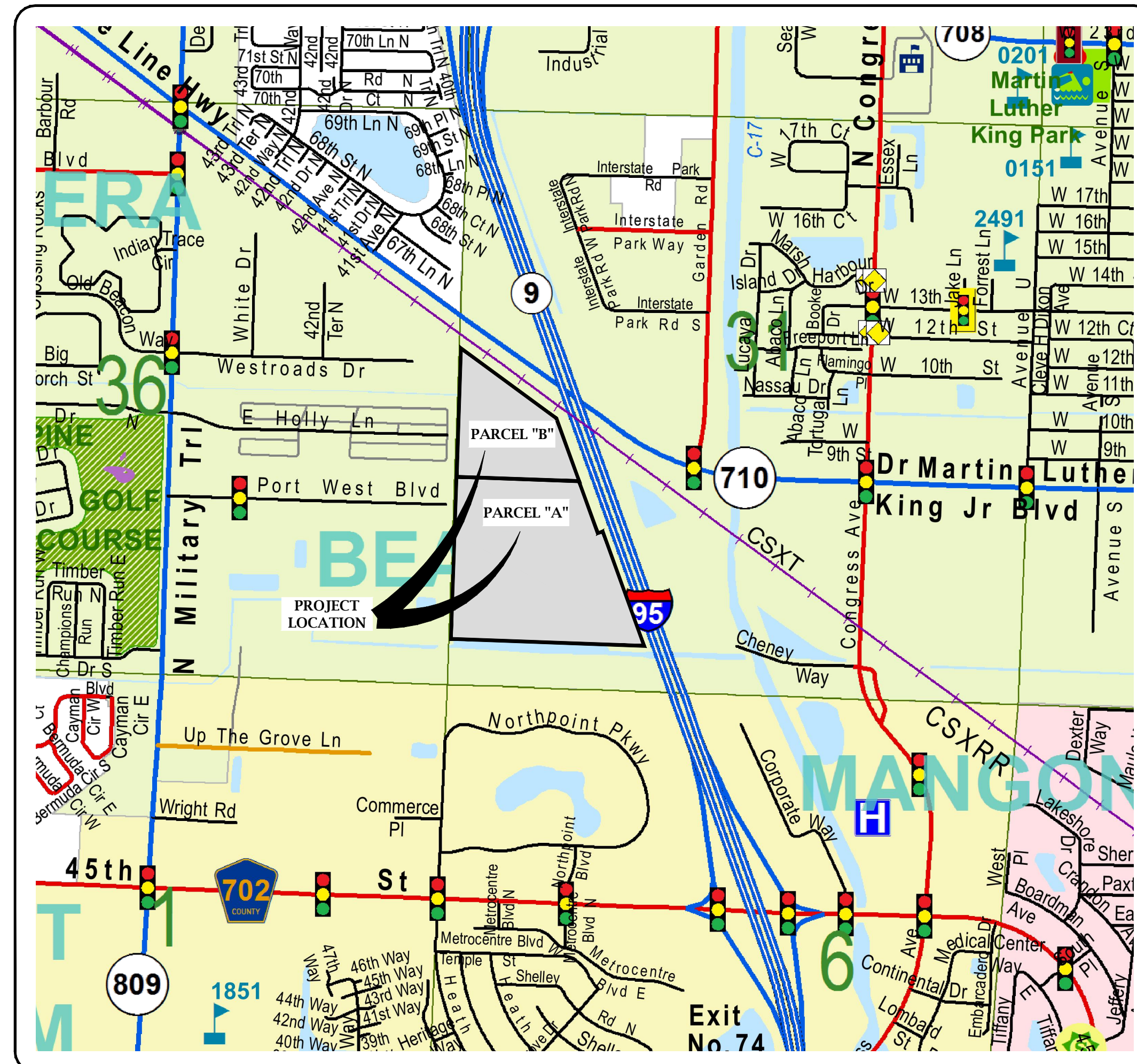


KEY MAP - 1" = 400'



LOCATION SKETCH - NOT TO SCALE

LAND DESCRIPTION

PARCEL "A" AND PARCEL "B", FLORIDA POWER & LIGHT COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 34, PAGE 171.

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY IS BASED ON THE PLAT NO.1 FLORIDA POWER & LIGHT COMPANY RIVIERA BEACH, FLORIDA, PLAT BOOK 34, PAGE 171, PLAT NO. 1 EFC, PLAT BOOK 34, PAGE 116, FPL PLAT NO. 4, PLAT BOOK 80, PAGE 104, WESTROADS BUSINESS AND INDUSTRIAL PARK PLAT NO.3, PLAT BOOK 30, PAGE 145 AND VACATION INN RESORT, PLAT BOOK 46, PAGE 69 ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. ALSO THIS SURVEY RELIED ON AN OWNERSHIP & ENCUMBRANCE REPORT AS REFERENCED IN NOTE 3 BELOW.
- LEGAL DESCRIPTION WAS PROVIDED TO KESHAVARZ & ASSOCIATES INC. AS CONTAINED IN AN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY SOUTHEAST GUARANTY & TITLE, INC. HAVING A FILE NO. 202007002 WITH A SEARCH DATE THROUGH JULY 1, 2020 AT 8:00 A.M. THE REPORT STATES THE PROPERTY IS SUBJECT TO THE FOLLOWING:
 ITEM 1: EASEMENTS AND ALL OTHER MATTERS AS SHOWN AND RESERVED ON THE PLAT OF FLORIDA POWER & LIGHT COMPANY PLAT NO. 1 RECORDED IN PLAT BOOK 34, PAGE 171. PLOTTABLE MATTERS CONTAINED THEREIN ARE SHOWN HEREON.
 ITEM 2: EASEMENT IN FAVOR OF THE CITY OF RIVIERA BEACH RECORDED IN OFFICIAL RECORDS BOOK 2671 PAGE 409. AFFECTS THE PROPERTY, PLOTTED HEREON.
 ITEM 3: RIGHT-OF-WAY EASEMENT AGREEMENT IN FAVOR OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2734, PAGE 1058. AFFECTS THE PROPERTY, PLOTTED HEREON.
 ITEM 4: EASEMENT IN FAVOR OF EFC SERVICES INC. RECORDED IN OFFICIAL RECORDS BOOK 2818, PAGE 677. AFFECTS THE PROPERTY, PLOTTED HEREON.
- ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD 83/07). STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON OBSERVATIONS PERFORMED USING OUR TOPCON HIPER-V GPS UNIT IN CONJUNCTION WITH THE LENGEMANN OF FLORIDA STATEWIDE NETWORK. CONTROL POINTS WERE ESTABLISHED WITH THE AFOREMENTIONED GPS UNIT. EACH CONTROL POINT WAS OCCUPIED A MINIMUM OF TWO TIMES AND THE AVERAGE HORIZONTAL VALUE (NORTHING & EASTING) WAS CALCULATED AND HELD AS PRIMARY CONTROL POINTS AND PUBLISHED HEREON. PROPERTY CORNERS SHOWN HEREON AS FOUND OR SET ARE SHOWN IN THEIR RESPECTIVE LOCATIONS TO THE BOUNDARY LINES BASED ON REDUNDANT MEASUREMENTS USING CONVENTIONAL SURVEY METHODS AS RELATED TO THE ABOVE REFERENCED HORIZONTAL CONTROL POINTS.
- BEARINGS BASE: THE GRID BEARING FOR THE WEST LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 43 EAST BEARS NORTH 02°00'54" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATED THERETO.
- AREA FOR PARCEL A: 2,266,318.615 SQUARE FEET / 52.028 ACRES, MORE OR LESS.
 AREA FOR PARCEL B: 885,316.126 SQUARE FEET / 20.324 ACRES, MORE OR LESS.
 OVERALL AREA: 3,151,634 SQUARE FEET / 72.352 ACRES, MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "M 48 WESTROAD" WITH AN ELEVATION OF 15.884 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING. THE SAID PALM BEACH COUNTY BENCHMARK "M 48 WESTROAD" ALSO HAS A PUBLISHED ELEVATION OF 17.392 NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS SUCH THE CONVERSION FACTOR BETWEEN THE TO DATUMS HAS BEEN DETERMINED TO BE 1.508'.
 $15.884 \text{ (NAVD88)} + 1.508 = 17.392 \text{ (NGVD29)}$
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE (EL. 13) AS SHOWN ON FLOOD INSURANCE RATE MAP NO: 12099C0388F, HAVING A COMMUNITY-PANEL NUMBER 125142, WITH AN EFFECTIVE DATE OF OCTOBER 05, 2017.
- FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
- EVERY EFFORT HAS BEEN MADE TO OBTAIN UNDERGROUND UTILITIES PIPE TYPE AND SIZE AS SHOWN. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INVERT AND PIPE SIZE DIMENSIONS PRIOR TO DESIGN AND / OR CONSTRUCTION OF NEW FACILITIES.
- EASEMENTS AND / OR RESTRICTIONS SHOWN HEREON THIS SURVEY ARE BASED SOLELY ON THE TITLE COMMITMENT AS MENTIONED IN NOTE NO. 3 ABOVE. NO SEARCH OF THE PUBLIC RECORDS BY KESHAVARZ & ASSOCIATES, INC.
- THE FIELD-MEASURED CONTROL MEASUREMENTS FOR THIS SURVEY MEET OR EXCEED AN ACCURACY OF 1 FOOT IN 7,500 FEET.
- THE CONTRACTED USE OF THIS SURVEY IS FOR THE PERMITTING, SITE PLANNING AND ENGINEERING DESIGN OF THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.
 PREPARED FOR:
 FLORIDA POWER & LIGHT COMPANY
 SOUTHEAST GUARANTY & TITLE, INC.
- COPYRIGHT 2020 BY KESHAVARZ & ASSOCIATES, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF SURVEY: AUGUST 19, 2020

SCOTT F. BRYSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 5991

NOTICE: PURSUANT TO CORRESPONDENCE ON FLORIDA POWER & LIGHT COMPANY LETTERHEAD ADDRESSED TO MS. ANN SELER, DATED MARCH 16, 2015 OF THE SITING COORDINATION OFFICE FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOUND BY THIS OFFICE WHILE CONDUCTING RECORD DRAWING RESEARCH FOR THE SUBJECT SITE THERE EXISTS A 50.0' WIDE PIPELINE CORRIDOR THAT ENTERS THE PROPERTY IN THE SOUTHEASTERN QUADRANT AND THEN RUNS NORTHWESTERLY WITHIN AND THROUGH THE SUBJECT PROPERTY ALONG THE EASTERN BOUNDARY LINE AND BECOMES A VARIABLE WIDTH PIPELINE CORRIDOR AS IT CONTINUES NORTHWESTERLY ENCOMPASSING AND AROUND THE GAS PIPING AND APPURTENANT BUILDINGS ASSOCIATED WITH THE GAS LINE AS SHOWN ON SHEETS 6 OF 11 AND 8 OF 11 HEREIN TO THENCE CONTINUE NORTHWESTERLY AS A 50.0' WIDE CORRIDOR THROUGH THE TREE CLEARING WITHIN PARCEL B TO EXIT AND CROSS THE SEABOARD COASTLINE RAIL ROAD AND THENCE CONTINUE WESTERLY ALONG THE SOUTH SIDE OF BEE LINE HIGHWAY. THE ABOVE REFERENCED DOCUMENT DOES NOT INCLUDE A LEGAL DESCRIPTION OR OTHER INFORMATION TO ACCURATELY PLOT THE ABOVE DESCRIBED CORRIDOR.

LEGEND OF SURVEY SYMBOLS

MISCELLANEOUS SYMBOLS	SANITARY SEWER SYSTEM SYMBOLS	DRY UTILITY SYMBOLS
(b) = BOLLARD	(AS) = AIR RELEASE VALVE (SANITARY)	(CP) = CONCRETE LIGHT POLE
(CS) = CONCRETE STREET SIGN	(AM) = AIR RELEASE VALVE MANHOLE (SANITARY)	(CP) = CONCRETE POWER POLE
(IC) = IRRIGATION CONTROL VALVE BOX	(CO) = CLEAN OUT (SANITARY)	(CT) = CABLE T.V. RISER
(FM) = FENCE POST METAL	(GT) = GREASE TRAP MANHOLE	(EH) = HAND HOLE (ELECTRIC)
(FP) = FENCE POST WOOD	(SM) = SANITARY MANHOLE	(EH) = HAND HOLE (STREET LIGHTS)
(MB) = MAIL BOX	(SV) = SEWER VALVE (RIM OF SLEEVE)	(EM) = HAND HOLE (TRAFFIC)
(DM) = PARKING METER (DOUBLE)		(EM) = ELECTRIC METER
(SM) = PARKING METER (SINGLE)	STORM SEWER SYSTEM SYMBOLS	(EM) = ELECTRIC MANHOLE (FP&L)
(PW) = POLE WOOD	(CB) = CATCH BASIN	(GF) = GAS FILLER VALVE
(PC) = POLE CONCRETE	(CI) = CATCH BASIN INLET	(GM) = GAS METER
(SH) = SPRINKLER HEAD	(CO) = CLEAN OUT (STORM)	(GM) = GAS MANHOLE
(TS) = TRAFFIC SIGN (AS LABELED)	(SM) = STORM MANHOLE	(GT) = GAS TESTING LOCATION
(T) = TREE (TYPE & SIZE AS LABELED)	(YD) = YARD DRAIN	(GV) = GAS VALVE
(X) = TOPOGRAPHIC SPOT ELEVATION		(GWA) = GUY WIRE ANCHOR
	WATER SYSTEM SYMBOLS	(GWA) = GUY WIRE POLE (WOOD)
	(AR) = AIR RELEASE VALVE	(ML) = METAL LIGHT POLE
	(AM) = AIR RELEASE VALVE MANHOLE	(MW) = MONITORING WELL
	(BFP) = BACK FLOW PREVENTOR	(PC) = PEDESTRIAN CROSSING SIGNAL POLE
	(DDCV) = DOUBLE DETECTOR CHECK VALVE	(PL) = PLASTIC LIGHT POLE
	(FDC) = FIRE DEPARTMENT CONNECTION	(TV) = TELEPHONE VAULT
	(FH) = FIRE HYDRANT	(TM) = TELEPHONE MANHOLE
	(WM) = WATER METER	(TR) = TELEPHONE RISER
	(WV) = WATER VALVE (RIM OF SLEEVE)	(TSB) = TRAFFIC SIGNAL BOX
		(TSPC) = TRAFFIC SIGNAL POLE (CONCRETE)
		(TSPMA) = TRAFFIC SIGNAL POLE (MAST ARM)
		(TSPW) = TRAFFIC SIGNAL POLE (WOOD)
		(WLP) = WOOD LIGHT POLE
		(WPP) = WOOD POWER POLE

NOTICE: SURVEY SYMBOLS SHOWN HEREON ARE SCALED TO MATCH SCALE OF THE DRAWING MAP AS PUBLISHED FOR LEGIBILITY AND VIEWING PURPOSES. THEY ARE NOT INTENDED TO REPRESENT THE ACTUAL SIZE OF THE DISPLAYED OBJECT.

LEGEND OF ABBREVIATIONS

C/L = CENTERLINE	PG(S) = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

VERTICAL DATUM
 ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 CONVERSION FACTOR:
 NAVD88 + 1.508 = NGVD29

No.	REVISION	By	Date	BOOK	PAGE(S)
				131	8-13
				131	46-62

FIELD AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
 PARCEL "A" & PARCEL "B"
 PLAT NO. 1 FLORIDA POWER & LIGHT COMPANY, RIVIERA BEACH, FLORIDA
 PLAT BOOK 34, PAGES 171-172

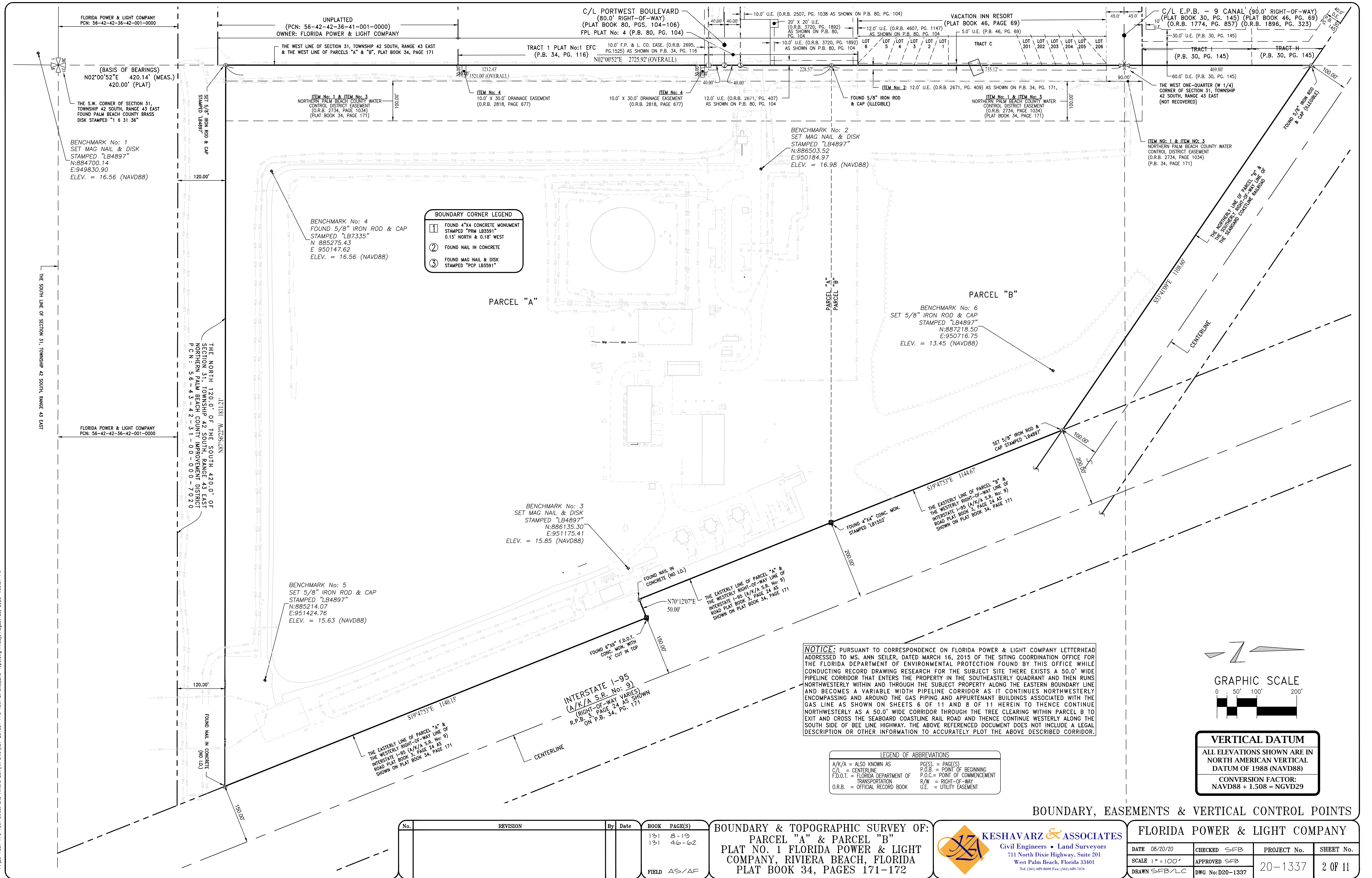
KESHAVARZ & ASSOCIATES
 Civil Engineers • Land Surveyors
 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 689-8600 Fax: (561) 689-5176

FLORIDA POWER & LIGHT COMPANY

DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE N/A	APPROVED SFB	20-1337	1 OF 11
DRAWN SFB/LC	DWG No: D20-1337		

P:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:09:33 PM

F:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:08:37 PM



BOUNDARY CORNER LEGEND

①	FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB3591" 0.15' NORTH & 0.18' WEST
②	FOUND NAIL IN CONCRETE
③	FOUND MAG NAIL & DISK STAMPED "PCP LB3591"

NOTICE: PURSUANT TO CORRESPONDENCE ON FLORIDA POWER & LIGHT COMPANY LETTERHEAD ADDRESSED TO MS. ANN SEILER, DATED MARCH 16, 2015 OF THE SITING COORDINATION OFFICE FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOUND BY THIS OFFICE WHILE CONDUCTING RECORD DRAWING RESEARCH FOR THE SUBJECT SITE THERE EXISTS A 50.0' WIDE PIPELINE CORRIDOR THAT ENTERS THE PROPERTY IN THE SOUTHEASTERLY QUADRANT AND THEN RUNS NORTHWESTERLY WITHIN AND THROUGH THE SUBJECT PROPERTY ALONG THE EASTERN BOUNDARY LINE AND BECOMES A VARIABLE WIDTH PIPELINE CORRIDOR AS IT CONTINUES NORTHWESTERLY ENCOMPASSING AND AROUND THE GAS PIPING AND APPURTENANT BUILDINGS ASSOCIATED WITH THE GAS LINE AS SHOWN ON SHEETS 6 OF 11 AND 8 OF 11 HEREIN TO THENCE CONTINUE NORTHWESTERLY AS A 50.0' WIDE CORRIDOR THROUGH THE TREE CLEARING WITHIN PARCEL B TO EXIT AND CROSS THE SEABOARD COASTLINE RAIL ROAD AND THENCE CONTINUE WESTERLY ALONG THE SOUTH SIDE OF BEE LINE HIGHWAY. THE ABOVE REFERENCED DOCUMENT DOES NOT INCLUDE A LEGAL DESCRIPTION OR OTHER INFORMATION TO ACCURATELY PLOT THE ABOVE DESCRIBED CORRIDOR.

LEGEND OF ABBREVIATIONS

A/K/A = ALSO KNOWN AS	PC(S) = PAGE(S)
C/L = CENTERLINE	P.O.B. = POINT OF BEGINNING
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT-OF-WAY
	U.E. = UTILITY EASEMENT

GRAPHIC SCALE
 0 50' 100' 200'

VERTICAL DATUM
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No.	REVISION	By	Date	BOOK	PAGE(S)
131	8-19				
131	4-6-22				
FIELD AS/AF					

BOUNDARY & TOPOGRAPHIC SURVEY OF:
PARCEL "A" & PARCEL "B"
PLAT NO. 1 FLORIDA POWER & LIGHT COMPANY, RIVIERA BEACH, FLORIDA
PLAT BOOK 34, PAGES 171-172

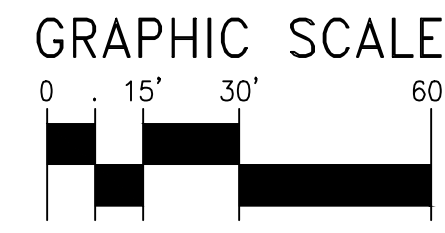
KESHAVARZ & ASSOCIATES
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 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 489-8669 Fax: (561) 489-7476

FLORIDA POWER & LIGHT COMPANY

DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 100'	APPROVED SFB	20-1337	2 OF 11
DRAWN SFB/LC	DWG No: D20-1337		

BOUNDARY, EASEMENTS & VERTICAL CONTROL POINTS

UNPLATTED
 (PCN:56-42-42-36-41-001-0000)
 OWNER: FLORIDA POWER & LIGHT COMPANY



WEST TOP OF BANK
 (TRACED FROM AERIAL-TYP.)

WEST EDGE OF WATER
 (TRACED FROM AERIAL-TYP.)

EAST TOP OF BANK
 (DRAWN FROM MEASUREMENTS-TYP.)

EAST EDGE OF WATER
 MEASURED @ EL. 8.91 ON 8/19/20
 (DRAWN FROM MEASUREMENTS-TYP.)

TOP OF BERM (TYP.)

BERM GRADE BREAK (TYP.)

FIRE LINE POST
 INDICATOR VALVE

FIRE HYDRANT (TYP.)

CONCRETE HEADWALL WITH
 15" RCP AT INV. EL. 13.61

DIRT DRIVEWAY (TYP.)

6' HIGH CHAIN LINK FENCE (TYP.)

100.00'
 ITEM NO. 1 & ITEM NO. 3
 NORTHERN PALM BEACH COUNTY WATER
 CONTROL DISTRICT EASEMENT
 O.S.B. 2734, PAGE 134
 (PLAT BOOK 34, PAGE 171)

7' HIGH CHAIN
 LINK FENCE (TYP.)

SET 5/8" IRON ROD & CAP
 STAMPED "LB4897"

EDGE OF WATER & TOP OF BANK
 (BEGIN OF SURVEY LOCATION)

EDGE OF WATER & TOP OF BANK
 (BEGIN OF SURVEY LOCATION)

END OF PIPE
 NOT LOCATED

NORTH TOP OF BANK
 (DRAWN FROM MEASUREMENTS-TYP.)

NORTH EDGE OF WATER
 (DRAWN FROM MEASUREMENTS-TYP.)

N87°56'22"W 1811.21'

VERTICAL DATUM
 ALL ELEVATIONS SHOWN ARE IN
 NORTH AMERICAN VERTICAL
 DATUM OF 1988 (NAVD88)
 CONVERSION FACTOR:
 NAVD88 + 1.508 = NGVD29

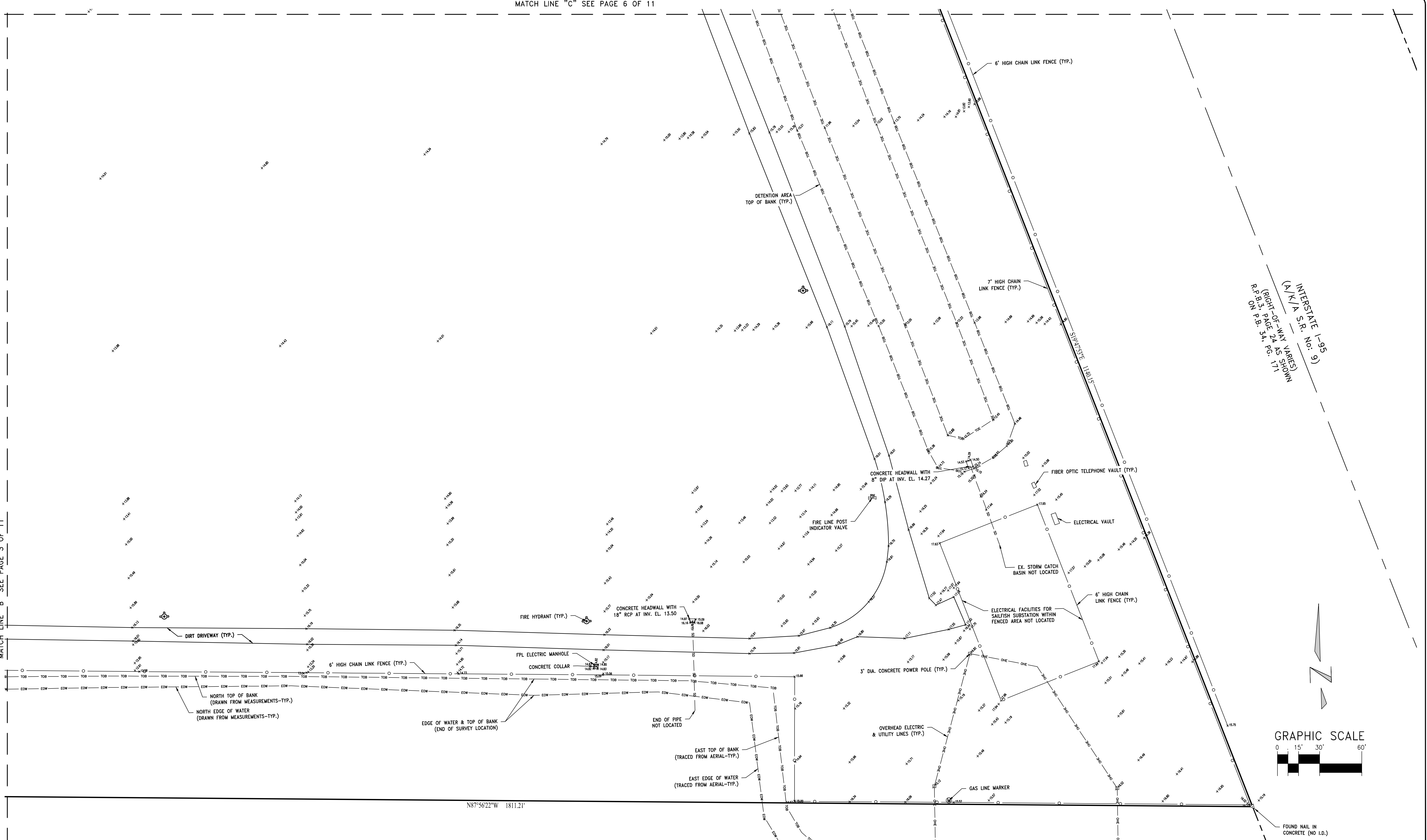
No.	REVISION	By	Date	BOOK	PAGE(S)
131	8-13				
131	4-6-62				
				FIELD	AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
 PARCEL "A" & PARCEL "B"
 PLAT NO. 1 FLORIDA POWER & LIGHT
 COMPANY, RIVIERA BEACH, FLORIDA
 PLAT BOOK 34, PAGES 171-172

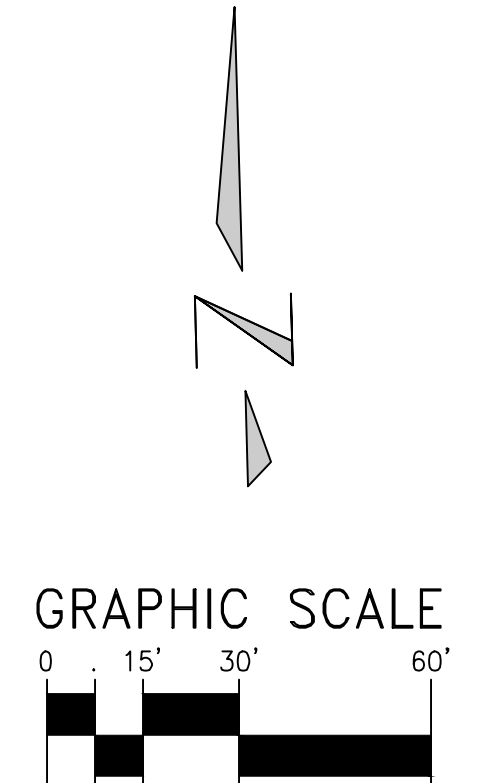
KESHAVARZ & ASSOCIATES
 Civil Engineers • Land Surveyors
 711 North Dixie Highway, Suite 201
 West Palm Beach, Florida 33401
 Tel: (561) 689-8600 Fax: (561) 689-7476

TOPOGRAPHIC DETAIL SHEET
FLORIDA POWER & LIGHT COMPANY

DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 30'	APPROVED SFB	20-1337	3 OF 11
DRAWN SFB/LC	DWG No: D20-1337		



INTERSTATE I-95
(A)/A S.R. No. 9
R.F. B. 34, P. 34, 171, 171
ON R.F. B. 34, P. 34, 171, 171
(RIGHT-OF-WAY SHOWN)



TOPOGRAPHIC DETAIL SHEET

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.508 = NGVD29

No.	REVISION	By	Date	BOOK	PAGE(S)
131	8-13			131	46-62
				FIELD	AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
PARCEL "A" & PARCEL "B"
PLAT NO. 1 FLORIDA POWER & LIGHT COMPANY, RIVIERA BEACH, FLORIDA
PLAT BOOK 34, PAGES 171-172

KESHAVARZ & ASSOCIATES
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FLORIDA POWER & LIGHT COMPANY			
DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 30'	APPROVED SFB	20-1337	4 OF 11
DRAWN SFB/LC	DWG No: D20-1337		

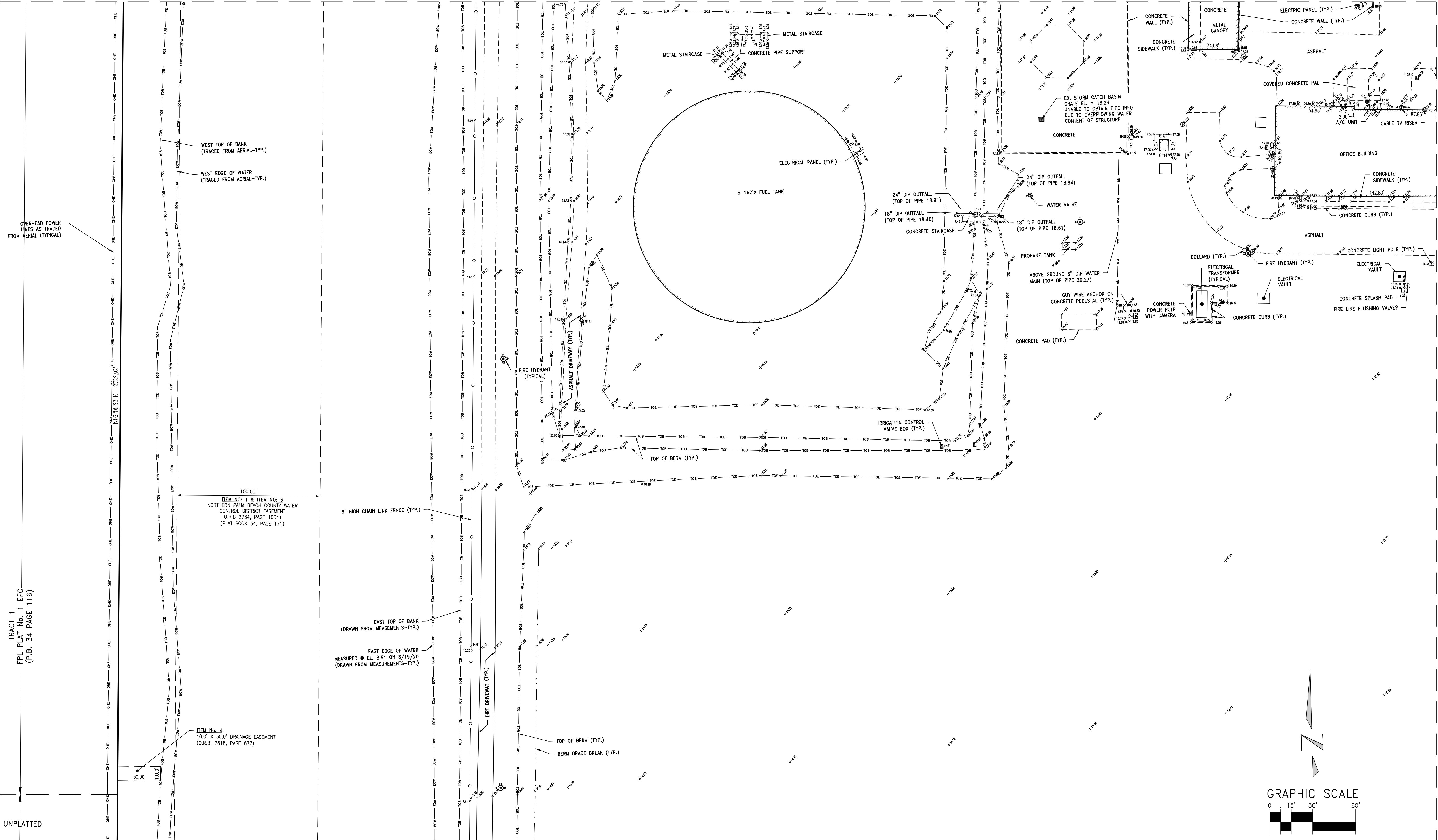
TRACT 1
FPL PLAT No. 1 EFC
(P.B. 34 PAGE 116)

UNPLATTED

MATCH LINE "D" SEE PAGE 7 OF 11

MATCH LINE "A" SEE PAGE 3 OF 11

MATCH LINE "E" SEE PAGE 6 OF 11



WEST TOP OF BANK
(TRACED FROM AERIAL-TYP.)

WEST EDGE OF WATER
(TRACED FROM AERIAL-TYP.)

100.00'
ITEM NO. 1 & ITEM NO. 3
NORTHERN PALM BEACH COUNTY WATER
CONTROL DISTRICT EASEMENT
O.R.B. 2734, PAGE 1034
(PLAT BOOK 34, PAGE 171)

ITEM No. 4
10.0' X 30.0' DRAINAGE EASEMENT
(O.R.B. 2818, PAGE 677)

6' HIGH CHAIN LINK FENCE (TYP.)

EAST TOP OF BANK
(DRAWN FROM MEASUREMENTS-TYP.)

EAST EDGE OF WATER
MEASURED @ EL. 8.91 ON 8/19/20
(DRAWN FROM MEASUREMENTS-TYP.)

DIRT DRIVEWAY (TYP.)

TOP OF BERM (TYP.)

BERM GRADE BREAK (TYP.)

METAL STAIRCASE

CONCRETE PIPE SUPPORT

± 162' FUEL TANK

ELECTRICAL PANEL (TYP.)

CONCRETE STAIRCASE

TOP OF BERM (TYP.)

EX. STORM CATCH BASIN
GRATE EL. = 13.23
UNABLE TO OBTAIN PIPE INFO
DUE TO OVERFLOWING WATER
CONTENT OF STRUCTURE

24" DIP OUTFALL
(TOP OF PIPE 18.91)

18" DIP OUTFALL
(TOP OF PIPE 18.40)

24" DIP OUTFALL
(TOP OF PIPE 18.94)

18" DIP OUTFALL
(TOP OF PIPE 18.51)

WATER VALVE

PROpane TANK

ABOVE GROUND 6" DIP WATER
MAIN (TOP OF PIPE 20.27)

GUY WIRE ANCHOR ON
CONCRETE PEDESTAL (TYP.)

CONCRETE PAD (TYP.)

CONCRETE WALL (TYP.)

METAL CANOPY

ELECTRIC PANEL (TYP.)

CONCRETE WALL (TYP.)

ASPHALT

COVERED CONCRETE PAD

OFFICE BUILDING

CONCRETE SIDEWALK (TYP.)

CONCRETE CURB (TYP.)

ASPHALT

BOLLARD (TYP.)

FIRE HYDRANT (TYP.)

ELECTRICAL VAULT

ELECTRICAL VAULT

CONCRETE LIGHT POLE (TYP.)

ELECTRICAL VAULT

CONCRETE SPLASH PAD

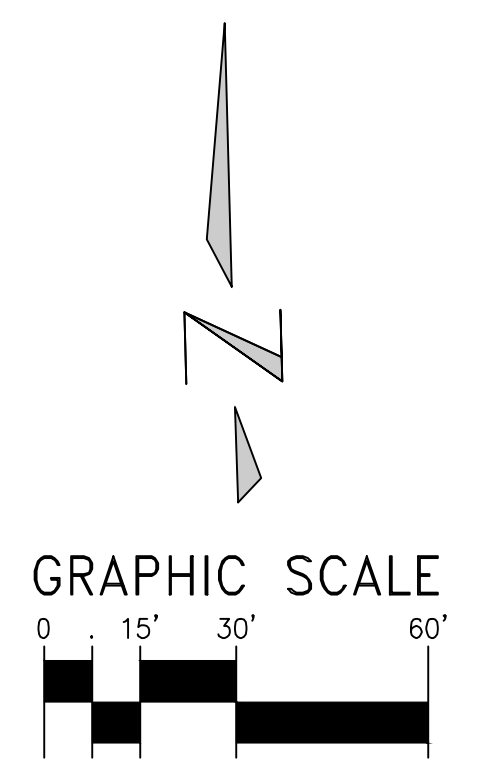
FIRE LINE FLUSHING VALVE?

CONCRETE CURB (TYP.)

CONCRETE POWER POLE
WITH CAMERA

A/C UNIT

CABLE TV RISER



VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)

CONVERSION FACTOR:
NAVD88 + 1.508 = NGVD29

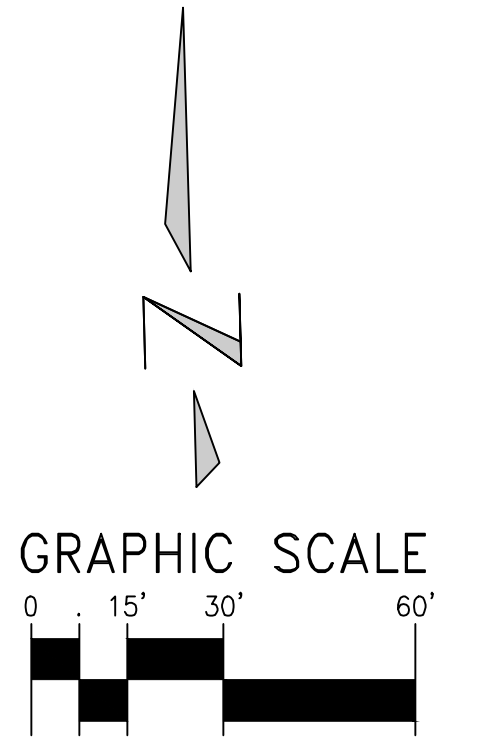
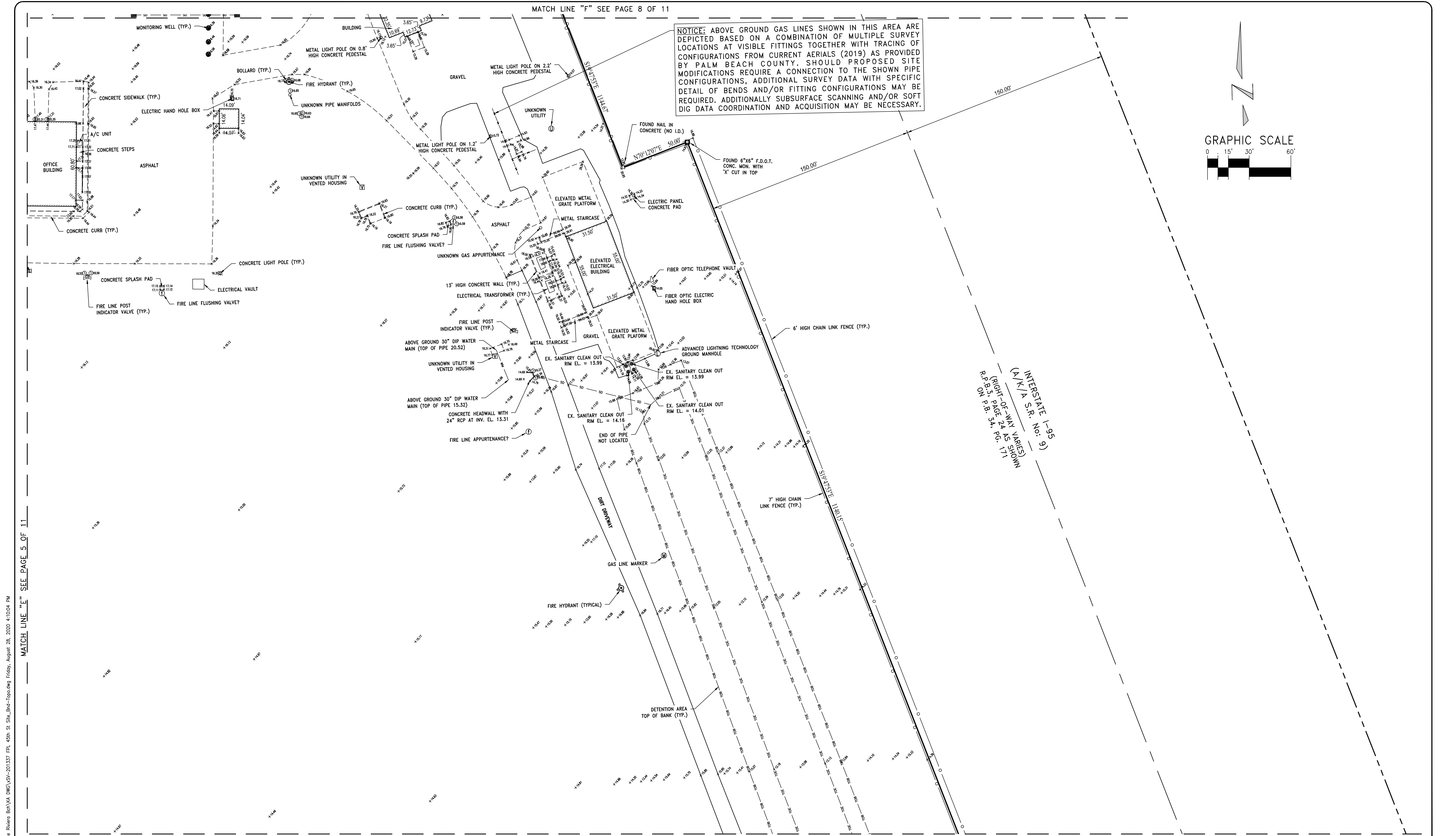
No.	REVISION	By	Date	BOOK	PAGE(S)
131	8-19				
131	4-6-02				
FIELD AS/AF					

BOUNDARY & TOPOGRAPHIC SURVEY OF:
PARCEL "A" & PARCEL "B"
PLAT NO. 1 FLORIDA POWER & LIGHT
COMPANY, RIVIERA BEACH, FLORIDA
PLAT BOOK 34, PAGES 171-172

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FLORIDA POWER & LIGHT COMPANY

DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 30'	APPROVED SFB	20-1337	5 OF 11
DRAWN SFB/LC	DWG No: D20-1337		



MATCH LINE "E" SEE PAGE 5 OF 11

INTERSTATE 1-95
(A/K/A S.R. No. 9)
RIGHT-OF-WAY SHOWN
ON P.P. 2, P.P. 3, P.P. 4, P.P. 5, P.P. 6, P.P. 7, P.P. 8, P.P. 9, P.P. 10, P.P. 11, P.P. 12, P.P. 13, P.P. 14, P.P. 15, P.P. 16, P.P. 17, P.P. 18, P.P. 19, P.P. 20, P.P. 21, P.P. 22, P.P. 23, P.P. 24, P.P. 25, P.P. 26, P.P. 27, P.P. 28, P.P. 29, P.P. 30, P.P. 31, P.P. 32, P.P. 33, P.P. 34, P.P. 35, P.P. 36, P.P. 37, P.P. 38, P.P. 39, P.P. 40, P.P. 41, P.P. 42, P.P. 43, P.P. 44, P.P. 45, P.P. 46, P.P. 47, P.P. 48, P.P. 49, P.P. 50, P.P. 51, P.P. 52, P.P. 53, P.P. 54, P.P. 55, P.P. 56, P.P. 57, P.P. 58, P.P. 59, P.P. 60, P.P. 61, P.P. 62, P.P. 63, P.P. 64, P.P. 65, P.P. 66, P.P. 67, P.P. 68, P.P. 69, P.P. 70, P.P. 71, P.P. 72, P.P. 73, P.P. 74, P.P. 75, P.P. 76, P.P. 77, P.P. 78, P.P. 79, P.P. 80, P.P. 81, P.P. 82, P.P. 83, P.P. 84, P.P. 85, P.P. 86, P.P. 87, P.P. 88, P.P. 89, P.P. 90, P.P. 91, P.P. 92, P.P. 93, P.P. 94, P.P. 95, P.P. 96, P.P. 97, P.P. 98, P.P. 99, P.P. 100

MATCH LINE "E" SEE PAGE 5 OF 11

LEGEND OF ABBREVIATIONS	
A/K/A = ALSO KNOWN AS	PG(S) = PAGE(S)
C/L = CENTERLINE	P.O.B. = POINT OF BEGINNING
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT-OF-WAY
	U.E. = UTILITY EASEMENT

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.508 = NGVD29

No.	REVISION	By	Date	BOOK	PAGE(S)
				131	8-13
				131	46-62
				FIELD	AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
PARCEL "A" & PARCEL "B"
PLAT NO. 1 FLORIDA POWER & LIGHT COMPANY, RIVIERA BEACH, FLORIDA
PLAT BOOK 34, PAGES 171-172

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 489-8689 Fax: (561) 489-7476

FLORIDA POWER & LIGHT COMPANY			
DATE	CHECKED	PROJECT No.	SHEET No.
08/20/20	SFB	20-1337	6 OF 11
SCALE 1" = 30'	APPROVED SFB		
DRAWN SFB/LC	DWG No: D20-1337		

MATCH LINE "I" SEE PAGE 10 OF 11

NOTICE: THICK TREES & VEGETATION NO TOPOGRAPHIC SPOT ELEVATIONS OBTAINED

TREE LINE /VEGETATION LIMITS (TYPICAL)

6' HIGH CHAIN LINK FENCE (TYP.)

150.00'

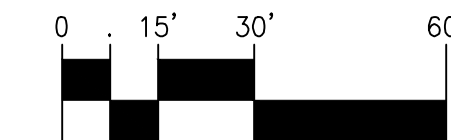
200.00'

FOUND 4"x4" CONC. MON. STAMPED 'LB1552'

NOTICE: ABOVE GROUND GAS LINES SHOWN IN THIS AREA ARE DEPICTED BASED ON A COMBINATION OF MULTIPLE SURVEY LOCATIONS AT VISIBLE FITTINGS TOGETHER WITH TRACING OF CONFIGURATIONS FROM CURRENT AERIALS (2019) AS PROVIDED BY PALM BEACH COUNTY. SHOULD PROPOSED SITE MODIFICATIONS REQUIRE A CONNECTION TO THE SHOWN PIPE CONFIGURATIONS, ADDITIONAL SURVEY DATA WITH SPECIFIC DETAIL OF BENDS AND/OR FITTING CONFIGURATIONS MAY BE REQUIRED. ADDITIONALLY SUBSURFACE SCANNING AND/OR SOFT DIG DATA COORDINATION AND ACQUISITION MAY BE NECESSARY.

INTERSTATE 1-95 (A/K/A S.R. No. 6) (RIGHT-OF-WAY VARIATION) R.P.C. 3.34, P.C. 111.11

GRAPHIC SCALE



MATCH LINE "H" SEE PAGE 7 OF 11

MATCH LINE "F" SEE PAGE 6 OF 11

VERTICAL DATUM

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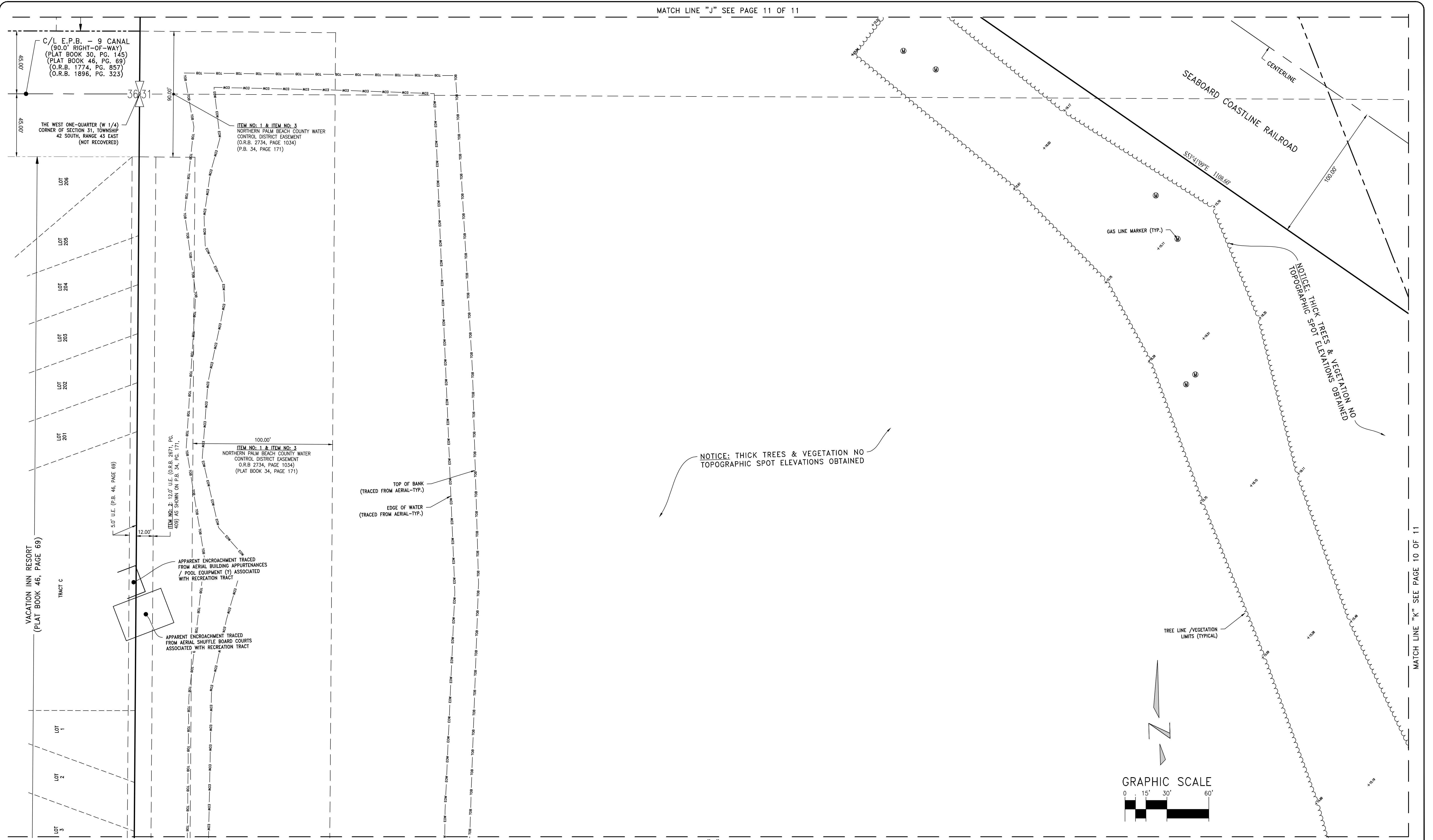
No.	REVISION	By	Date	BOOK	PAGE(S)
131	8-13				
131	4-6-62				
				FIELD	AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
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FLORIDA POWER & LIGHT COMPANY			
DATE	CHECKED	PROJECT No.	SHEET No.
08/20/20	SFB	20-1337	8 OF 11
SCALE: 1" = 30'	APPROVED SFB		
DRAWN SFB/LC	DWG No: D20-1337		

P:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:07:44 PM



F:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:02:22 PM

LEGEND OF ABBREVIATIONS

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VERTICAL DATUM
 ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 CONVERSION FACTOR:
 NAVD88 + 1.508 = NGVD29

No.	REVISION	By	Date

BOOK	PAGE(S)
131	8-13
131	46-62
FIELD	AS/AF

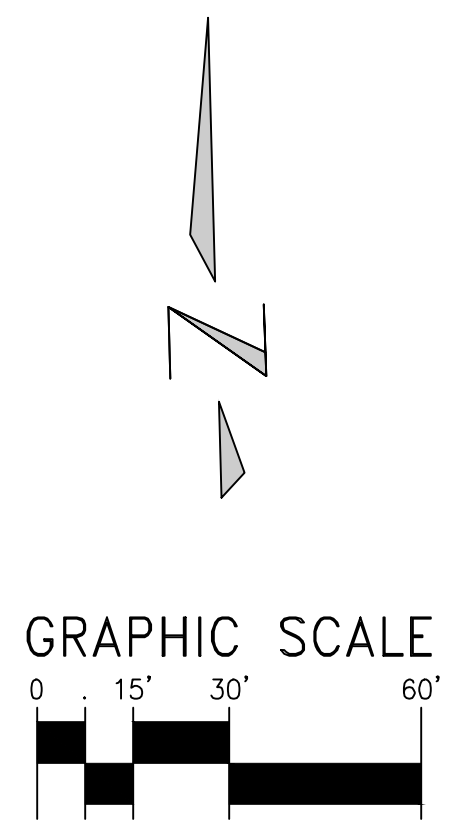
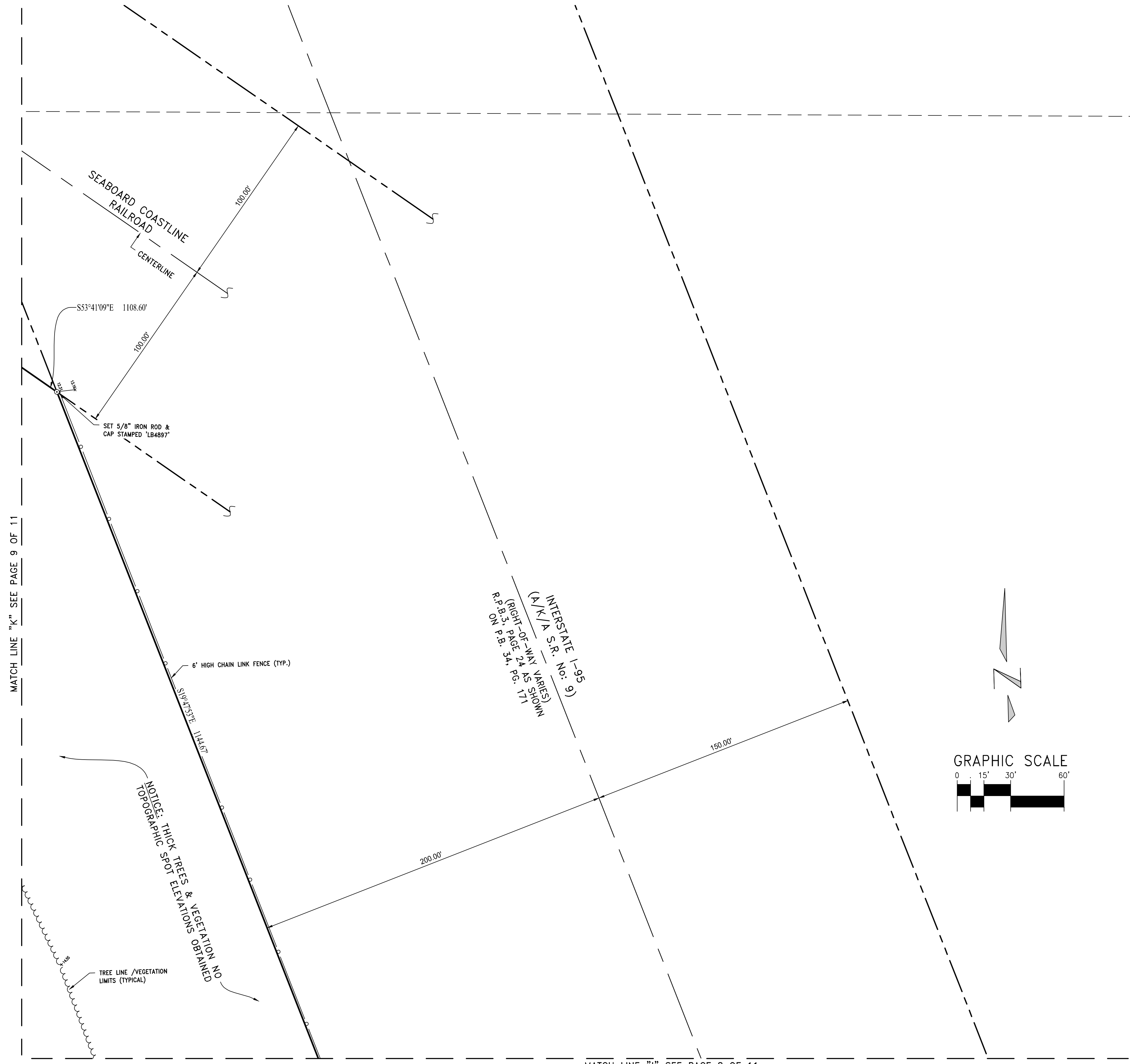
BOUNDARY & TOPOGRAPHIC SURVEY OF:
 PARCEL "A" & PARCEL "B"
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FLORIDA POWER & LIGHT COMPANY

DATE 08/20/20	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 30'	APPROVED SFB	20-1337	9 OF 11
DRAWN SFB/LC	DWG No: D20-1337		

F:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:02:27 PM



MATCH LINE "K" SEE PAGE 9 OF 11

MATCH LINE "I" SEE PAGE 8 OF 11

VERTICAL DATUM
 ALL ELEVATIONS SHOWN ARE IN
 NORTH AMERICAN VERTICAL
 DATUM OF 1988 (NAVD88)
 CONVERSION FACTOR:
 NAVD88 + 1.508 = NGVD29

No.	REVISION	By	Date
131	8-19		
131	4-6-62		

BOOK	PAGE(S)
131	8-19
131	46-62

FIELD AS/AF

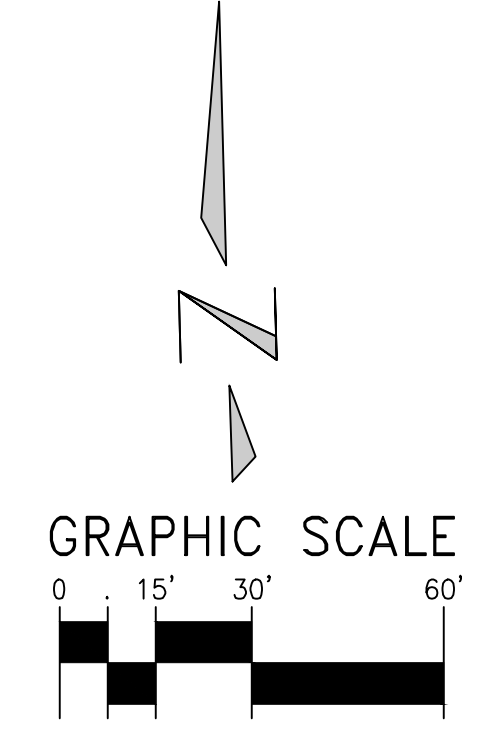
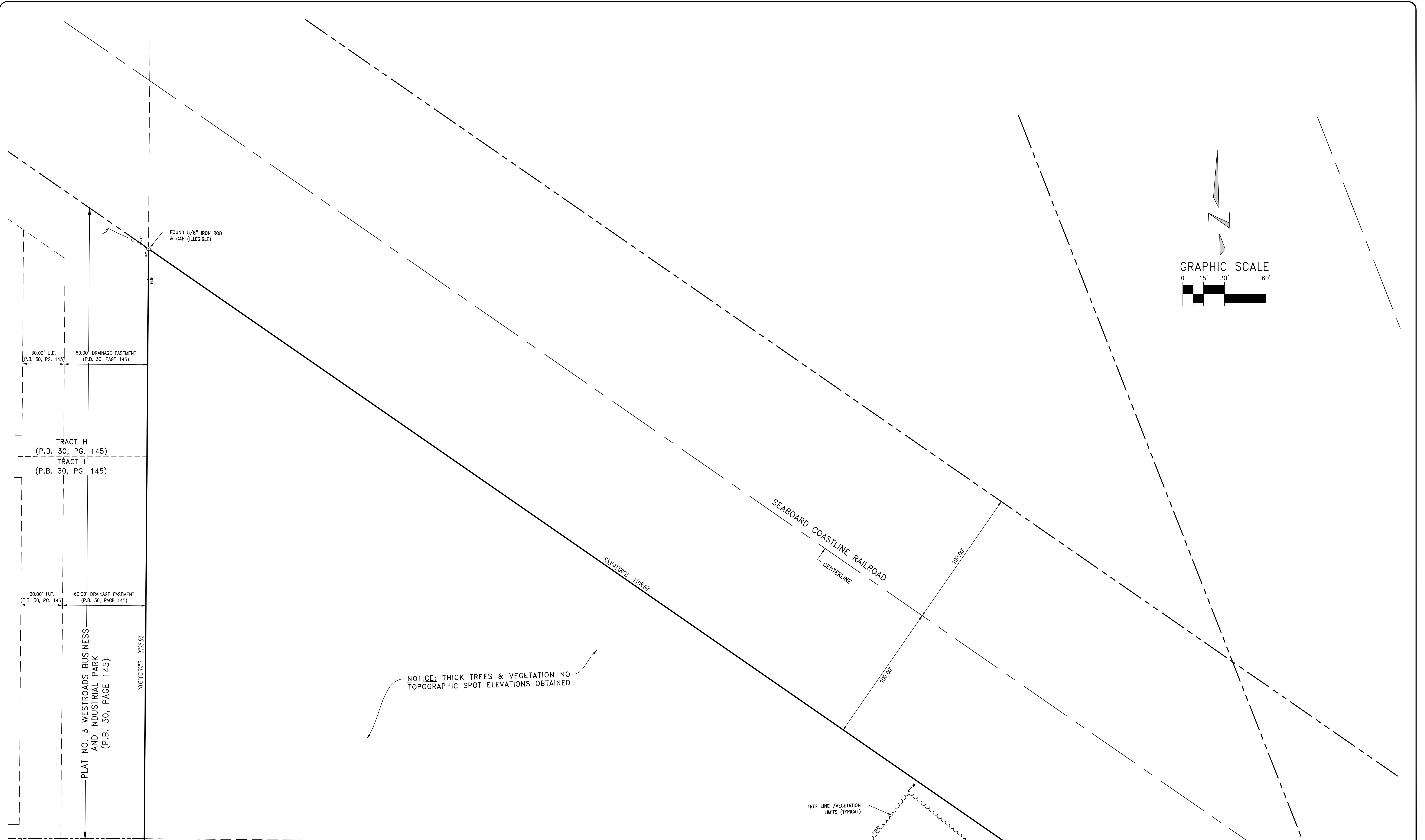
**BOUNDARY & TOPOGRAPHIC SURVEY OF:
 PARCEL "A" & PARCEL "B"
 PLAT NO. 1 FLORIDA POWER & LIGHT
 COMPANY, RIVIERA BEACH, FLORIDA
 PLAT BOOK 34, PAGES 171-172**



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TOPOGRAPHIC DETAIL SHEET			
FLORIDA POWER & LIGHT COMPANY			
DATE	CHECKED	PROJECT No.	SHEET No.
08/20/20	SFB	20-1337	10 OF 11
SCALE 1" = 30'	APPROVED SFB		
DRAWN SFB/LC	DWG No: D20-1337		

P:\20-1337 FPL 45th Street Site Riviera Bch\KA DWG\SV-201337 FPL 45th St Site_Bnd-Topo.dwg Friday, August 28, 2020 4:03:32 PM



NOTICE: THICK TREES & VEGETATION NO TOPOGRAPHIC SPOT ELEVATIONS OBTAINED

TREE LINE /VEGETATION LIMITS (TYPICAL)

MATCH LINE "J" SEE PAGE 9 OF 11

TOPOGRAPHIC DETAIL SHEET

LEGEND OF ABBREVIATIONS	
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				131	8-13
				131	46-62
				FIELD	AS/AF

BOUNDARY & TOPOGRAPHIC SURVEY OF:
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FLORIDA POWER & LIGHT COMPANY			
DATE	CHECKED	PROJECT No.	SHEET No.
08/20/20	SFB	20-1337	11 OF 11
SCALE 1" = 30'	APPROVED SFB		
DRAWN SFB/LC	DWG No: D20-1337		