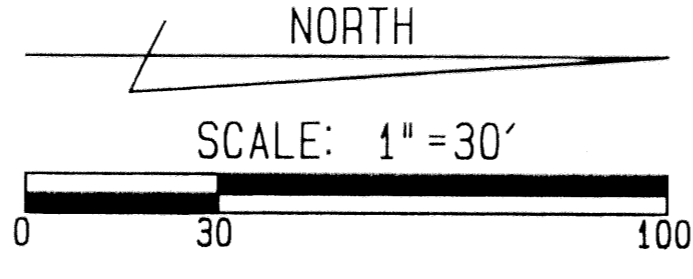


PLAT OF FPL'S LAKE IDA SUBSTATION

IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 1, OF DELRAY SHORES, PLAT BOOK 24, PAGE 232

JANUARY 1995 SHEET 1 OF 1



DEDICATIONS AND RESERVATIONS

CITY OF DELRAY BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT:

FLORIDA POWER AND LIGHT COMPANY

IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, BEING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF:

A PORTION OF LOT 20, BLOCK 1, OF DELRAY SHORES, ACCORDING TO THE PLAT, RECORDED IN PLAT BOOK 24, PAGE 232, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 20, BLOCK 1, SAID NORTHEAST CORNER BEING THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE IDA ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, A DISTANCE OF 361.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, A DISTANCE OF 500.00 FEET, TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT LATERAL NO. 32; THENCE RUN IN A WESTERLY DIRECTION ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE NORTH DRAINAGE DISTRICT LATERAL NO. 32, A DISTANCE OF 240.49 FEET; THENCE IN A NORTHEASTERLY DIRECTION AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD, A DISTANCE OF 569.65 FEET; THENCE IN A SOUTHEASTERLY DIRECTION AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 230.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AS THE:

PLAT OF FPL'S LAKE IDA SUBSTATION

IN WITNESS WHEREOF, FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR OF LAND MANAGEMENT AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF March, 1995.

FLORIDA POWER AND LIGHT COMPANY

BY: *J.M. Chism*
JOHN M. CHISM,
DIRECTOR OF LAND MANAGEMENT AND
ASSISTANT SECRETARY

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. CHISM, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF LAND MANAGEMENT OF THE ABOVE-NAMED FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, HE DID NOT TAKE AN OATH, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 OFFICIAL SEAL THIS 26 DAY OF March, 1995.

COMMISSION NUMBER: *[Signature]*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, 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 AND LIGHT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 3, 1995 BY: *[Signature]*
JAMES M. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD., SUITE 100
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY 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) 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 ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

[Signature]
MARK D. BROOKS
REGISTERED SURVEYOR NO. 3426
STATE OF FLORIDA

APPROVALS

CITY OF DELRAY BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT OF FPL'S LAKE IDA SUBSTATION WAS APPROVED ON THE 4th DAY OF April, A.D. 1995 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

BY: *[Signature]* ATTEST: *[Signature]*
MAYOR CITY CLERK

AND REVIEWED, ASCERTAINED, AND CERTIFIED BY:

BY: *[Signature]*
DIRECTOR OF PLANNING AND ZONING

BY: *[Signature]*
CHAIRPERSON, PLANNING AND ZONING BOARD

BY: *[Signature]*
CITY ENGINEER

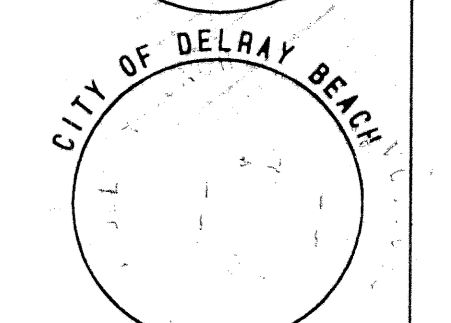
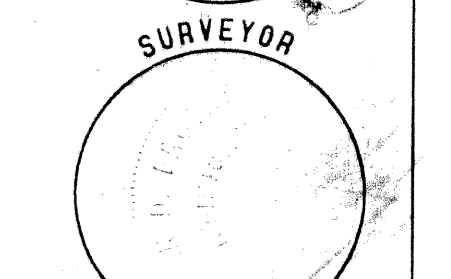
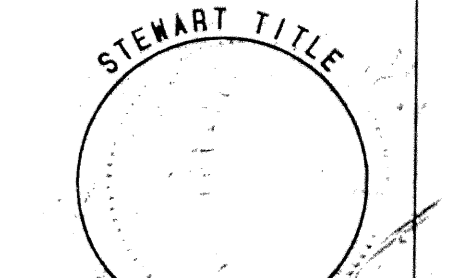
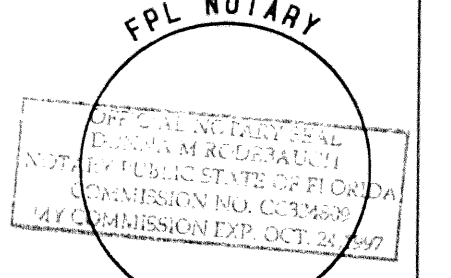
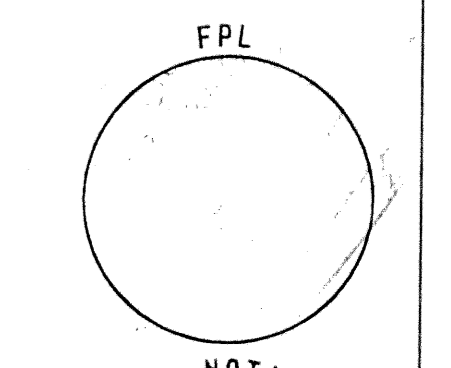
NOTES

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No. 3426 SET.
- BEARINGS BASED ON: S18°41'02"N ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD, PER PLAT BOOK 24, PAGE 232, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION PLACED ON THE UTILITY EASEMENT AS SHOWN HEREON.
- AREA: 2.826 ACRES, MORE OR LESS.
- OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PAVING AND DRAINAGE.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:07 P.M.
this 16 day of May 1995.
and duly recorded in Plat Book No. 75
on page 9
DOOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



SUBDIVISION: FPL Lake Ida Substation
BOOK 75 PAGE 9
FLOOD MAP #
ZONING
SE
ZIP CODE
PUD NAME: Delray Beh

TIMOTHY J. MESSLER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PLAT OF FPL'S LAKE IDA SUBSTATION

PROJECT NO.: 92078P
DATE: DECEMBER, 1994
SCALE: 1"=30'
SHEET 1 OF 1

THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RCA BOULEVARD
SUITE 5005
PALM BEACH GARDENS, FL.