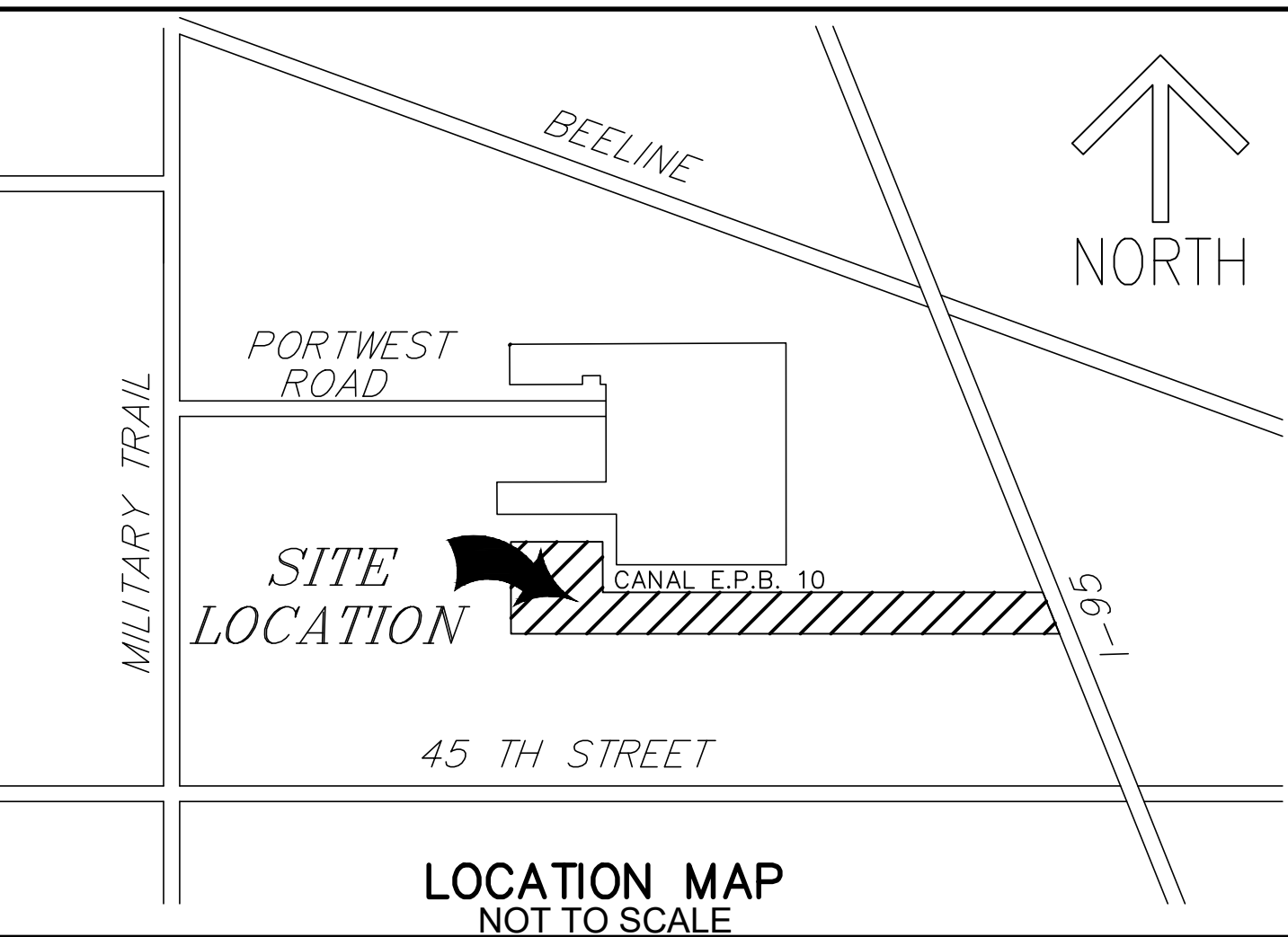


# FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

BEING A REPLAT OF ALL OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 63 & 64, TOGETHER WITH A PORTION OF THE SOUTH 300' OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE SOUTH 300 FEET OF THAT PART OF THE SW 1/4, LYING WEST OF STATE ROAD 9 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

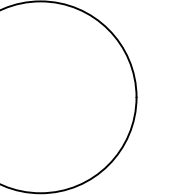


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

CLERK



SHEET 1 OF 4

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

KNOW ALL MEN BY THESE PRESENTS: THAT DEUTSCHE BANK TRUST COMPANY AMERICAS, (FORMERLY KNOWN AS BANKERS TRUST COMPANY) 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 JANUARY 14, 1944, IN MORTGAGE BOOK 1462, PAGE 423, AS SUPPLEMENTED BY NOTICE UNDER MARKETABLE RECORDS TITLE TO REAL PROPERTY, FLORIDA STATUTES 712, DATED NOVEMBER 18, 2003. AND RECORDED DECEMBER 10, 2003, IN OFFICIAL RECORDS BOOK 21894, PAGE 1062. 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 POWERS OF TRUSTEES UNDER THE MORTGAGE ARE NOW HELD BY DEUTSCHE BANK TRUST COMPANY AMERICAS (FORMERLY KNOWN AS BANKERS TRUST COMPANY).

IN WITNESS WHEREOF:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS CORPORATE TRUSTEE, HAS CAUSED BY ITS CORPORATE NAME TO BE HEREUNTO AFFIXED AND THIS INSTRUMENT TO BE SIGNED BY ONE OF ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ONE OF ITS ASSISTANT VICE PRESIDENTS IN THE CITY OF NEW YORK, NEW YORK, AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WITNESSES: \_\_\_\_\_ DEUTSCHE BANK TRUST COMPANY AMERICAS,  
AS EXECUTED BY CORPORATE TRUSTEE DEUTSCHE BANK TRUST COMPANY AMERICAS:

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ VICE PRESIDENT

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ VICE PRESIDENT

### CITY OF RIVIERA BEACH APPROVALS:

CITY OF RIVIERA BEACH  
PALM BEACH COUNTY, FLORIDA. }SS

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
RONNIE L. FELDER  
MAYOR

BY: \_\_\_\_\_  
CLAUDENE L. ANTHONY, CMC  
CITY CLERK

BY: \_\_\_\_\_  
TERRENCE N. BAILEY, P.E.# 60706  
CITY ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

WE, CONSUMERS FIRST TITLE COMPANY, INC., A FLORIDA CORPORATION, AS DULY AUTHORIZED TO DO BUSINESS 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 VESTED IN FLORIDA POWER AND LIGHT COMPANY, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CONSUMERS FIRST TITLE COMPANY, INC.,  
A FLORIDA CORPORATION

DATED: \_\_\_\_\_  
THOMAS STREDA

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE RELATIVE TO A GRID BEARING OF S.02°00'52"W. ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
- "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.
- ALL DISTANCES SHOWN HEREON ARE GROUND AND BASED ON THE UNITED STATE SURVEY FOOT.

### 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), 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 RIVIERA BEACH, FLORIDA.

DATED: \_\_\_\_\_  
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6272  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA POWER AND LIGHT COMPANY, OWNER OF THE LANDS SHOWN HEREON AS FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH, BEING A REPLAT OF ALL OF PLAT NO. 3 FLORIDA POWER & LIGHT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 300 FEET OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 36, NORTH 87°56'33" WEST, A DISTANCE OF 1993.19 FEET TO THE SOUTHWEST CORNER OF PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT, AS RECORDED IN PLAT BOOK 53, PAGE 63 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°54'56" EAST, A DISTANCE OF 665.78 FEET TO THE NORTHWEST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE SOUTH 88°01'54" EAST, A DISTANCE OF 664.66 FEET TO THE NORTHEAST CORNER OF SAID PLAT NO.3 FLORIDA POWER & LIGHT COMPANY PLAT; THENCE, SOUTH 01°54'56" WEST, A DISTANCE OF 366.81 FEET TO A POINT ON A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; THENCE ALONG SAID LINE SOUTH 87°56'33" EAST, A DISTANCE OF 1329.26 FEET TO THE INTERSECTION OF SAID LINE AND THE EAST LINE OF SAID SECTION 36 ALSO BEING THE INTERSECTION OF A LINE 300 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID LINE SOUTH 87°56'22" EAST, A DISTANCE OF 1859.11 FEET TO THE INTERSECTION OF SAID LINE AND THE WEST LINE OF INTERSTATE 1-95 AS RECORDED IN ROAD BOOK 3, PAGE 224 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE ALONG SAID WEST LINE, SOUTH 19°46'37" EAST, A DISTANCE OF 323.19 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID SECTION 31; THENCE ALONG SAID SOUTH LINE, NORTH 87°56'22" WEST, A DISTANCE OF 1979.09 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 AND THE POINT OF BEGINNING.

CONTAINING 1,417,184 SQUARE FEET, 32.534 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WITNESS: \_\_\_\_\_ FLORIDA POWER AND LIGHT COMPANY  
A FLORIDA CORPORATION  
PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ SAMANTHA J. SAUCIER  
CORPORATE REAL ESTATE MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAMANTHA J. SAUCIER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CORPORATE REAL ESTATE MANAGER OF FLORIDA POWER & LIGHT COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH DIRECTOR-CORPORATE REAL ESTATE OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME

FLORIDA POWER & LIGHT COMPANY

FLORIDA POWER & LIGHT COMPANY  
NOTARY

DEUTSCHE BANK TRUST COMPANY AMERICAS

DEUTSCHE BANK TRUST COMPANY AMERICAS  
NOTARY

CITY ENGINEER  
TERRENCE N. BAILEY, PE  
PE# 60706

CITY OF RIVIERA BEACH

REVIEWING SURVEYOR

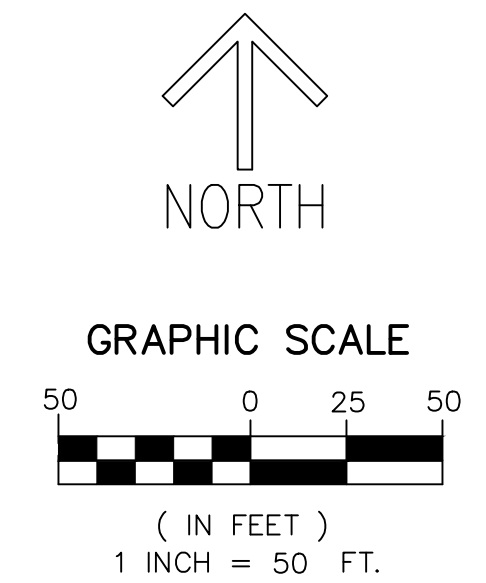
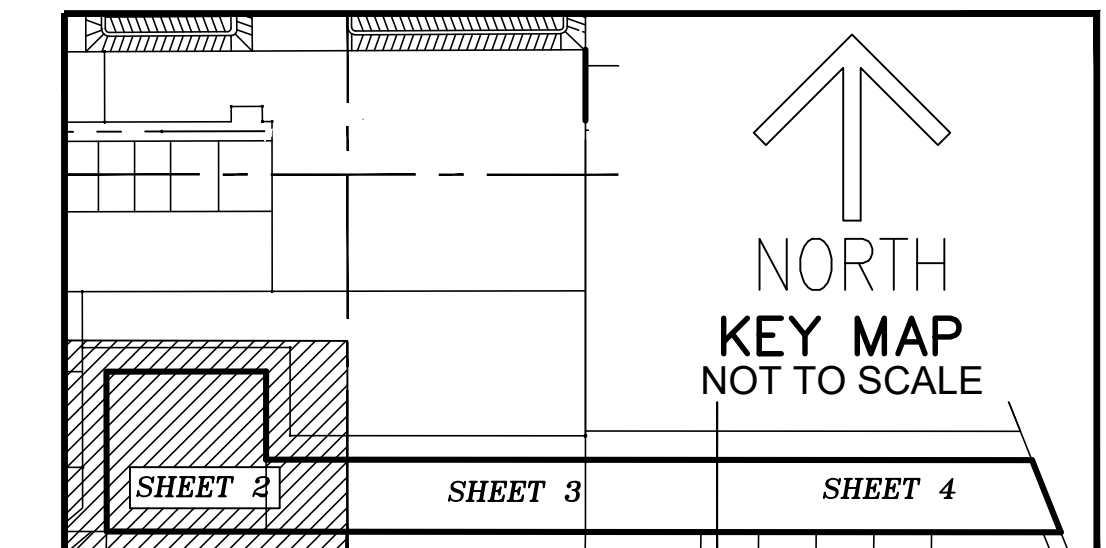
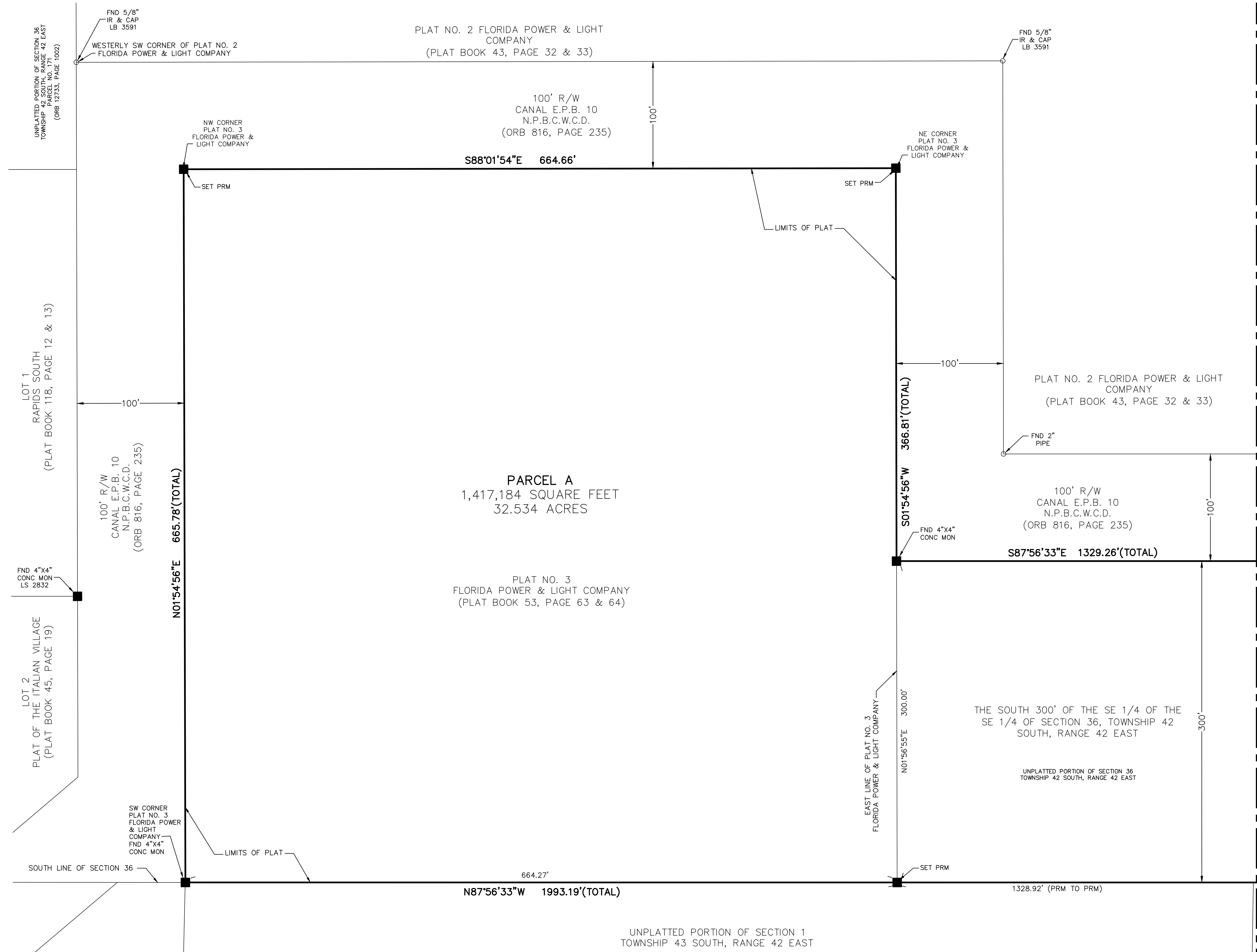
SURVEYOR

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THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
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SHEET 2 OF 4



### LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
- CONC - CONCRETE
- CO. - COMPANY
- DB - DEED BOOK
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- FPL - FLORIDA POWER AND LIGHT COMPANY
- ID - IDENTIFICATION
- IR - IRON ROD
- LB - LICENSED BUSINESS
- MON - SURVEY MONUMENT
- NO - DENOTES NUMBER
- N.P.B.C.W.C.D. - NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
- O.R. - OFFICIAL RECORD BOOK
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE OR PAGES
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- RLS - REGISTERED LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- S.R. - STATE ROAD
- UE - UTILITY EASEMENT
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT
- 4" x 4" CONCRETE MONUMENT
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT AS NOTED
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER

MATCH LINE SHEET 3 OF 4

# FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

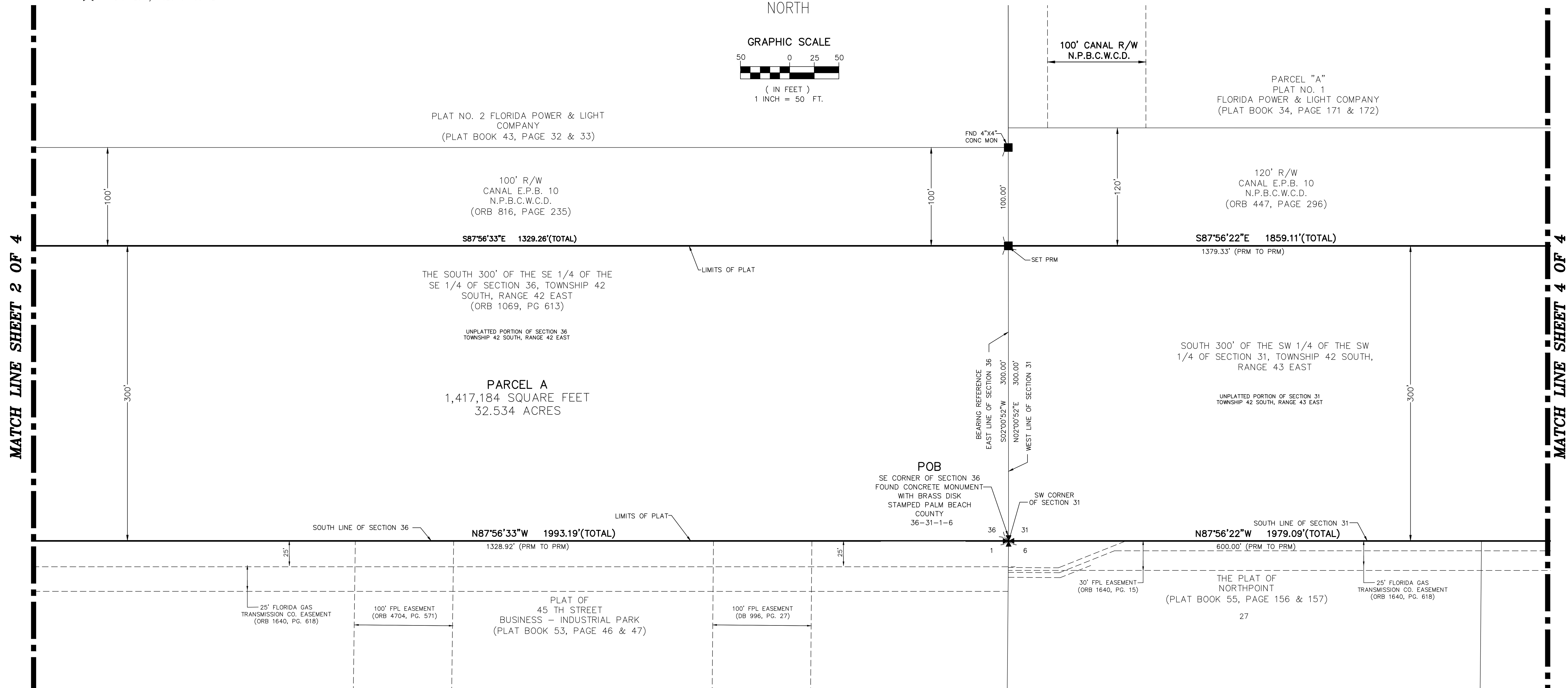
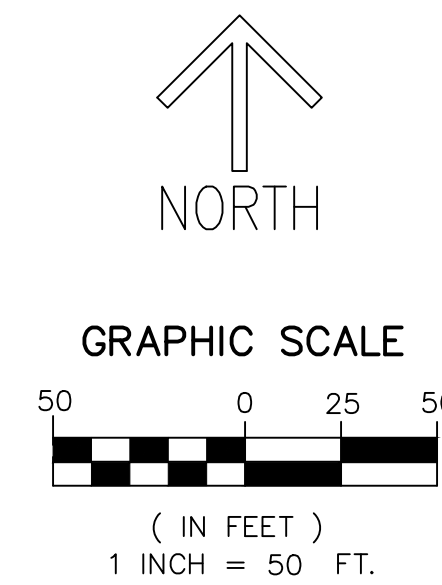
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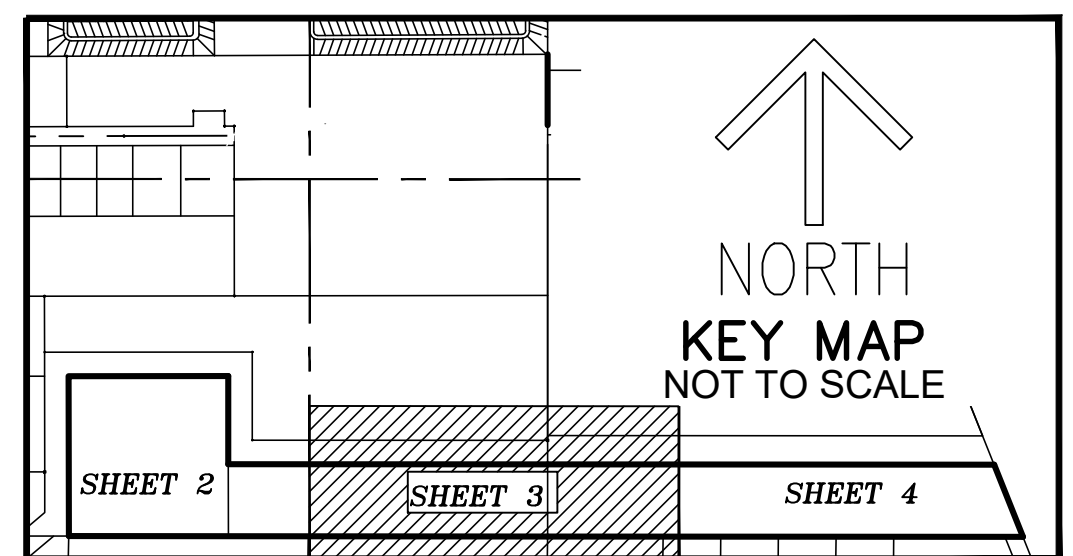
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 LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 4



MATCH LINE SHEET 2 OF 4

MATCH LINE SHEET 4 OF 4



# FPL PHYSICAL DISTRIBUTION CENTER (PDC) SOUTH

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SHEET 4 OF 4

