

SQUARELAKE SUBSTATION PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JANUARY 2024

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 12:41 P.M. THIS
11th DAY OF March 2024,
AND DULY RECORDED IN PLAT BOOK
137 ON PAGES 103
THRU 104

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER OF PALM BEACH COUNTY

By: *[Signature]* D.C.

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT AND
COMPTROLLER OF PALM BEACH COUNTY

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "SQUARELAKE SUBSTATION PLAT", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 380 FEET OF THE EAST 430 FEET OF THE SOUTH 460 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATED IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 4.013 ACRES, MORE OR LESS.

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

PARCEL "A":

PARCEL "A", AS SHOWN HEREON IS HEREBY RESERVED BY FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA POWER & LIGHT COMPANY, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF CORPORATE REAL ESTATE, IN PRESENCE OF THESE TWO WITNESSES, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF February, 2024.

FLORIDA POWER & LIGHT COMPANY,
A FLORIDA CORPORATION
BY: *[Signature]*
JAIME HOLLAND
VICE PRESIDENT OF CORPORATE REAL ESTATE
WITNESS: *[Signature]*
Faye Hidy
Ann Meier

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JAIME HOLLAND WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 11th DAY OF February, 2024.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
SARA S. SIDSON
HH329025
NOTARY SEAL (PRINT NUMBER)

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 11th DAY OF February, 2024.

FLORIDA POWER & LIGHT COMPANY
A FLORIDA CORPORATION
BY: *[Signature]*
JAIME HOLLAND
VICE PRESIDENT OF CORPORATE REAL ESTATE
WITNESS: *[Signature]*
Faye Hidy
Ann Meier

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JAIME HOLLAND WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 11th DAY OF February, 2024.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
SARA S. SIDSON
HH329025
NOTARY SEAL (PRINT NUMBER)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

KNOW ALL MEN BY THESE PRESENTS: DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE, WHO IS THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND DEED OF TRUST FROM FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION TO BANKERS TRUST COMPANY AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, DATED JANUARY 1, 1944, RECORDED IN MORTGAGE BOOK 346, PAGE 167, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 23, 1973, AND RECORDED DECEMBER 20, 1973, IN OFFICIAL RECORDS BOOK 2251, PAGE 613, AS AFFECTED BY RELEASE NO. 449-R-308 BY BANKERS TRUST COMPANY AND FLORIDA NATIONAL BANK, DATED JANUARY 30, 1984, RECORDED OCTOBER 19, 1984, IN OFFICIAL RECORDS BOOK 4375, PAGE 1441, AS AFFECTED BY RELEASE DATED DECEMBER 22, 1999, RECORDED FEBRUARY 2000, IN OFFICIAL RECORDS BOOK 11622, PAGE 1497, AND AS AFFECTED BY NOTICE UNDER MARKETABLE RECORD TITLE TO REAL PROPERTY, FLORIDA STATUTES CHAPTER 712, DATED NOVEMBER 18, 2003, RECORDED DECEMBER 10, 2003, IN OFFICIAL RECORDS BOOK 16296, PAGE 726, ALL OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOINS THE ABOVE DEDICATIONS. NOTE: PURSUANT TO AND IN COMPLIANCE WITH THE MORTGAGE AND DEED OF TRUST, THE CO-TRUSTEE, FLORIDA NATIONAL BANK OF JACKSONVILLE, RESIGNED EFFECTIVE SEPTEMBER 2, 1992, AND ALL THE RIGHT, TITLE AND POWER OF THE TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE.

IN WITNESS WHEREOF, DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY), AS CORPORATE TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS VICE-PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND ATTESTED BY ONE OF ITS VICE PRESIDENTS, DATED THIS 15th DAY OF February, 2024.

DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS CORPORATE TRUSTEE, A NEW YORK CORPORATION
ATTEST: *[Signature]*
RODNEY GUNGHAN
VICE PRESIDENT
[Signature]
IRINA GOLOVASHCHUK
VICE PRESIDENT

MORTGAGEE'S ACKNOWLEDGEMENT

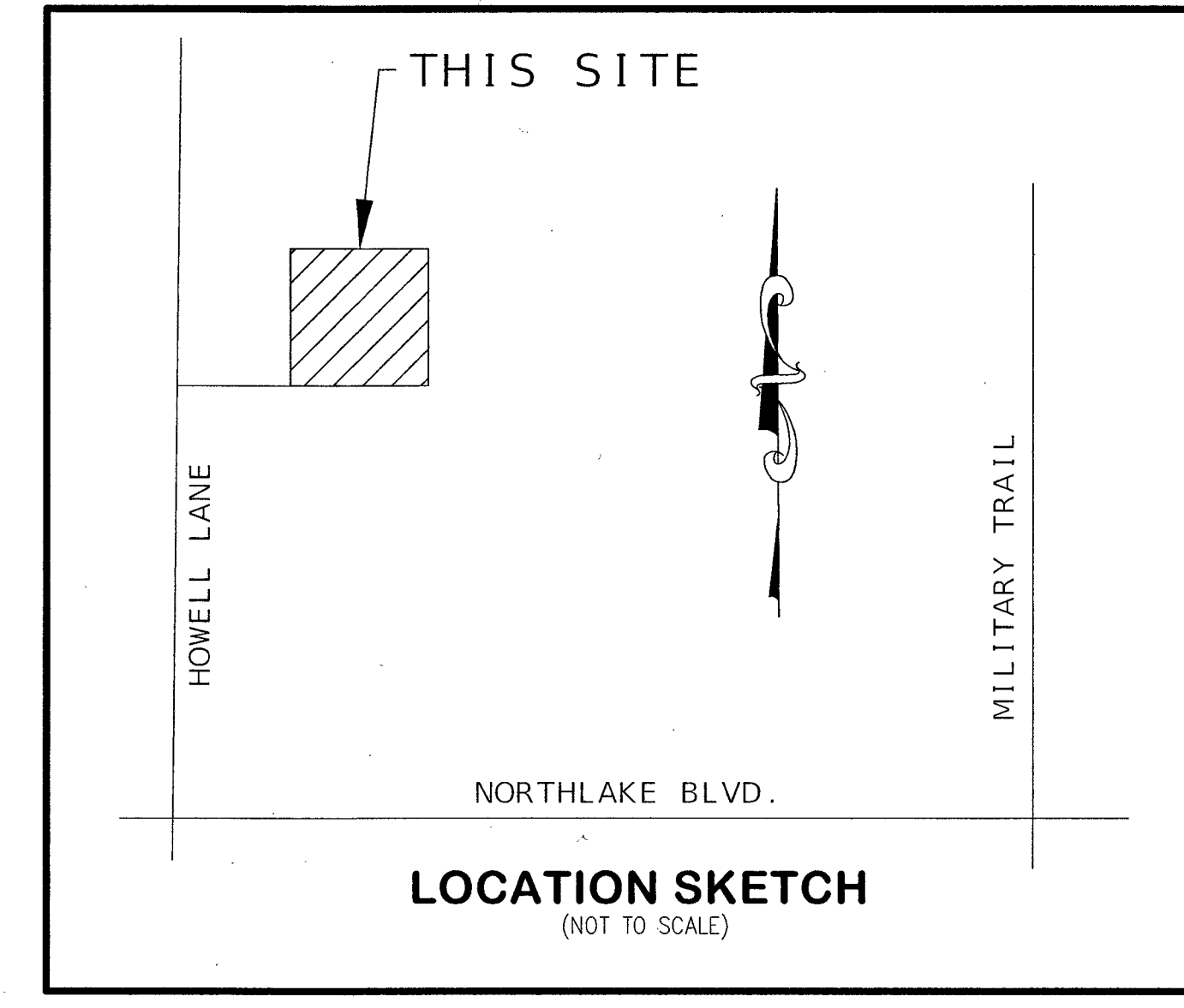
STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

BEFORE ME PERSONALLY APPEARED IRINA GOLOVASHCHUK AND Rodney Gunghan WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENTS OF DEUTSCHE BANK TRUST COMPANY AMERICAS, A BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANKING 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 BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF February, 2024.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
ROBERT E. PESCHKE
RO 0697303
NOTARY SEAL (PRINT NUMBER)



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 HEREON DESCRIBED PROPERTY IS VESTED IN FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2/21/2024
BY: *[Signature]*
MARTHA L. MAGER
VICE PRESIDENT

NOTES:

- 1. 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, FLORIDA.
- 2. THERE SHALL BE NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
- 3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) WITH A REFERENCE BEARING OF NORTH 01°43'07" EAST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST. COORDINATES VALUES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.
- 4. THE CITY OF PALM BEACH GARDENS IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 5. 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.
- 6. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 7. FLORIDA POWER & LIGHT COMPANY CERTIFIES:
 - A. THIS UNMANNED FACILITY WILL BE USED FOR TRANSFORMATION, REGULATION AND DISTRIBUTION OF ELECTRICITY AND WILL GENERATE NO SOLID WASTE.
 - B. THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO F.P.L. EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA; THEREFORE, NO PARKING SPACES WILL BE PROVIDED.

- ABBREVIATIONS:
- C.M. CONCRETE MONUMENT
 - CONC. CONCRETE
 - F.B. FIELD BOOK
 - FD. FOUND
 - FPL FLORIDA POWER & LIGHT
 - IRC IRON ROD WITH CAP
 - LB LICENSED BUSINESS
 - N/A NOT APPLICABLE
 - N.E. NORTHEAST
 - NLD NAIL WITH DISC
 - NO. NUMBER
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - PG. PAGE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - R/W RIGHT OF WAY
 - S.E. SOUTHEAST
 - TYP. TYPICAL

CITY OF PALM BEACH GARDENS

Approval of Plat

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
CITY OF PALM BEACH GARDENS
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11th DAY OF March, 2024.

BY: *[Signature]*
CHELSEA REED
MAYOR
ATTEST: *[Signature]*
PATRICIA SNIDER, CMC
CITY CLERK

City Engineer

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11th DAY OF March, 2024.

BY: *[Signature]*
TODD ENGLE, P.E.
CITY ENGINEER

REVIEWING SURVEYOR

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.

DATE: 2-20-2024
BY: *[Signature]*
J. SULLIVAN, P.S.M. LS 6889

SURVEYOR & 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 THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 1/31/24
BY: *[Signature]*
DEREK ZEMAN, P.S.M.
FLORIDA REGISTRATION NO.: 5655
ZEMAN CONSULTING GROUP
L.B. NO. 8431

DEUTSCHE BANK TRUST COMPANY AMERICAS
FLORIDA POWER & LIGHT COMPANY
CHICAGO TITLE INSURANCE AGENCY, INC.
CITY ENGINEER
CITY OF PALM BEACH GARDENS
REVIEWING SURVEYOR AND MAPPER
SURVEYOR AND MAPPER

ZEMAN CONSULTING GROUP 3970 RCA BLVD. SUITE #7750 PALM BEACH GARDENS, FL 33410 - LB 8431	FIELD BY	KR	PROJECT NO.	21046.01
	FIELD BOOK(S)	21-221-4,23-6	SCALE	N/A
	PAGE(S)	VARIOUS	DATE OF LAST FIELDWORK	5/09/23
	DRAWN BY	MR	DATE OF MAP	01/31/24
CHECKED BY	LP			

CFN 20240080930 PL BK 137 PG 103