BOUNDARY SURVEY

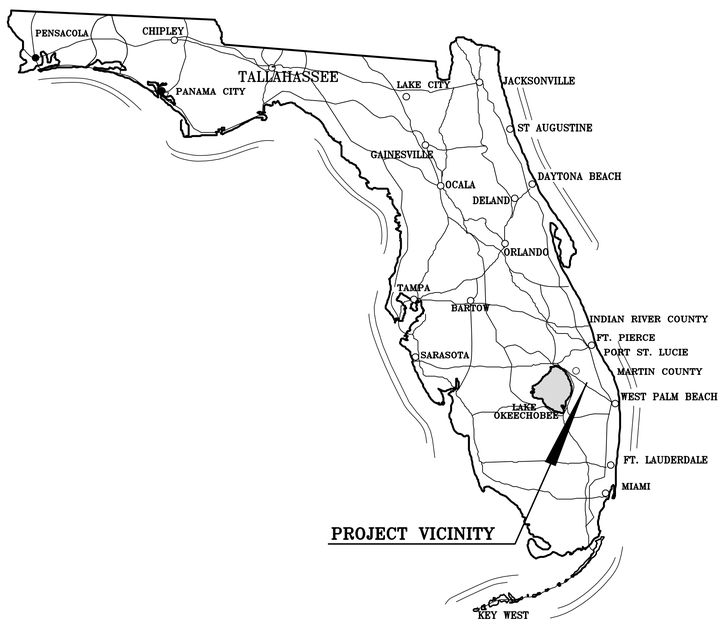
PREPARED FOR

FLORIDA POWER & LIGHT

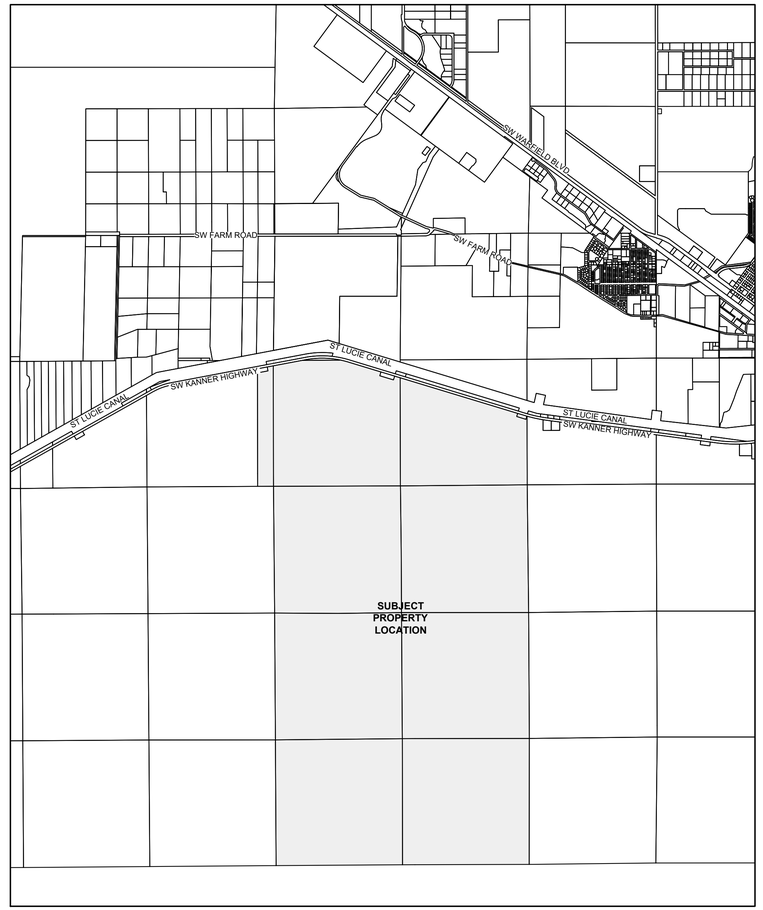
BEING A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26, AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE LAST DATE OF DATA ACQUISITION WAS 11-13-25.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AS SHOWN ON SHEET 3, HAVING A BEARING OF NORTH 79°19'55" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN VERTICAL DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
7. THE DESCRIPTION OF THE LAND CONTAINED ON THIS BOUNDARY SURVEY ORIGINATES FROM SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3376, PAGE 2547 AND IS A PORTION OF DIVISION 2 PARCEL 1.
8. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. INTERIOR IMPROVEMENTS, IF ANY WERE NOT LOCATED EXCEPT AS SHOWN.
11. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
12. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
13. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
14. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 12085C0250G, 12085C0435G, 12085C0265G, AND 12085C0475G, MAPS REVISED 3/16/2015, MARTIN COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
15. THIS SURVEY HAS THE BENEFIT OF TITLE COMMITMENT #12543485 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 04/02/2026 @ 8:00AM (NO REVISION).



VICINITY MAP
(NOT TO SCALE)



LOCATION MAP
(INTENDED DISPLAY SCALE: 1"=3000')

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.050, 051, 052 AND CHAPTER 177.041 061] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

DATE OF PLAT OR MAP: 6-30-26

JONATHAN D. JONES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7712

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
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LEGAL DESCRIPTION

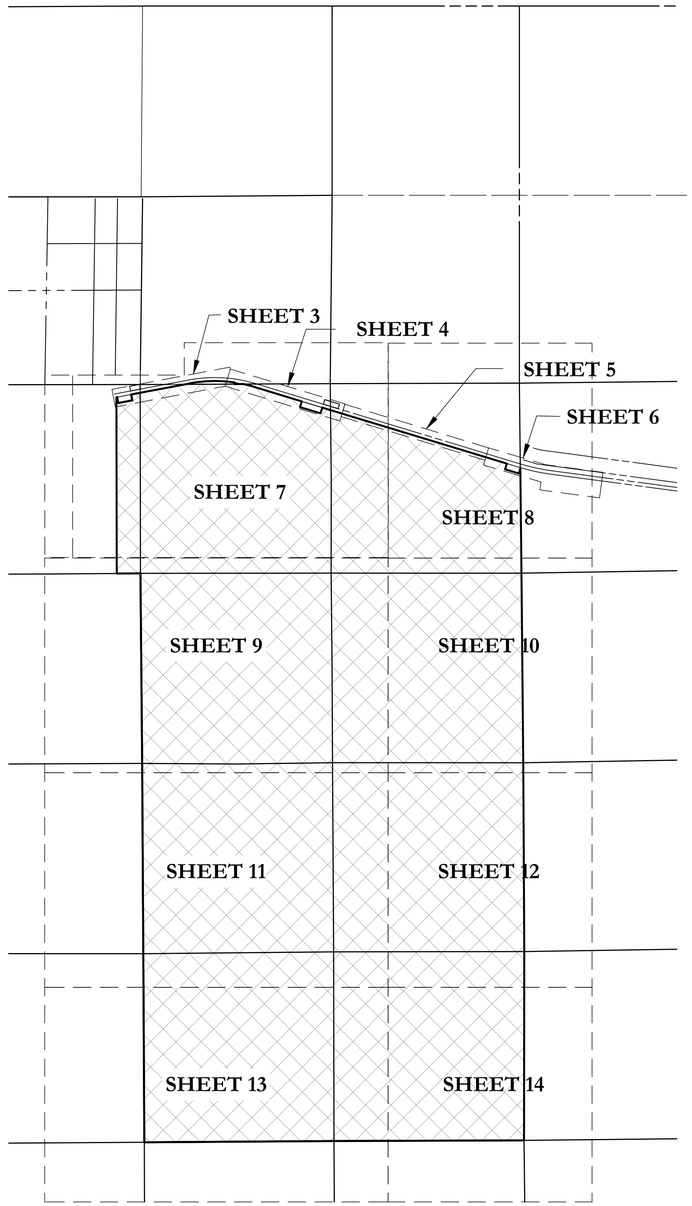
(A PORTION OF DIVISION 2 PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 3376, PAGE 2547)

ALL THAT PART LYING SOUTH OF THE ST. LUCIE CANAL OF SECTION 10 AND SECTION 11, THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, AND THAT PART OF THE SW 1/4 OF SECTION 3, EXTENDING EASTWARD ALONG THE SOUTH BOUNDARY, NOT TO EXCEED 2640 FEET. ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, ALL IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF THE SOUTHERLY LINE OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL.

METES & BOUNDS DESCRIPTION AS PREPARED BY SURVEYOR

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 3, 9, 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, SAID POINT IS NORTH 89°43'51" EAST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 146.90 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2929.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°32'21" EAST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5298.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14 BEING ALSO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'31" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2639.65 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 23; THENCE SOUTH 00°18'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 2638.91 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 23, BEING ALSO THE NORTHEAST CORNER OF SECTION 26; THENCE SOUTH 00°04'00" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE EAST ONE-QUARTER (1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 26, A DISTANCE OF 2639.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26, BEING ALSO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°36'03" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.99 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

CONTAINING 5,032.06 ACRES MORE OR LESS



SHEET INDEX

(INTENDED DISPLAY SCALE: 1"=2000')

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary (5-29-26).dwg Plotted: 7/22/2026 5:23 PM By: JONATHAN JONES

LEGAL DESCRIPTION & SHEET INDEX

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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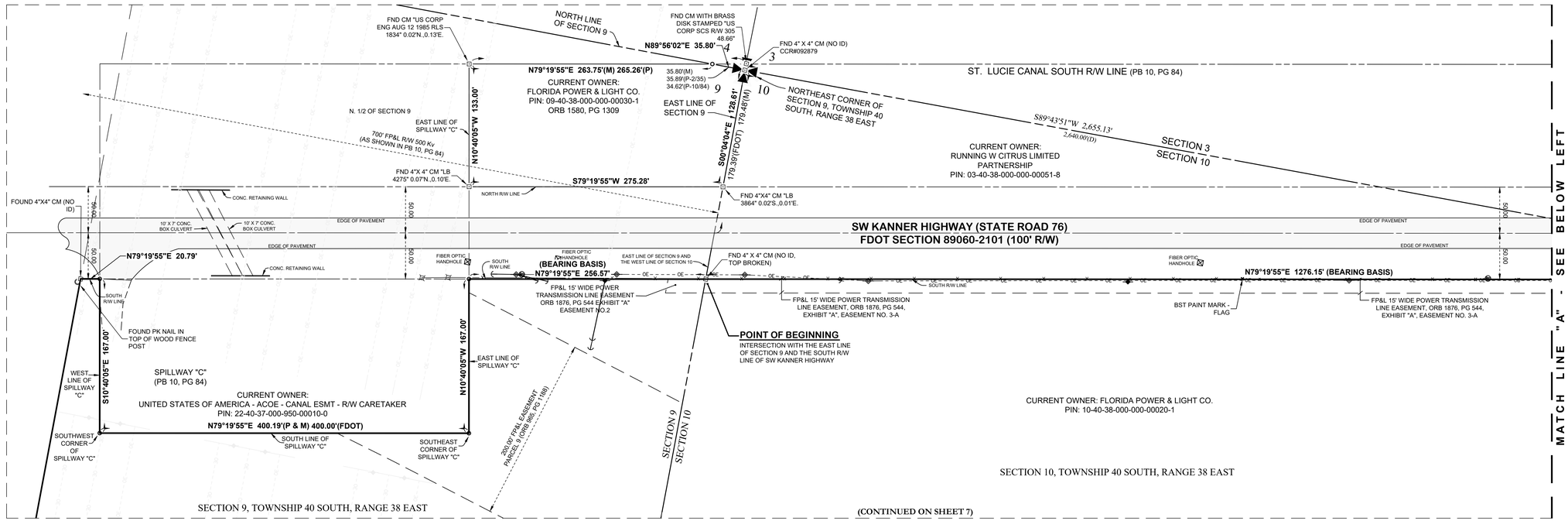
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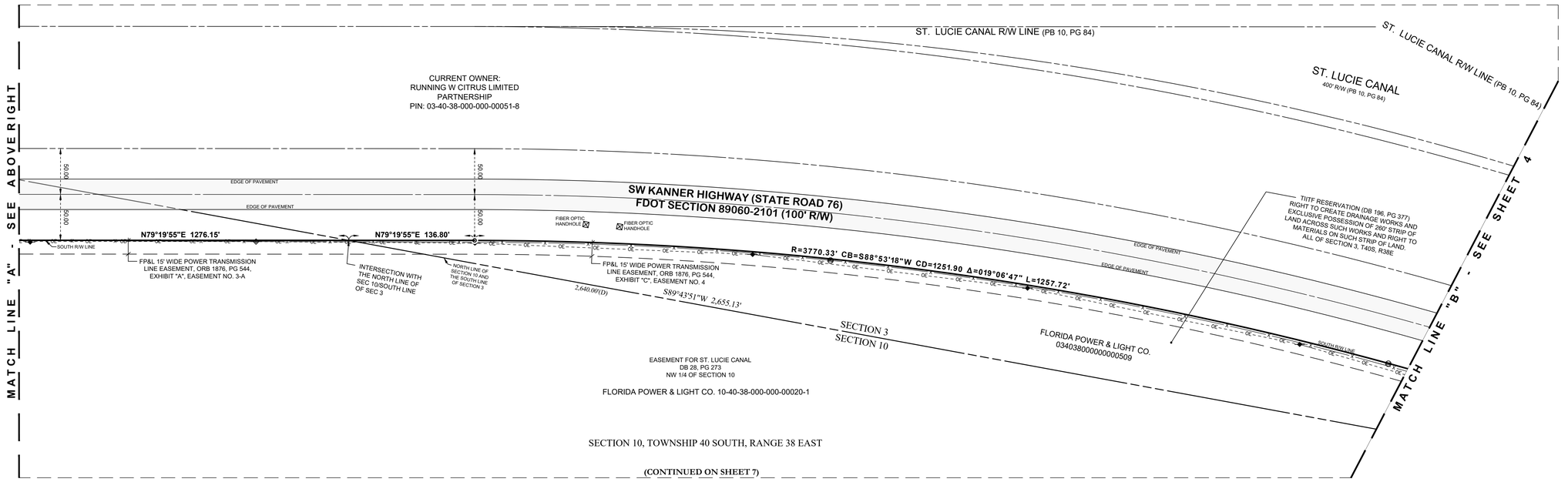
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 2 of 14





LEGEND

ACOE	= ARMY CORP OF ENGINEERS
(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
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CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
FP&L	= FLORIDA POWER & LIGHT
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--OE--	= OVERHEAD ELECTRIC LINE
-x-	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHICS

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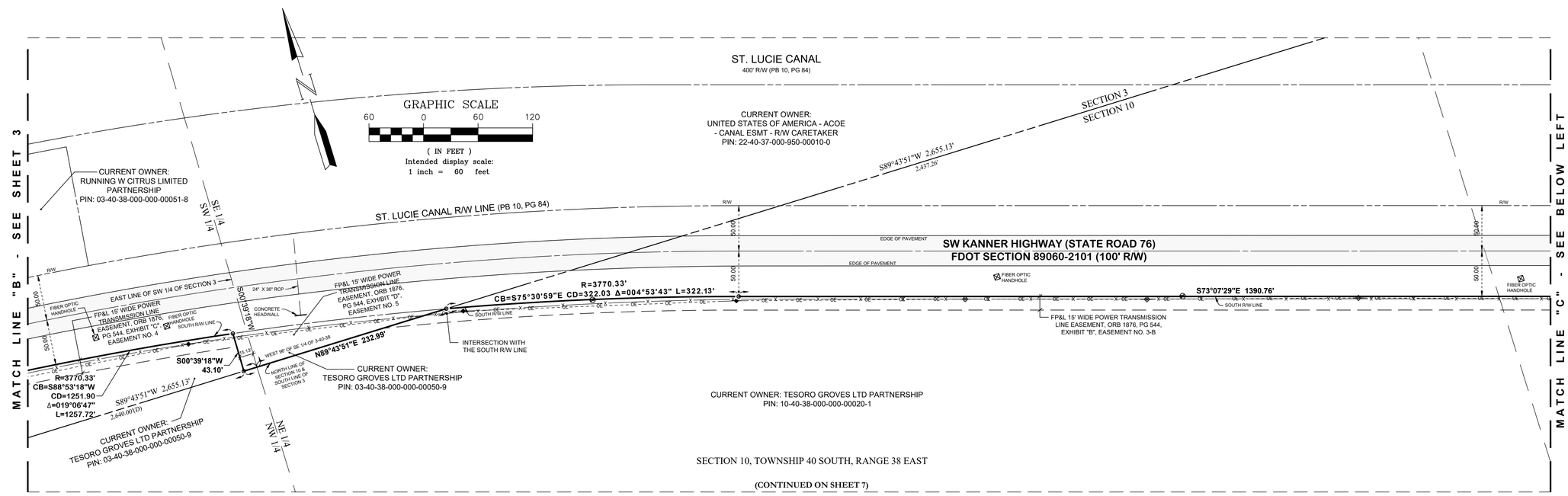
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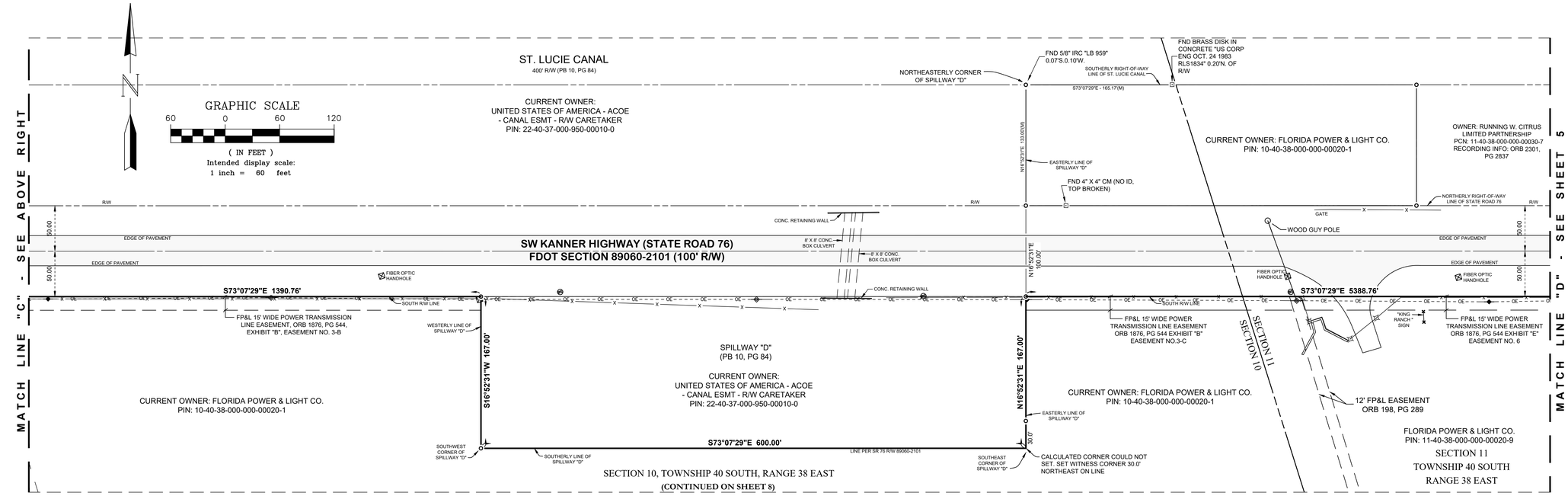
PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
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VERT. SCALE: N/A
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SHEET 3 of 14

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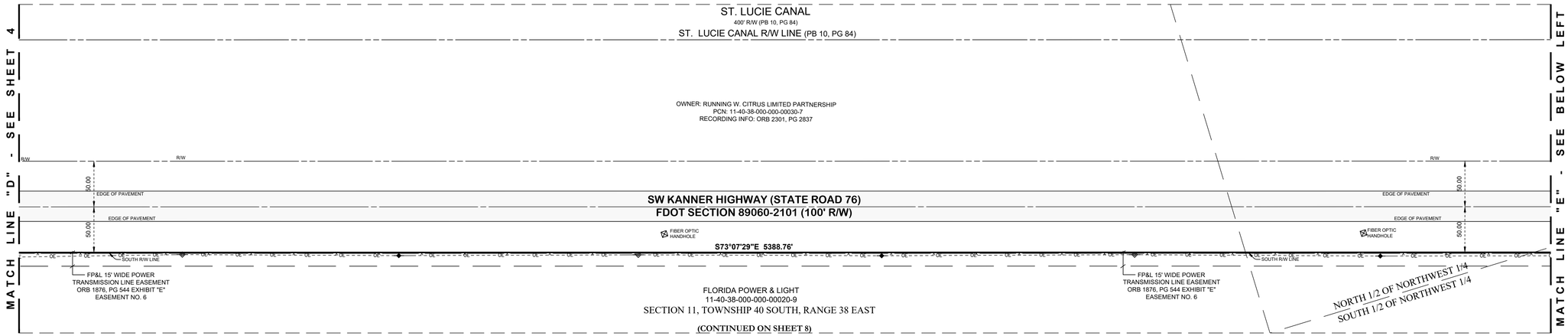
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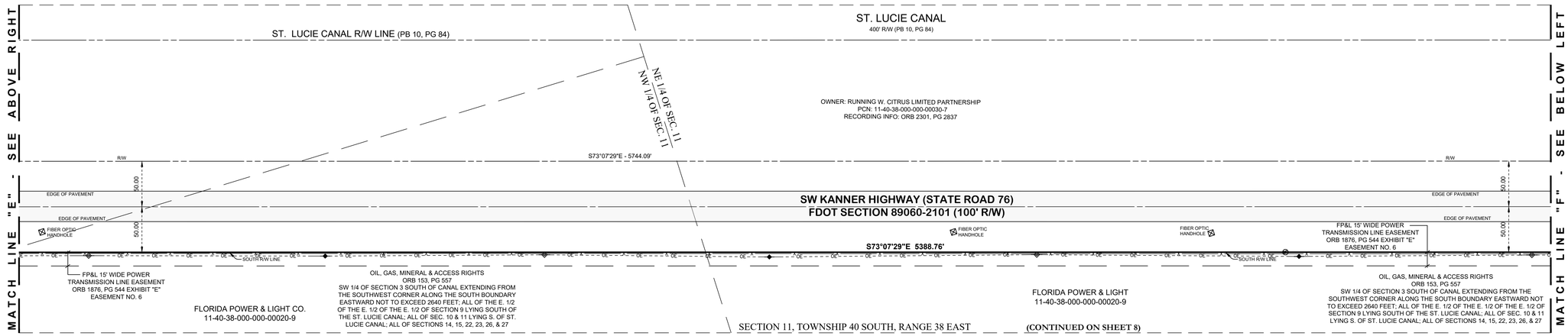
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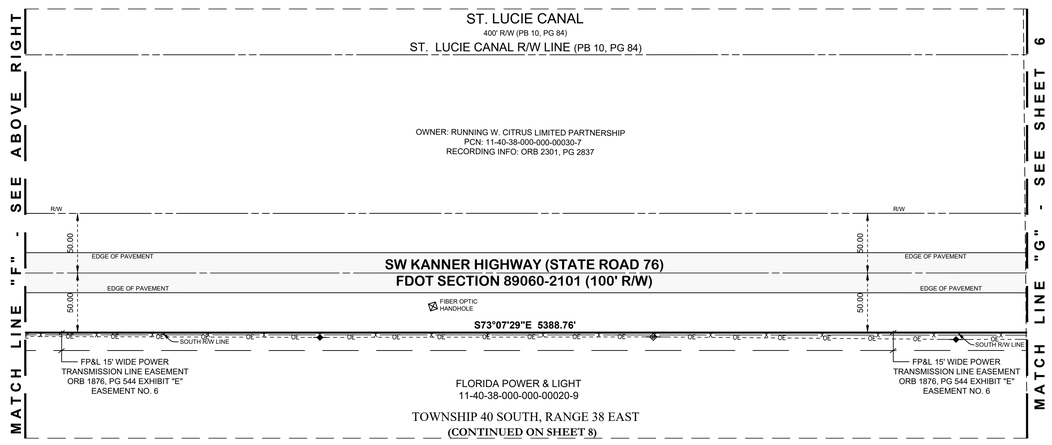
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SHEET 4 of 14







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MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
---OE---	= OVERHEAD ELECTRIC LINE
---X---	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

GRAPHIC SCALE
60 0 60 120
(IN FEET)
Intended display scale:
1 inch = 60 feet

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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FIELD	SG	10-16-2025
CALCS.		
DRAWN	LEH	6-30-26
DETAILED		
CHECKED	LBR	
APPROVED	JDJ	

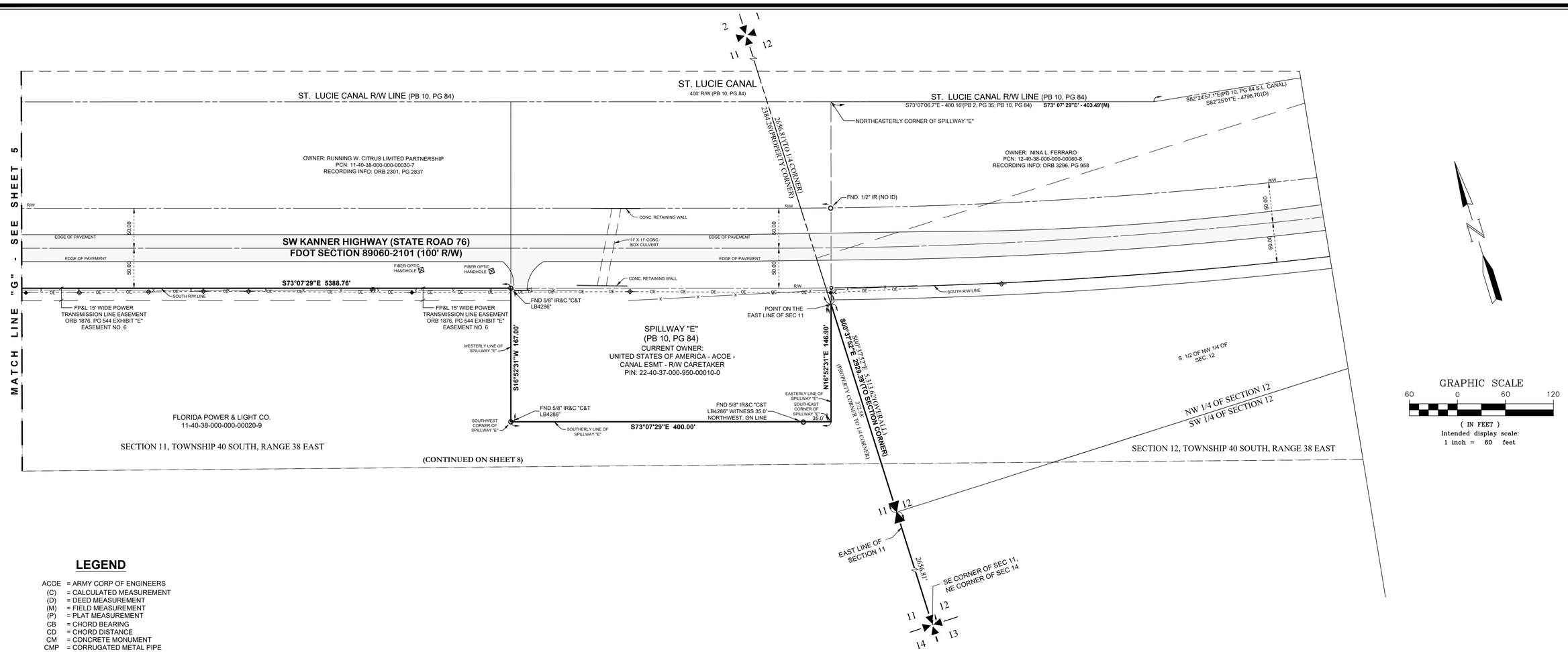
BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 5 of 15

P:\Proj-2022\22-152.001 FPL Tesoro Groves Update\Survey\22-152.001 Boundary (5-29-26).dwg Plotted: 7/22/2026 5:24 PM By: JONATHAN JONES



(CONTINUED ON SHEET 8)

LEGEND

ACOE	= ARMY CORP OF ENGINEERS
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SHEET 6 of 15

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TOWNSHIP 40 SOUTH, RANGE 38 EAST

FND 3" BRASS DISK IN CONC "CORPS OF ENG. SLC N R/W 332+30.75 RLS 1834"
FND 3" BRASS DISK IN CONC. "HARBOR SURVEYS S. ENG. DEPT R/W 320 08.79"
FND 5/8" IR&C "AGI LB2610" 0.05'S.,0.10'E.
S19°19'48"W
NORTH R/W OF ST. LUCIE CANAL
SEE DETAIL SHEET 3
SEE DETAIL SHEET 4
S00°43'45"W 414.31'
N79°18'39"E(C) N79°19'14.5"E(PB 10, PG 84)
N79°19'55"E 136.80'
R=3770.33' Δ=019°06'47" L=1257.72'
R=3770.33' Δ=004°53'43" L=322.13'
4 3 2
9 10 11
SEE DETAIL SHEET 3
N79°19'55"E 256.57'
N79°19'55"E 1276.15'
SW KANNER HIGHWAY (STATE ROAD 76) FDOT SECTION 89060-2101 (100' R/W)
S00°39'18"W 43.10'
N89°43'51"E 232.99'
S73°07'29"E 1390.76'
N79°19'55"E 20.79'
S10°40'05"E 167.00'
N10°40'05"W 167.00'
N79°19'55"E 400.19'
S16°52'31"W 167.00'
S73°07'29"E 600.00'
N16°52'31"E 167.00'
SEE DETAIL SHEET 4
SEE DETAIL SHEET 5
S73°07'29"E 5388.76'
NE 1/4 OF NE 1/4 OF SECTION 10
N 1/2 OF NW 1/4 OF SECTION 11
N00°04'04"W 2,638.96'
N00°36'57"W 2,646.34'

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00030-1

SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST
9 10
FOUND 4"X4" CM (NO ID)
N00°07'41"W 4926.81'
CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 09-40-38-000-000-00040-9
EAST 1/2 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST
WEST LINE OF THE EAST 1/4 OF THE EAST 1/2 OF SECTION 9
N00°04'40"W 2,639.00'
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
09-40-38-000-000-00030-1

SECTION 10, TOWNSHIP 40 SOUTH, RANGE 38 EAST
FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

10 11
12' FP&L EASEMENT ORB 198, PG 289
N00°03'02"E 2,650.81'

N
GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

TOWNSHIP 40 SOUTH, RANGE 38 EAST

MATCH LINE "I" - SEE SHEET 9

MATCH LINE "H" - SEE SHEET 8

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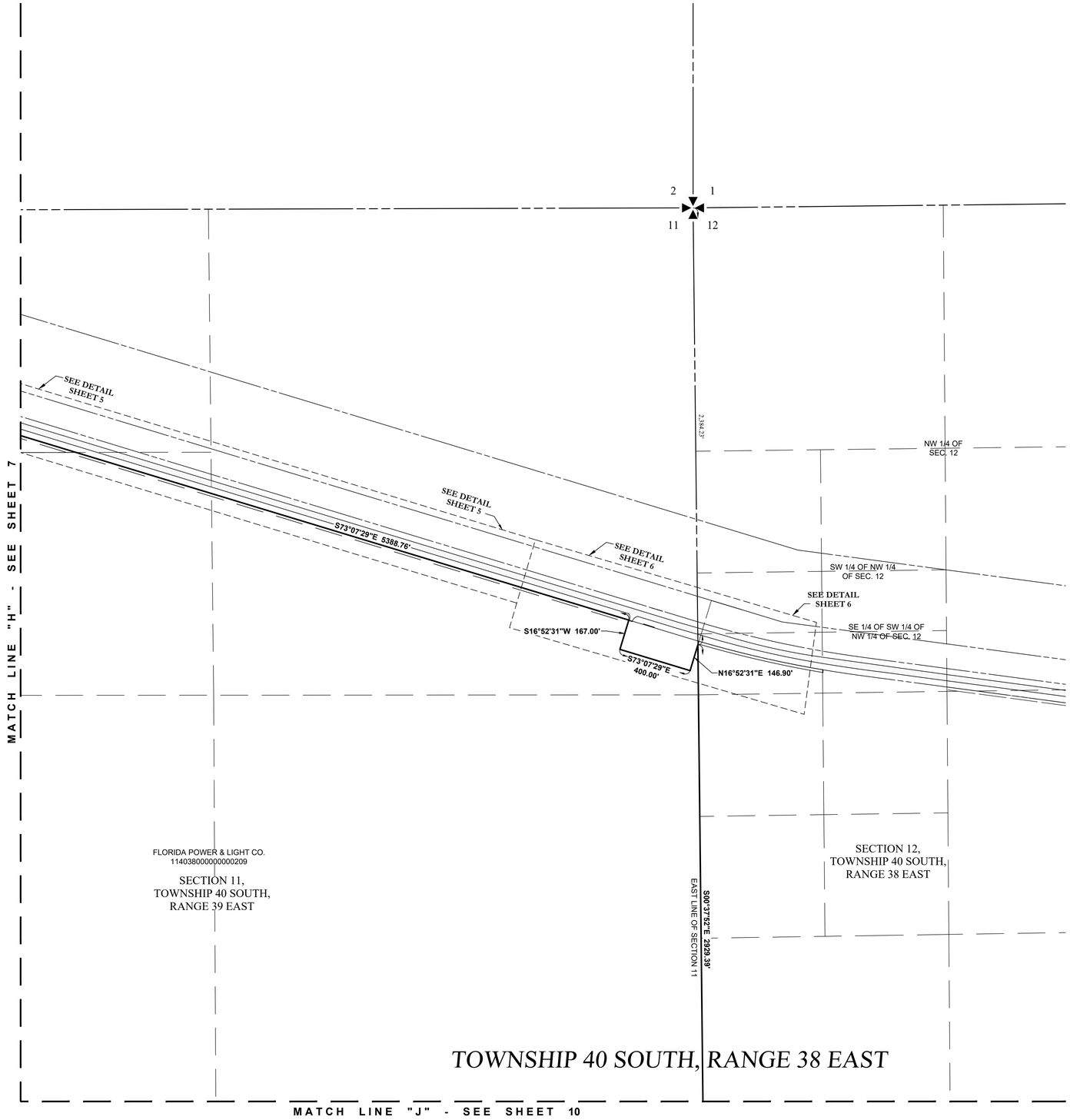
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BOUNDARY SURVEY

PREPARED FOR
FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1" = 300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 7 of 14



N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

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BOUNDARY SURVEY

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VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 8 of 14

MATCH LINE "I" - SEE SHEET 7

N00°07'11"W 4926.81'

EAST 1/2 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST

FOUND 4"X4" CM (TOP BROKEN)

1,329.20'

666.89'

1,328.88'

S89°36'41"W 2,657.75'

S89°36'03"W 661.99'

GATE

SOUTH LINE OF THE SOUTHEAST 1/4

BARBED WIRE FENCE CORNER 37.8' WEST OF SECTION CONER

FOUND PK&D STAMPED "GCY, INC. LB 4108" IN TOP OF FENCE POST

FOUND 4"X4" CM (NO ID)

NORTHWEST CORNER OF SECTION 15 AND SOUTHEAST CORNER OF SECTION 9

S89°55'48"W 2,665.44'

FLORIDA POWER & LIGHT CO.
10-40-38-000-000-00020-1

S89°56'27"W 2,664.16'

FND RAILROAD IRON (NO ID)

N89°59'07"W 2,660.35'

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

12' FP&L EASEMENT ORB 198, PG 289

100' WIDE EASEMENT/RIGHT-OF-WAY RESERVED BY INDIANTOWN DEVELOPMENT COMPANY DB 12, PG 116

SOUTH LINE OF THE N. 1/2 OF THE N. 1/2 OF SECTION 15

N00°31'20"W 2656.26'

N00°33'49"W 2,649.85'

WEST LINE OF THE NORTHWEST 1/4

DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 165.3' NORTH OF 1/4 SECTION CORNER

BARBED WIRE FENCE CORNER 4.0' WEST OF 1/4 SECTION CORNER

FOUND 4"X4" CM (NO ID)

WEST QUARTER CORNER OF SECTION 15

LEGEND

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SECTION 16,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

CURRENT OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PIN: 16-40-38-000-000-00010-0

N00°31'20"W 2657.77'

WEST LINE OF THE SOUTHWEST 1/4

FLORIDA POWER & LIGHT CO.
15403800000000102

SECTION 15,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
14403800000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°15'50"W 2,650.24'

12' FP&L EASEMENT ORB 198, PG 289

FOUND 4"X4" CM (NO ID)

BARBED WIRE FENCE CORNER 3.0' WEST OF 1/4 SECTION CORNER

NORTHWEST CORNER OF SECTION 22 AND SOUTHWEST CORNER OF SECTION 15

N89°39'34"W 2,659.05'

N89°13'52"E 2,660.82'

N89°59'38"W 2,665.51'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

FLORIDA POWER & LIGHT CO.
23403800000000106

GRAPHIC SCALE
300 0 300 600
(IN FEET)
Intended display scale:
1 inch = 300 feet

MATCH LINE "K" - SEE SHEET 10

MATCH LINE "L" - SEE SHEET 11

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FLORIDA POWER AND LIGHT COMPANY

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VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 9 of 14

MATCH LINE "J" - SEE SHEET 8

FLORIDA POWER & LIGHT CO.
114038000000000209

EAST LINE OF SECTION 11

S00°37'52"E 2929.39'

SE CORNER OF SEC 11,
NE CORNER OF SEC 14

FND 5/8" IR&C "RLS 4276" (2FT BELOW NG)

N89°58'28"W 2,659.07'

100' WIDE EASEMENT/RIGHT-OF-WAY
RESERVED BY INDIANTOWN
DEVELOPMENT COMPANY
DB 12, PG 116

100' WIDE EASEMENT/RIGHT-OF-WAY
RESERVED BY INDIANTOWN
DEVELOPMENT COMPANY
DB 12, PG 116

EAST LINE OF THE
NORTHEAST 1/4 OF
SECTION 14

SEE DETAIL "A"
AT RIGHT

SOUTH LINE OF THE N. 1/2 OF
THE N. 1/2 OF SECTION 14

10' WIDE FP&L EASEMENT
ORB 0713, PG 2252

TOWNSHIP 40 SOUTH
RANGE 38 EAST

N00°32'21"W 2,649.44'

FLORIDA POWER & LIGHT CO.
14403800000000105

SECTION 14,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
13-40-38-000-000-00010-7

SECTION 13,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MATCH LINE "K" - SEE SHEET 9

S00°32'21"E 5298.88'

S00°32'21"E 2,649.44'

SOUTHEAST CORNER
OF SECTION 14 &
NORTHEAST CORNER
OF SECTION 23

S89°59'38"E 2,665.51'

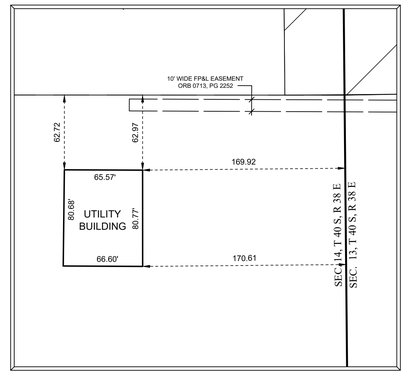
FND.IR (NO ID,
POSSIBLY OLD CM
BENT WEST LOCATED
AT BOTTOM)
0.37'N., 1.59'W.

FLORIDA POWER & LIGHT CO.
23403800000000106

EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 23

S00°18'31"E 2639.65'

MATCH LINE "M" - SEE SHEET 12



DETAIL "A"
SCALE: 1" = 60'

N

GRAPHIC SCALE

300 0 300 600

(IN FEET)
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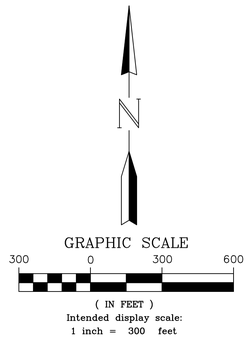
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JOB No. 22-152.001
SHEET 10 of 14

MATCH LINE "L" - SEE SHEET 9



DITCH DRAINING INTO SUBJECT PROPERTY, CROSSES PROPERTY LINE 696.6' SOUTH OF NORTHWEST CORNER OF SECTION 22

12' FP&L EASEMENT ORB 198, PG 289

FLORIDA POWER & LIGHT CO.
224038000000000108

SECTION 22,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°21'12"W 2,644.01'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
21-40-38-000-000-00010-0

SECTION 21,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

WEST LINE OF SECTION 22

N00°19'56"W 5319.39'

22 23

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N00°20'19"W 2,644.10'

LEGEND

ACOE	= ARMY CORP OF ENGINEERS
(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
Δ	= DELTA
DB	= DEED BOOK
ESMT	= EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
FP&L	= FLORIDA POWER & LIGHT
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION

S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
---OE-----OE---	= OVERHEAD ELECTRIC LINE
---x---x---	= BARBED WIRE FENCE
O	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

FND. 4"X4" CM (TOP BROKEN)

BARBED WIRE FENCE CORNER 0.7' WEST OF SECTION CORNER

FOUND 4"X4" CM (NO ID, BENT)

21 22 N89°26'47"E 2,660.78' 22 N89°27'03"E 2,660.14' 22 23 N89°54'39"E 2,664.10'

28 27 27 27 26

NORTH GATE POST IS 163.9' SOUTH OF SECTION CORNER AND 0.3' EAST. GATE CROSSES PROPERTY LINE 167.9' SOUTH OF SECTION CORNER. SOUTH GATE POST IS 181.3' SOUTH OF SECTION CORNER AND 1.1' WEST OF PROPERTY LINE

SOUTHWEST CORNER OF SECTION 22 AND NORTHWEST CORNER OF SECTION 27

N00°19'27"W 2636.60'

N00°06'38"W 2,643.94'

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
274038000000000107

MATCH LINE "N" - SEE SHEET 12

MATCH LINE "O" - SEE SHEET 14

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GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
SEE PLOT STAMP AT LEFT	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	10-16-2025
CALCS.		
DRAWN	LEH	6-30-26
DETAILED		
CHECKED	LBR	
APPROVED	JDJ	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 11 of 14

MATCH LINE "M" - SEE SHEET 10

MATCH LINE "N" - SEE SHEET 11

EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 23

S00°18'31"E 2,639.65'

S00°18'31"E 2633.65'

FLORIDA POWER & LIGHT CO.
23-40-38-000-000-00010-6

SECTION 23,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

EAST 1/4 CORNER OF SECTION 23

23 24

SET 5/8IN IR/C LB 4286

FLORIDA POWER & LIGHT
24-40-38-000-000-00010-4

SECTION 24,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23

N00°18'13"W 2,638.91'

S00°18'15"E 2638.91'

SOUTHEAST CORNER OF SECTION 23 & NORTHEAST CORNER OF SECTION 26

N89°54'39"E 2,664.10'

N89°53'49"E 2,663.22'

23 24

26 25

FND. 4"X4" CM (NO ID)

S00°04'00"W 2639.58'

FLORIDA POWER & LIGHT CO.
274038000000000107

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 26

MATCH LINE "P" - SEE SHEET 14

LEGEND

ACOE	= ARMY CORP OF ENGINEERS
(C)	= CALCULATED MEASUREMENT
(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
CB	= CHORD BEARING
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Δ	= DELTA
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FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
FP&L	= FLORIDA POWER & LIGHT
ID	= IDENTIFICATION
IP	= IRON PIPE & CAP
IRC	= IRON ROD & CAP
L	= ARC LENGTH
LB	= LAND SURVEYING BUSINESS
MES	= MITERED END SECTION
S.S.L.T.C.	= SOUTHERN STATES LAND & TIMBER COMPANY
B.O.C.E.D.D.	= BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PG	= PAGE
PIN	= PARCEL IDENTIFICATION NUMBER
R	= RADIUS
R/W	= RIGHT OF WAY
RCP	= REINFORCED CONCRETE PIPE
SRD	= STATE ROAD
--- OE --- OE ---	= OVERHEAD ELECTRIC LINE
——— X ———	= BARBED WIRE FENCE
○	= SET IRON ROD & CAP STAMPED "LB 4286" UNLESS LABELED OTHERWISE
BS	= BELL SOUTH PEDESTAL
	= GATE POST
	= CONCRETE UTILITY POLE
	= ELECTRICAL JUNCTION BOX
	= WOOD UTILITY POLE
	= GUY ANCHOR

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CALCS.		
DRAWN	LEH	6-30-26
DETAILED		
CHECKED	LBR	
APPROVED	JDJ	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 12 of 14

MATCH LINE "O" - SEE SHEET 11

LEGEND

ACOE	= ARMY CORP OF ENGINEERS
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	= CONCRETE UTILITY POLE
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	= WOOD UTILITY POLE
	= GUY ANCHOR

N00°19'27"W 2636.60'

WEST LINE OF THE NORTHWEST 1/4

28 27

WEST QUARTER CORNER OF SECTION 27

FOUND 4"X4" CM (NO ID)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
28-40-38-000-000-00010-5

SECTION 28,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°19'09"W 2636.48'

WEST LINE OF THE SOUTHWEST 1/4

SOUTHWEST CORNER OF SECTION 27

28 27

FENCE CORNER 0.8'S, 0.9'W. OF PROPERTY CORNER

33 34

SEARCHED FOR AND DID NOT FIND 4"X4" CM AS DEPICTED IN CCR# 59029. FOUND REFERENCE NAIL & TIN-TAB (NO ID) TOP OF WOOD POST. USED CCR COORDINATES TO CALCULATE CORNER. COULD NOT SET. SET 5/8" IRON ROD & CAP STAMPED " LB 4286" WITNESS 25.0' EAST ON SOUTH LINE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-33-00-000-9000

SECTION 33,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

MARTIN COUNTY

PALM BEACH COUNTY

SOUTH LINE OF SECTION 27

S89°36'28"W 5300.26'

FLORIDA POWER & LIGHT CO.
274038000000000107

SECTION 27,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-34-00-000-9000

SECTION 34,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N00°06'38"W 2,643.94'

27 26

N00°05'08"W 2,643.98'

TOWNSHIP 40 SOUTH, RANGE 38 EAST

N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

MATCH LINE "Q" - SEE SHEET 14

FOUND 4"X4" CM (TOP BROKEN) CCR# 87083

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'

27 26

34 35

FENCE 9.7'S. OF PROPERTY CORNER

SOUTHWEST CORNER OF SECTION 26 AND THE SOUTHEAST CORNER OF SECTION 27

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

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DETAILED		
CHECKED	LBR	
APPROVED	JDJ	

BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 13 of 14

MATCH LINE "P" - SEE SHEET 12

MATCH LINE "Q" - SEE SHEET 13

N00°04'00"E 2,639.58'

S00°04'00"W 2639.58'

N00°04'42"E 2,639.58'

S00°04'42"W 2639.58'

EAST 1/4 CORNER OF SECTION 26

FND. 4"X4" CM (NO ID)

26 25

FLORIDA POWER & LIGHT CO.
264038000000000109

SECTION 26,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

FLORIDA POWER & LIGHT CO.
25-40-38-000-000-00010-1

SECTION 25,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 26

SOUTH LINE OF SECTION 26

S89°48'33"W 5311.60'

MARTIN COUNTY

PALM BEACH COUNTY

FENCE ON PROPERTY LINE

FOUND 4"X4" CM (NO ID)

26 25

35 36

SOUTHEAST CORNER OF SECTION 26 AND THE NORTHEAST CORNER OF SECTION 35

MARTIN COUNTY

PALM BEACH COUNTY

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 35,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
00-38-40-35-00-000-9000

SECTION 36,
TOWNSHIP 40 SOUTH,
RANGE 38 EAST

N

GRAPHIC SCALE

300 0 300 600

(IN FEET)

Intended display scale:
1 inch = 300 feet

LEGEND

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L	= ARC LENGTH		
LB	= LAND SURVEYING BUSINESS		
MES	= MITERED END SECTION		

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BOUNDARY SURVEY

PREPARED FOR

FLORIDA POWER AND LIGHT COMPANY

DATE: 6-30-26
HORIZ. SCALE: 1"=300'
VERT. SCALE: N/A
JOB No. 22-152.001
SHEET 14 of 14