

Work Request No. 13755305

UNDERGROUND EASEMENT (BUSINESS)

Sec. 22, Twp 44, Rge 41

This Instrument Prepared By

Parcel I.D. 73-41-44-23-00-000-3030
(Maintained by County Appraiser)

Name: Nicholas Garcia
Co. Name: Florida Power & Light Company
Address: 500 Business Parkway,
Royal Palm Beach, FL 33411

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) 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 described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

ACME IMPROVEMENT DIST

(Witness' Signature)
Print Name: Chevelle D. Hall, Board Secretary
(Witness)
Print Address: 12300 Forest Hill Boulevard
Wellington, FL 33414

By: _____
Print Name: Michael J. Napoleone
Print Title: President
Print Address: 12300 Forest Hill Boulevard
Wellington, FL 33414

(Witness' Signature)
Print Name: Laurie S. Cohen, Board Attorney
(Witness)
Print Address: 12300 Forest Hill Boulevard
Wellington, FL 33414

STATE OF FLORIDA AND COUNTY OF PALM BEACH. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by Michael J. Napoleone, the President of ACME Improvement District a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature
Print Name _____

EXHIBIT "A"

DESCRIPTION

A PORTION OF THE NORTHEASTERLY 2611.84 FEET OF THE WESTERLY 1289.11 FEET OF THE POINT OF NORTHWEST 1/4 AS IN OFFICIAL RECORD BOOK 3394, PAGE 499 LYING EAST OF AND ADJACENT TO THE ACME IMPROVEMENT DISTRICT CENTER LINE RIGHT OF WAY AS IN OFFICIAL RECORD BOOK 1548 PAGE 388. LESS NORTH 50 FEET AND WEST 100 FEET OF ACME IMPROVEMENTS DISTRICT OF ACME IMPROVEMENTS DISTRICT CENTER LINE RIGHT OF WAY AS IN DEED BOOK 1037, PAGE 686. LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA. ALSO LESS AND EXCEPT ANY PORTION THEREOF CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2363, PAGE 406, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID PROPERTY; THENCE ALONG THE WEST BOUNDARY LINE BEARING NORTH 00°20'12" WEST, A DISTANCE OF 34.48 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE BEARING NORTH 89°39'48" EAST, A DISTANCE OF 41.17 FEET TO THE POINT OF BEGINNING. THENCE NORTH 00°28'21" WEST, A DISTANCE OF 76.71 FEET; THENCE SOUTH 87°46'11" EAST, A DISTANCE OF 46.53 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 204.61 FEET; THENCE NORTH 88°52'25" WEST, A DISTANCE OF 36.22 FEET; THENCE SOUTH 00°22'52" WEST, A DISTANCE OF 71.03 FEET; THENCE NORTH 89°37'08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°22'52" EAST, A DISTANCE OF 81.16 FEET; THENCE SOUTH 88°52'25" EAST, A DISTANCE OF 88.55 FEET; THENCE NORTH 01°45'48" EAST, A DISTANCE OF 2.66 FEET; THENCE SOUTH 88°14'12" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°45'48" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°14'12" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°45'48" EAST, A DISTANCE OF 2.34 FEET; THENCE NORTH 88°52'25" WEST, A DISTANCE OF 32.09 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 204.80 FEET; THENCE SOUTH 87°46'11" EAST, A DISTANCE OF 297.07 FEET; THENCE SOUTH 88°56'24" EAST, A DISTANCE OF 326.85 FEET; THENCE NORTH 01°49'09" EAST, A DISTANCE OF 303.22 FEET; THENCE SOUTH 88°10'51" EAST, A DISTANCE OF 52.39 FEET; THENCE NORTH 01°49'09" EAST, A DISTANCE OF 26.51 FEET; THENCE NORTH 88°10'51" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 01°49'09" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°10'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°49'09" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°10'51" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 01°49'09" WEST, A DISTANCE OF 36.51 FEET; THENCE NORTH 88°10'51" WEST, A DISTANCE OF 52.39 FEET; THENCE SOUTH 01°49'09" WEST, A DISTANCE OF 303.09 FEET; THENCE NORTH 88°56'24" WEST, A DISTANCE OF 336.82 FEET; THENCE NORTH 87°46'11" WEST, A DISTANCE OF 343.22 FEET; THENCE SOUTH 00°28'21" EAST, A DISTANCE OF 66.23 FEET; THENCE SOUTH 89°31'39" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 15,480 SQUARE FEET/ 0.355 ACRES, MORE OR LESS.

CERTIFICATE:

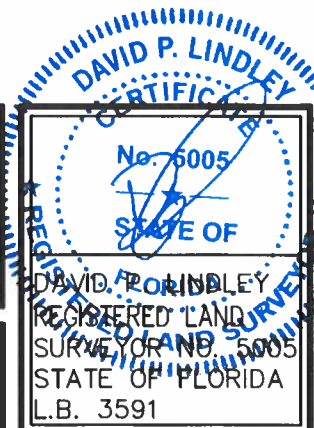
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 13, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



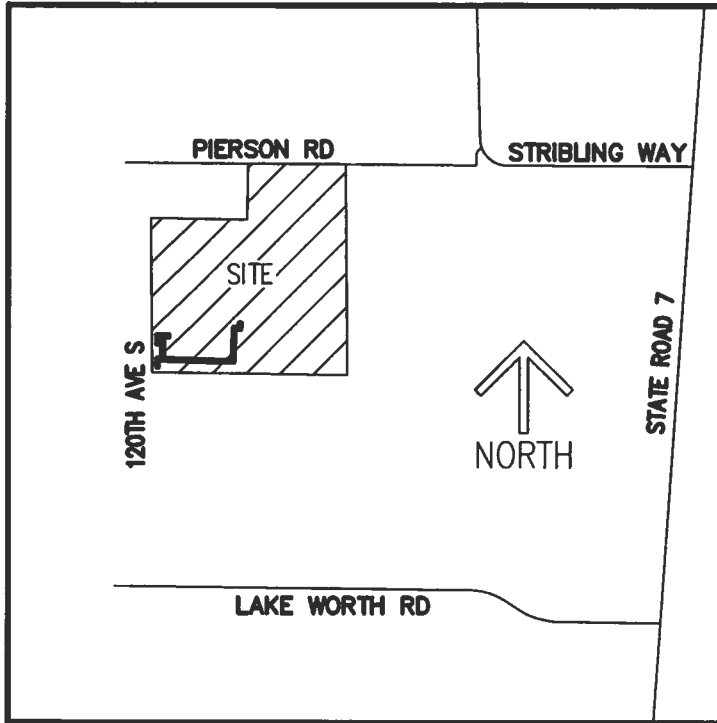
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	04-13-2025
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10948 FPL1

FLORIDA POWER & LIGHT EASEMENT
WELLINGTON AQUATICS FACILITY
SKETCH AND DESCRIPTION

EXHIBIT "A"



LEGEND:

- F.P.L. - FLORIDA POWER & LIGHT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.B.C.R.- PALM BEACH COUNTY RECORDS
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- S.W. - SOUTHWEST

LOCATION MAP

**SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST
(NOT TO SCALE)**

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF S00°20'12"E ALONG THE WEST RIGHT-OF-WAY LINE OF THE ACME IMPROVEMENTS DISTRICT C-23 CANAL OFFICIAL RECORDS BOOK 1037, PAGE 686, PALM BEACH COUNTY, FLORIDA AND ALL OTHERS BEARINGS ARE RELATIVE THERETO. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. (NAD 83/90)
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 4



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 WELLINGTON AQUATICS FACILITY
 SKETCH AND DESCRIPTION**

DATE 04-13-2025

DRAWN BY SLD

F.B./ PG. N/A

SCALE NONE

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EXHIBIT "A"

S2°04'04"W 5433.43'

120TH AVE S

8' CONC. WALK

EDGE OF PAVEMENT

PROPERTY LINE

75' R/W
ORB 1548,
PG 388
75.00'

1925.94'

ACME IMPROVEMENTS DISTRICT
C-23 CANAL RIGHT-OF-WAY
(ORB. 1037, PG. 686)

C-23 CANAL

500°20'12"E
BEARING BASIS

M=12,820.0N
76.71'

N89°39'48"E
41.17'

N0°20'12"W
34.48'

P.O.C.
S.W. CORNER

P.O.B.

10.00'
S89°31'39"W

N0°22'52"E
81.16'
71.03'
S0°22'52"W

10.00'
N89°37'08"W

N0°00'00"E
204.61'

S87°46'11"E
46.53'

S0°28'21"E
66.23'

PROPERTY LINE

N1°45'48"E
2.66'

S88°52'25"E
88.55'

204.80'
S0°00'00"E

S88°14'12"E
15.00'

15.00'
S1°45'48"W

N88°14'12"W
15.00'

N1°45'48"E
2.34'

N88°52'25"W
32.09'

FENCE

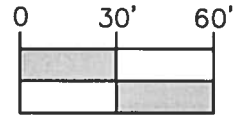
S87°46'11"E
297.07'

343.22'
N87°46'11"W

S88°15'44"E



GRAPHIC SCALE



1 INCH = 60 FEET

MATCHLINE SHEET 4

THIS IS NOT A SURVEY

SHEET 3 OF 4



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SKETCH AND DESCRIPTION

DATE 04-13-2025

DRAWN BY SLD

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 10948 FPL1

EXHIBIT "A"

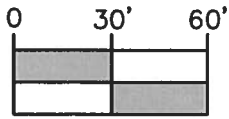
PAVEMENT

EDGE OF PAVEMENT

PARK ROADWAY

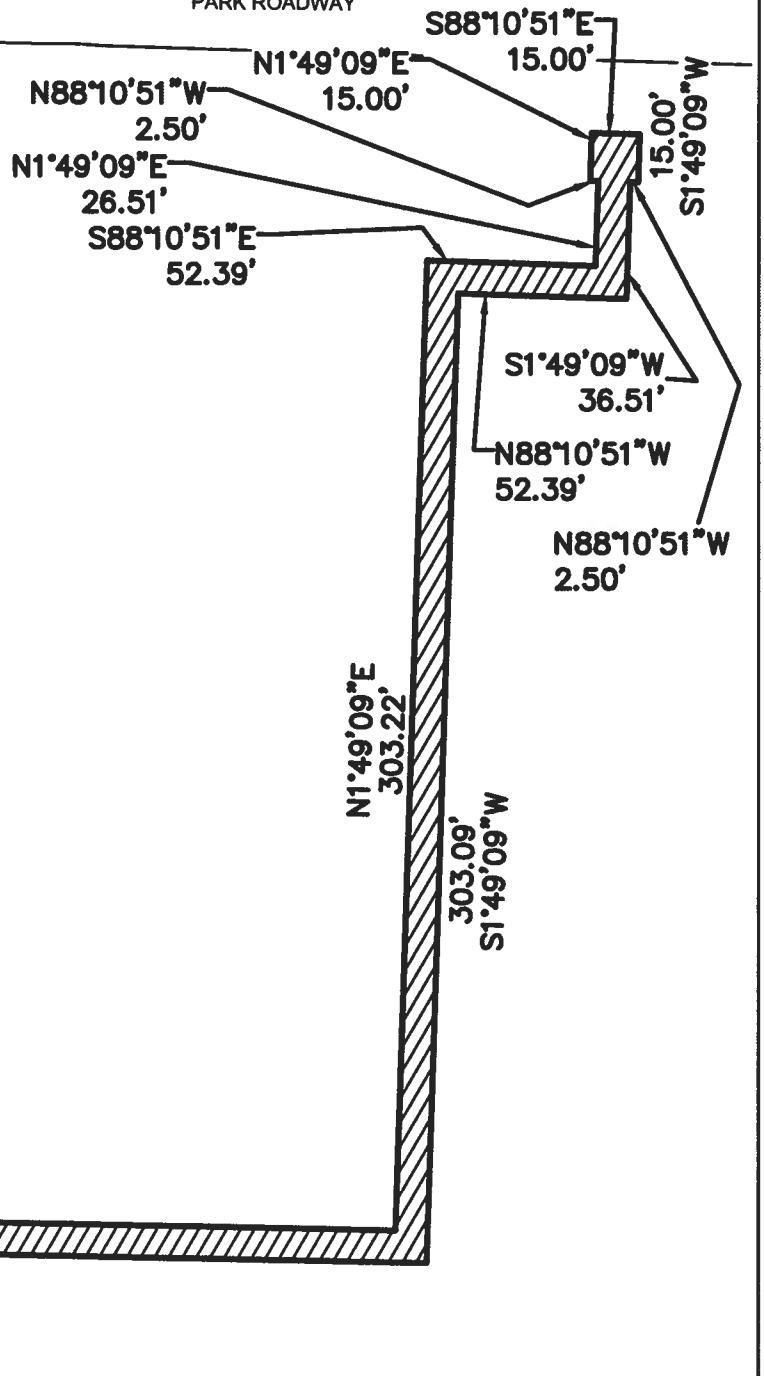


GRAPHIC SCALE



1 INCH = 60 FEET

MATCHLINE SHEET 3



THIS IS NOT A SURVEY

SHEET 4 OF 4



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