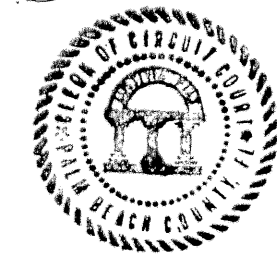


COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Plat was filed for record at 12:34 A. M.,
this 17th day of June, 2002,
and duly recorded in Plat Book No. 95
on page 563464.
DOROTHY H. WILKEN, Clerk of Circuit Court
St. Johns River Water Control, D.C.



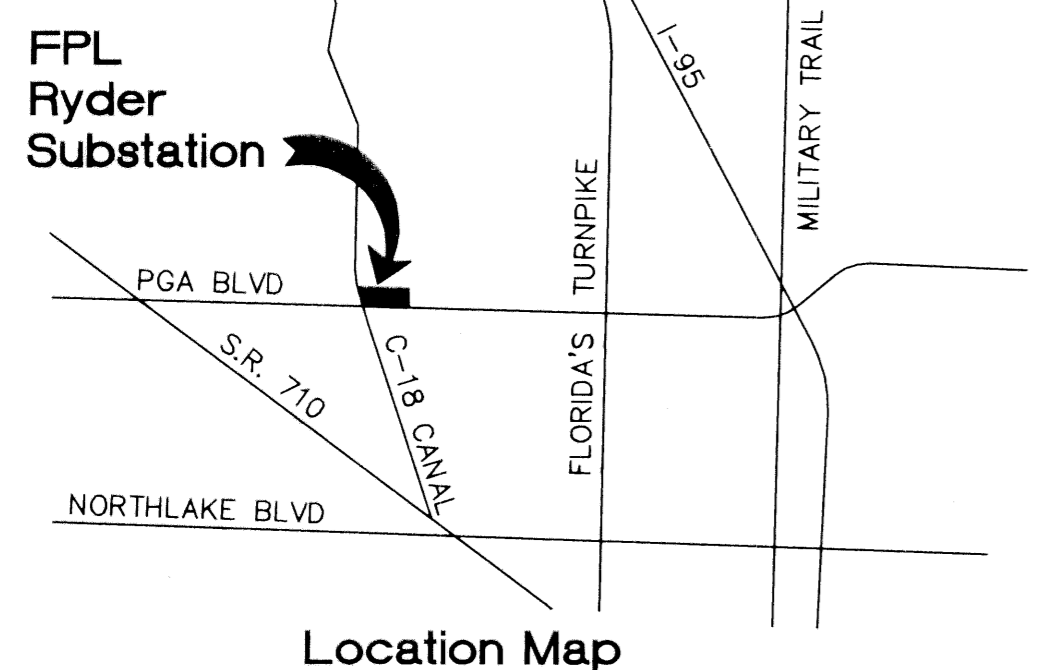
RYDER SUBSTATION FLORIDA POWER & LIGHT COMPANY

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

April, 2002

Sheet 1 of 2



Location Map

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.
- 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.
- 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.
- 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 April, 2002.

ATTEST: [Signature]
PRINT NAME: Lawrence J. Kelleher
PRINT TITLE: Asst. Secretary
BY: [Signature]
PRINT NAME: Lawrence J. Kelleher
SR. VICE PRESIDENT

Acknowledgement

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jay Mulvaney AND Lawrence J. Kelleher WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Secretary 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 SAID CORPORATION.

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

MY COMMISSION EXPIRES: 10/24/05

[Signature]
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 SHOWN HEREIN.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF May, 2002.

BY: [Signature]
ERIC JABLON, MAYOR

ATTEST: [Signature]
CITY CLERK

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 18th DAY OF May, 2002.

BY: [Signature]
LEAH MART E. LINDAHL, P.E., CITY ENGINEER

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 22nd DAY OF April, 2002.

ATTEST: [Signature]
PRINT NAME: Jay Mulvaney
PRINT TITLE: Asst. Secretary
BY: [Signature]
PRINT NAME: Lawrence J. Kelleher
SR. VICE PRESIDENT

Acknowledgement

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jay Mulvaney AND Lawrence J. Kelleher WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Secretary 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 SAID CORPORATION.

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

MY COMMISSION EXPIRES: 10/24/05

[Signature]
NOTARY PUBLIC

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: [Signature]
PASQUALE VOLPE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4873
DATE: 30 April 02

Title Certification

WE, CHICAGO TITLE INSURANCE AGENCY, INC., A FLORIDA CORPORATION, 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; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: APRIL 22, 2002
[Signature]
PRINT NAME: DENNIS F. PETERS
TITLE: PRESIDENT

FLORIDA POWER & LIGHT COMPANY

CITY OF PALM BEACH GARDENS

CHICAGO TITLE INSURANCE AGENCY, INC.

REVIEWING SURVEYOR AND MAPPER

SURVEYOR AND MAPPER

NOTARY PUBLIC
DONNA M. ROSEBAUGH
MY COMMISSION # DD 066578
EXPIRES: October 24, 2006
Send Me This Budget News Service