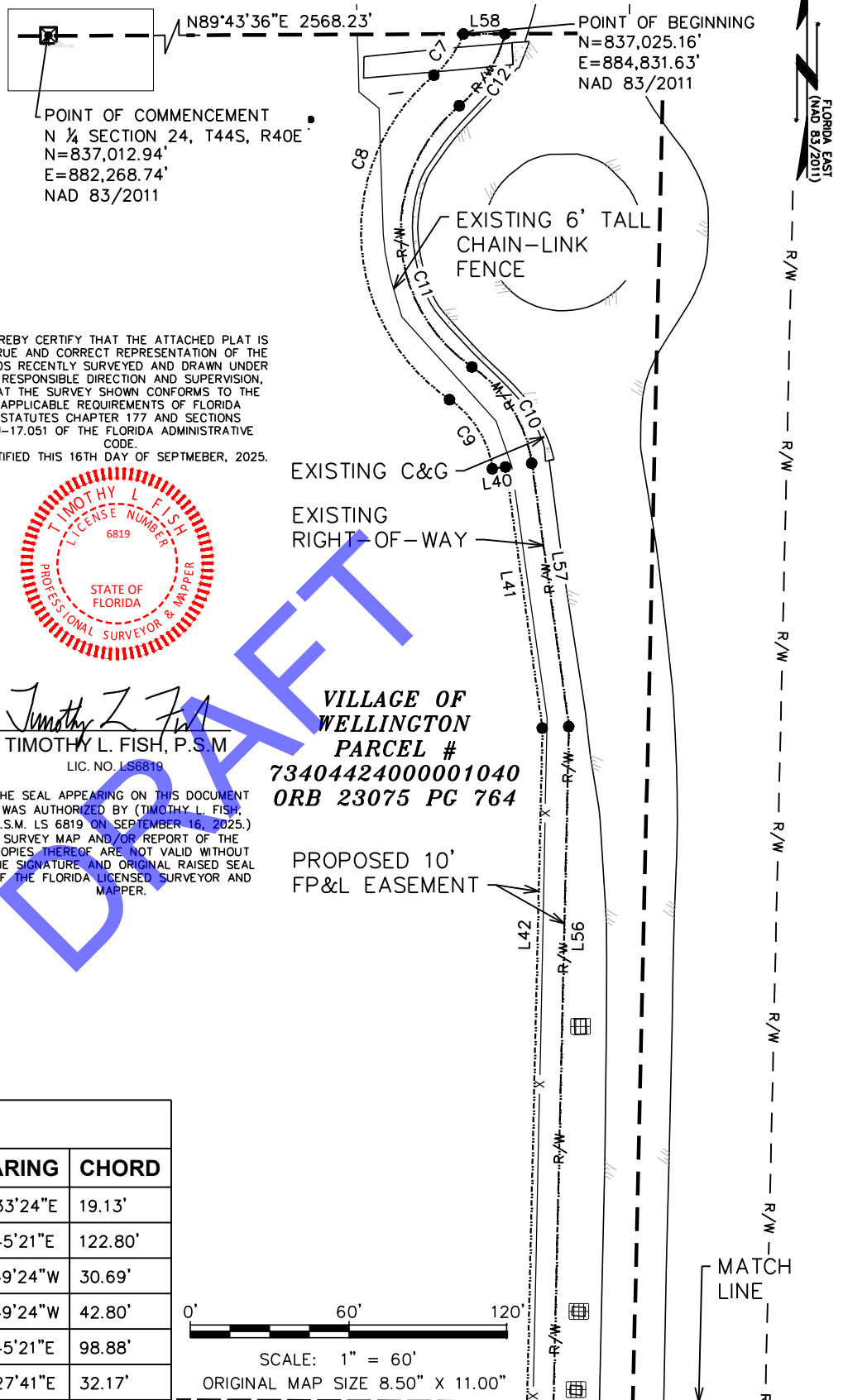


LEGEND

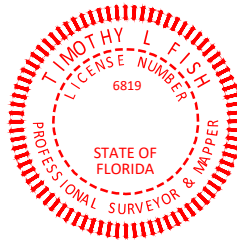
—	PROPERTY LINE
—X—	CHAIN LINK FENCE
---R/W---	RIGHT-OF-WAY
...	PROPOSED EASEMENT
---	ADJOINERS PROPERTY LINE (NOT SURVEYED)
▢	CATCH BASIN
☒ CMF	CONCRETE MONUMENT (FOUND)
•	LEASE/EASEMENT CORNER (CALCULATED)
C&G	CURB AND GUTTER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
N.T.S.	NOT TO SCALE

EXHIBIT



I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 16TH DAY OF SEPTEMBER, 2025.



Timothy L. Fish
TIMOTHY L. FISH, P.S.M.
LIC. NO. LS6819

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON SEPTEMBER 16, 2025.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

VILLAGE OF WELLINGTON
PARCEL #
73404424000001040
ORB 23075 PG 764

LINE TABLE

LINE #	BEARING	DISTANCE
L40	N81°59'32"E	5.00'
L41	N08°00'28"W	99.68'
L42	N01°18'09"E	338.06'
L43	S88°41'32"E	76.73'
L44	N56°52'11"E	50.58'
L45	N23°19'24"E	42.07'
L46	N01°13'39"E	209.65'
L47	N40°40'27"E	24.95'
L48	S90°00'00"E	36.45'
L49	N00°00'00"E	10.00'
L50	N90°00'00"W	41.04'
L51	S40°40'27"W	33.12'
L52	S01°13'39"W	211.28'
L53	S23°19'24"W	37.10'
L54	S56°52'11"W	44.47'
L55	N88°41'32"W	83.64'
L56	S01°18'09"W	348.88'
L57	S08°00'28"E	100.49'
L58	N89°43'34"E	15.76'

CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C7	19.33'	38.00'	N35°33'24"E	19.13'
C8	142.14'	77.00'	S02°45'21"E	122.80'
C9	31.59'	38.00'	N31°49'24"W	30.69'
C10	44.06'	53.00'	N31°49'24"W	42.80'
C11	114.45'	62.00'	S02°45'21"E	98.88'
C12	32.69'	53.00'	N32°27'41"E	32.17'

EASEMENT EXHIBIT PREPARED FOR:

ARCADIA TOWERS

FIELD WORK PERFORMED ON: 07/22/25

PROJECT INFORMATION:

MONCADA/SECTION 24
SEC. 24 - T44S - R40E

3479 FLYING COW RANCH RD
WELLINGTON, FL 33470
PALM BEACH COUNTY
FLORIDA

DWN BY:
TJK

DATE: 07/24/2025
SCALE: 1" = 60'

TEP #
333878

SHEET NO.
1 OF 3



5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

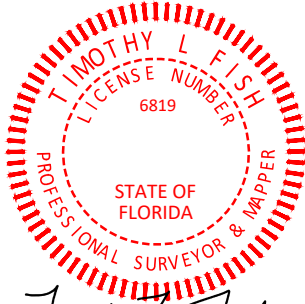
LEGEND

	PROPERTY LINE
	CHAIN LINK FENCE
	RIGHT-OF-WAY
	PROPOSED EASEMENT
	ADJOINERS PROPERTY LINE (NOT SURVEYED)
	LIGHT POLE
	CATCH BASIN
	LEASE/EASEMENT CORNER (CALCULATED)
C&G	CURB AND GUTTER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
N.T.S.	NOT TO SCALE

EXHIBIT

FLORIDA EAST
(MAD 83/2011)

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PROPOSED LEASE BY OTHERS

MATCH LINE

EXISTING GATE

PROPOSED 10' FP&L EASEMENT

PROPOSED BY OTHERS 20' WIDE INGRESS, EGRESS, & UTILITY EASEMENT

0' 60' 120'
SCALE: 1" = 60'
ORIGINAL MAP SIZE 8.50" X 11.00"



5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

EASEMENT EXHIBIT PREPARED FOR:

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SHEET NO.
2 OF 3

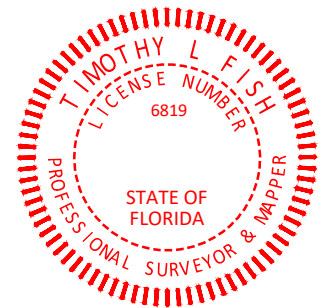
LEGAL DESCRIPTION OF VARIABLE WIDTH FP&L EASEMENT

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 23075 AT PAGE 764 OF THE PALM BEACH COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, HAVING FLORIDA STATE PLANE COORDINATES OF NORTHING = 837,012.94', AND EASTING = 882,268.74'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 89°43'34" EAST A DISTANCE OF 2,568.23 FEET TO A POINT THAT IS 15.76' WEST OF FLYING COW RANCH ROAD RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING FLORIDA STATE PLANE COORDINATES OF: NORTHING = 837,025.16' EASTING = 884,831.63'; THENCE, FROM THE POINT OF BEGINNING RUN ALONG A CURVE CONCAVE TO THE RIGHT SOUTH 35°33'24" WEST HAVING A CHORD DISTANCE OF 19.13 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 38.00 FEET AND A LENGTH OF 19.33 FEET. THENCE RUN ALONG CURVE CONVEX TO THE LEFT SOUTH 02°45'21" EAST A CHORD DISTANCE OF 122.80 FEET TO A POINT. SAID CURVE HAVING A RADIUS OF 77.00 FEET AND A LENGTH OF 142.14 FEET. THENCE RUN ALONG A CURVE CONCAVE TO THE RIGHT SOUTH 31°49'24" EAST A CHORD DISTANCE OF 30.69 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 38.00 FEET AND A LENGTH OF 31.59 FEET. THENCE NORTH 81°59'32" EAST A DISTANCE OF 5.00 FEET TO A POINT, THENCE SOUTH 08°00'28" EAST A DISTANCE OF 99.68 FEET TO A POINT, THENCE SOUTH 01°18'09" WEST A DISTANCE OF 338.06 FEET TO A POINT, THENCE NORTH 88°41'32" WEST A DISTANCE OF 76.73 FEET TO A POINT, THENCE SOUTH 56°52'11" WEST A DISTANCE OF 50.58 FEET TO A POINT, THENCE SOUTH 23°19'24" WEST A DISTANCE OF 42.07 FEET TO A POINT, THENCE SOUTH 01°13'39" WEST A DISTANCE OF 209.65 FEET TO A POINT, THENCE SOUTH 40°40'27" WEST A DISTANCE OF 24.95 FEET TO A POINT, THENCE NORTH 90°00'00" WEST A DISTANCE OF 38.45 FEET TO A POINT, THENCE SOUTH 00°0'00" WEST A DISTANCE OF 10.00 FEET TO A POINT, THENCE SOUTH 90°00'00" EAST A DISTANCE OF 41.04 FEET TO A POINT, THENCE NORTH 40°40'27" EAST A DISTANCE OF 33.12 FEET TO A POINT, THENCE NORTH 01°13'39" EAST A DISTANCE OF 211.28 FEET TO A POINT, THENCE NORTH 23°19'24" EAST A DISTANCE OF 37.10 FEET TO A POINT, THENCE NORTH 56°52'11" EAST A DISTANCE OF 44.47 FEET TO A POINT, THENCE SOUTH 88°41'42" EAST A DISTANCE OF 83.64 FEET TO A POINT, THENCE NORTH 01°18'09" EAST A DISTANCE OF 348.88 FEET TO A POINT, THENCE NORTH 08°00'28" WEST A DISTANCE OF 100.49 FEET TO A POINT, THENCE; ALONG A CURVE CONCAVE TO THE RIGHT NORTH 31°49'24" A CHORD DISTANCE OF 42.80 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 53.00 FEET AND A LENGTH OF 44.06 FEET, THENCE RUN ALONG A CURVE CONVEX TO THE LEFT NORTH 02°45'21" WEST A CHORD DISTANCE OF 98.88 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 62.00 FEET AND A LENGTH OF 114.45 FEET, THENCE RUN ALONG A CURVE CONCAVE TO THE RIGHT NORTH 32°27'41" EAST A CHORD DISTANCE OF 32.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 53.00 FEET AND A LENGTH OF 32.69 FEET, THENCE SOUTH 89°43'34" WEST A DISTANCE OF 15.76 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINING 11,773.11 SQUARE FEET OR 0.27 ACRES MORE OR LESS.

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FIELD WORK PERFORMED ON: 07/22/25

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SHEET NO.
3 OF 3