

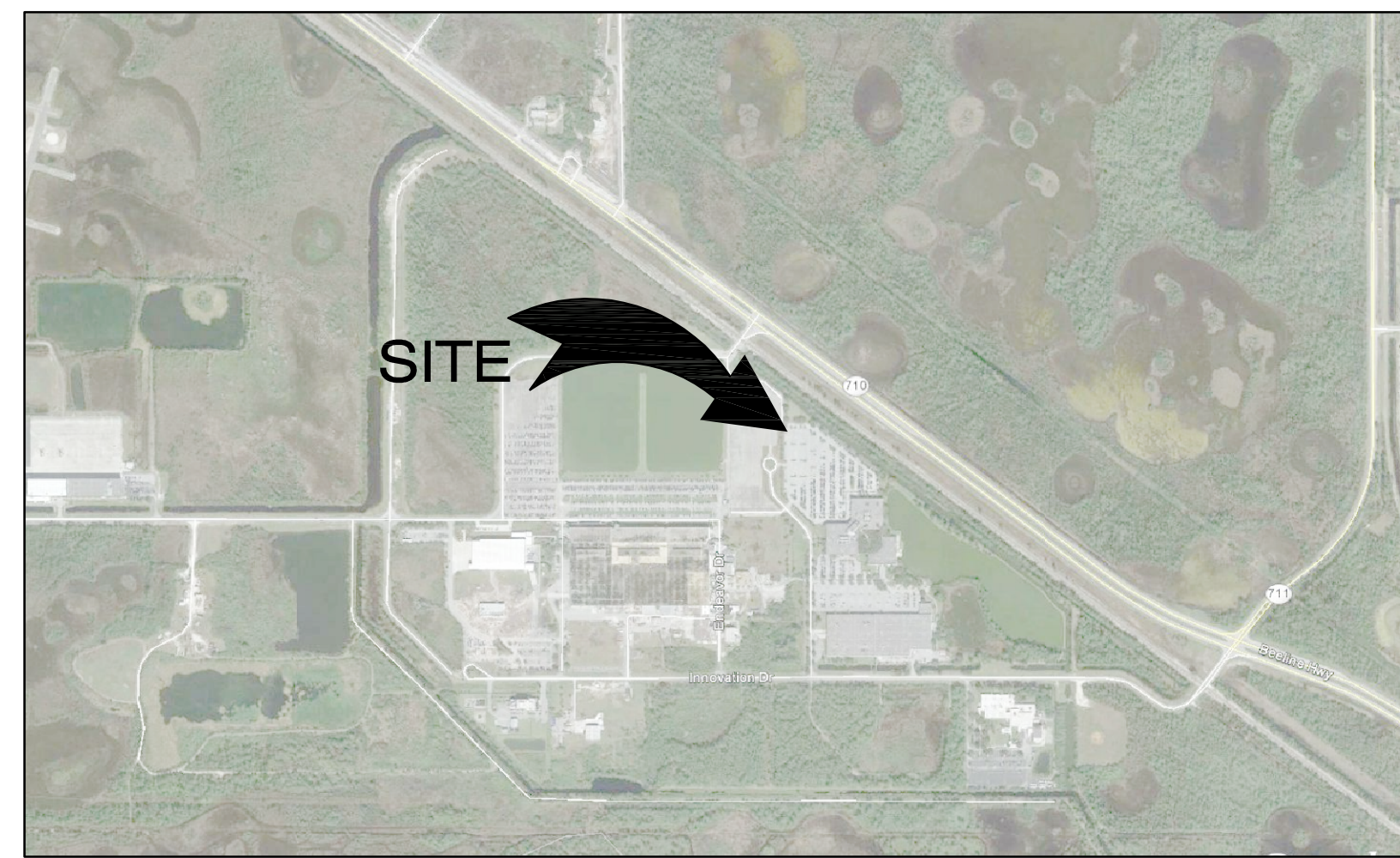
FLORIDA POWER & LIGHT HELISTOP ADDITION PALM BEACH COUNTY, FLORIDA

ISSUE		
REVISION	DATE	DESCRIPTION
A.	10.25.2016	OWNER COMMENTS

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REV NO.	LATEST REV DATE
C-001	COVER SHEET	09-02-2016	A	10.25.2016
C-101	ENLARGED DEMOLITION PLAN	09-02-2016	--	--
C-121	ENLARGED SITE PLAN	09-02-2016	--	--
C-501	DETAILS	09-02-2016	A	10.25.2016
C-502	EROSION AND SEDIMENT CONTROL PLAN	09-02-2016	--	--
E-100	ELECTRICAL SITE PLAN	09-02-2016	A	10.25.2016



PROJECT VICINITY MAP



PROJECT LOCATION MAP

FPL JUPITER WEST HELISTOP ADDITION
 PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

ARCH/ENGR OF RECORD
GAYANE ACOPIAN
FL PE 79291
DESIGNED BY
YORIO
DRAWN BY
YORIO
CHECKED BY
ACOPIAN
PROJECT NO./CAD CODE
C07282.001/C-121.DWG

DATE
09 - 02 - 2016
TITLE
COVER SHEET

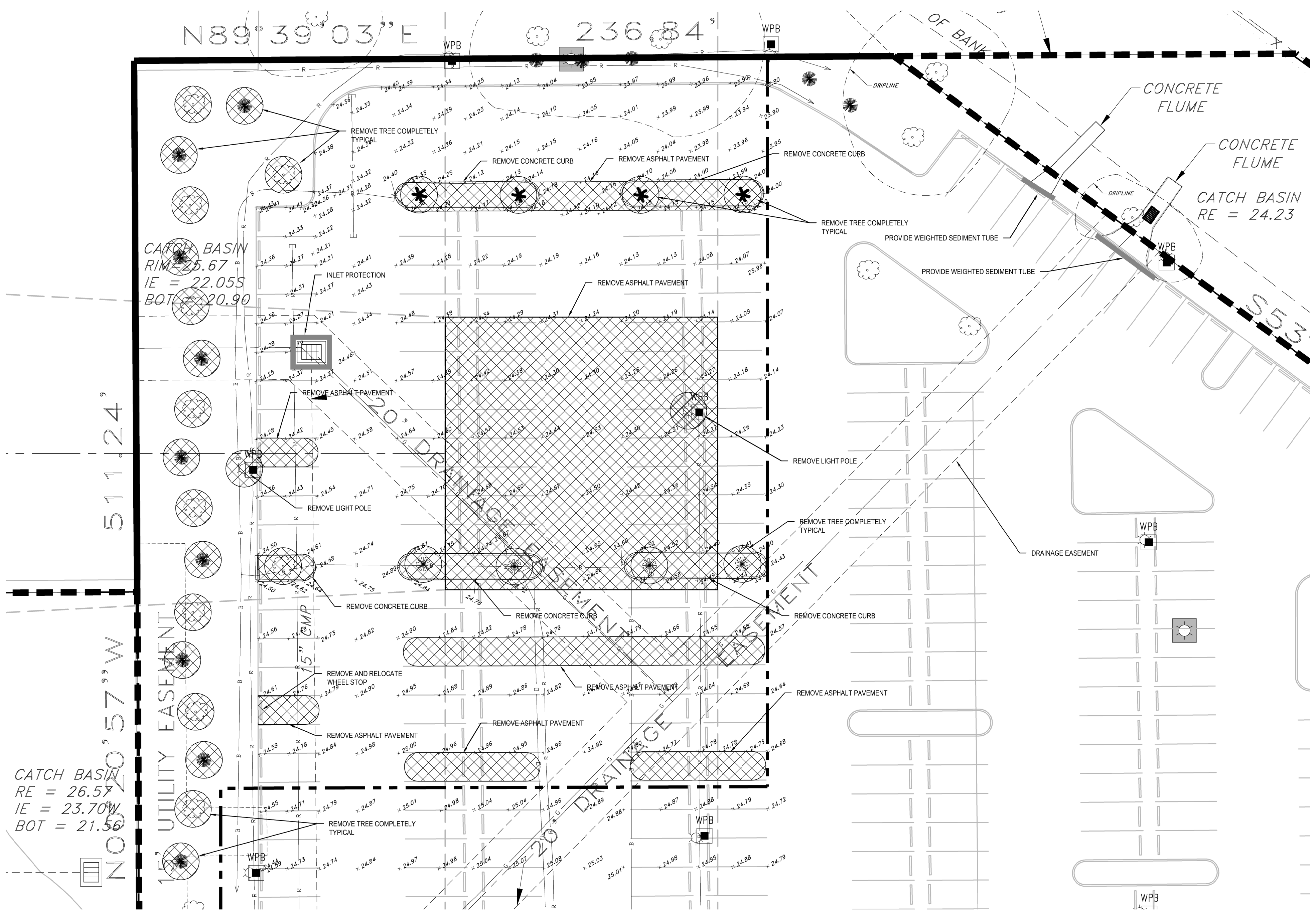
DRAWING NO.
C-001

FLORIDA POWER & LIGHT COMPANY
HELISTOP ADDITION
PALM BEACH COUNTY, FLORIDA

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GENERAL NOTES:

- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ANY EROSION CONTROL PRODUCTS PROPOSED TO BE USED.
- CONTRACTOR SHALL UTILIZE WEIGHTED SEDIMENT TUBES AT EXISTING FLUMES.
- ALL CATCH BASINS IN SCOPE OF WORK SHALL BE PROVIDED WITH DANDY SACK INLET PROTECTION PRIOR AND DURING CONSTRUCTION ACTIVITIES.



LEGEND

DESCRIPTION	NEW	EXISTING
BUILDING OR STRUCTURE	[Solid black rectangle]	[Dotted rectangle]
DEMOLITION	[Cross-hatched rectangle]	[Diagonal hatched rectangle]
CONCRETE PAVEMENT	[Stippled rectangle]	[Solid grey rectangle]
ASPHALT PAVEMENT	[Solid grey rectangle]	[Solid grey rectangle]
STORM DRAIN	[Dashed line]	[Dashed line]
SPOT ELEVATION	[Square with '7.00']	[Square with 'X 21.05']
INLET PROTECTION	[Square with 'X']	[Square with 'X']
PROPERTY LINE	[Dashed line]	[Dashed line]
LIMITS OF DISTURBANCE	[Dashed line]	[Dashed line]

- UNDERGROUND UTILITY LINES**
- B BLUE PAINT LINES
 - G GREEN PAINT LINES
 - O ORANGE PAINT LINES
 - R RED PAINT LINES
 - Y YELLOW PAINT LINES
 - LINE CONTINUES
 - LINE ENDS

COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

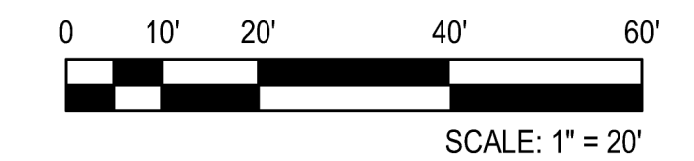
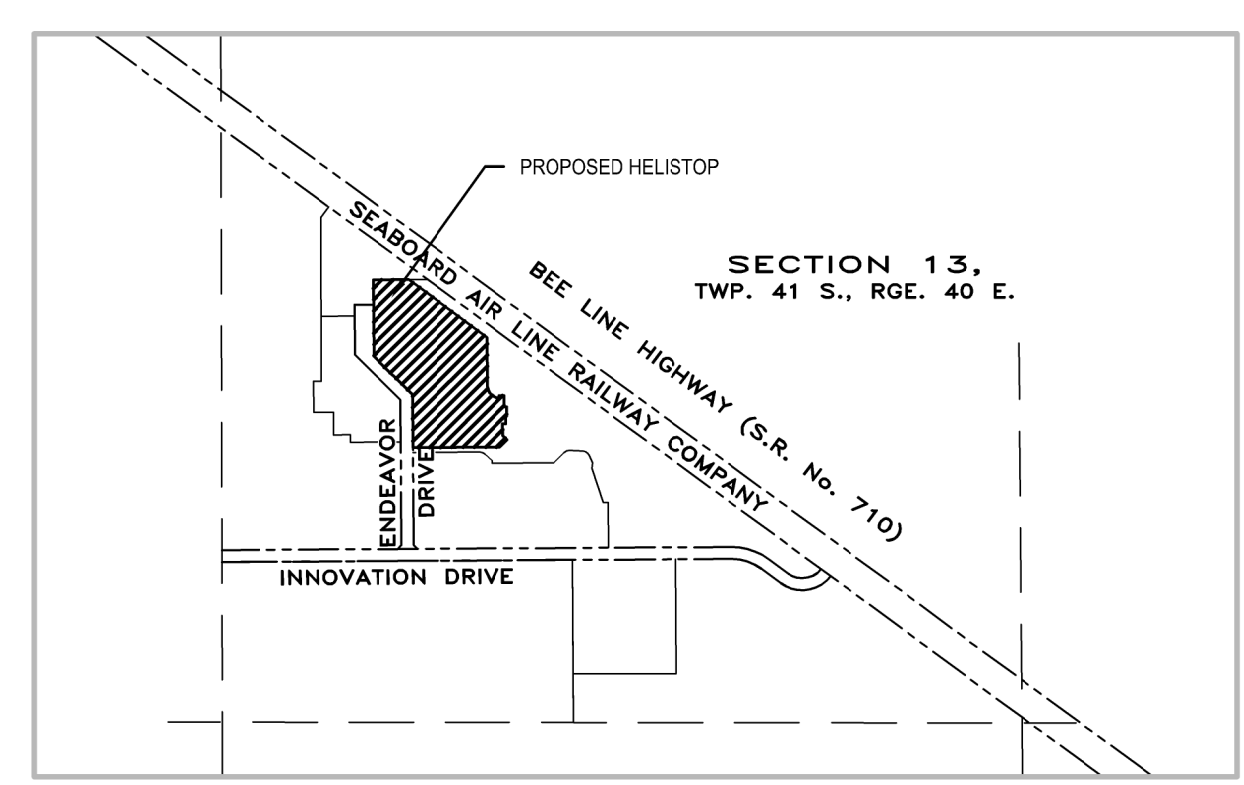
RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	COMMUNICATION, CATV, TELEPHONE
BLUE	WATER
GREEN	SEWER, STORM
PINK	TEMPORARY SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

INFORMATION PROVIDED BY:
GROUND HOUND DETECTION SERVICES, INC.

ENLARGED DEMOLITION PLAN
1"=20'

FPL JUPITER WEST HELISTOP ADDITION
PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

LOCATION MAP:



ARCH/ENGR OF RECORD
GAYANE ACOPIAN
FL PE 79291
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PROJECT NO./CAD CODE
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DATE
09 - 02 - 2016

ENLARGED DEMOLITION PLAN

DRAWING NO.
C-101

REVISION	DESCRIPTION

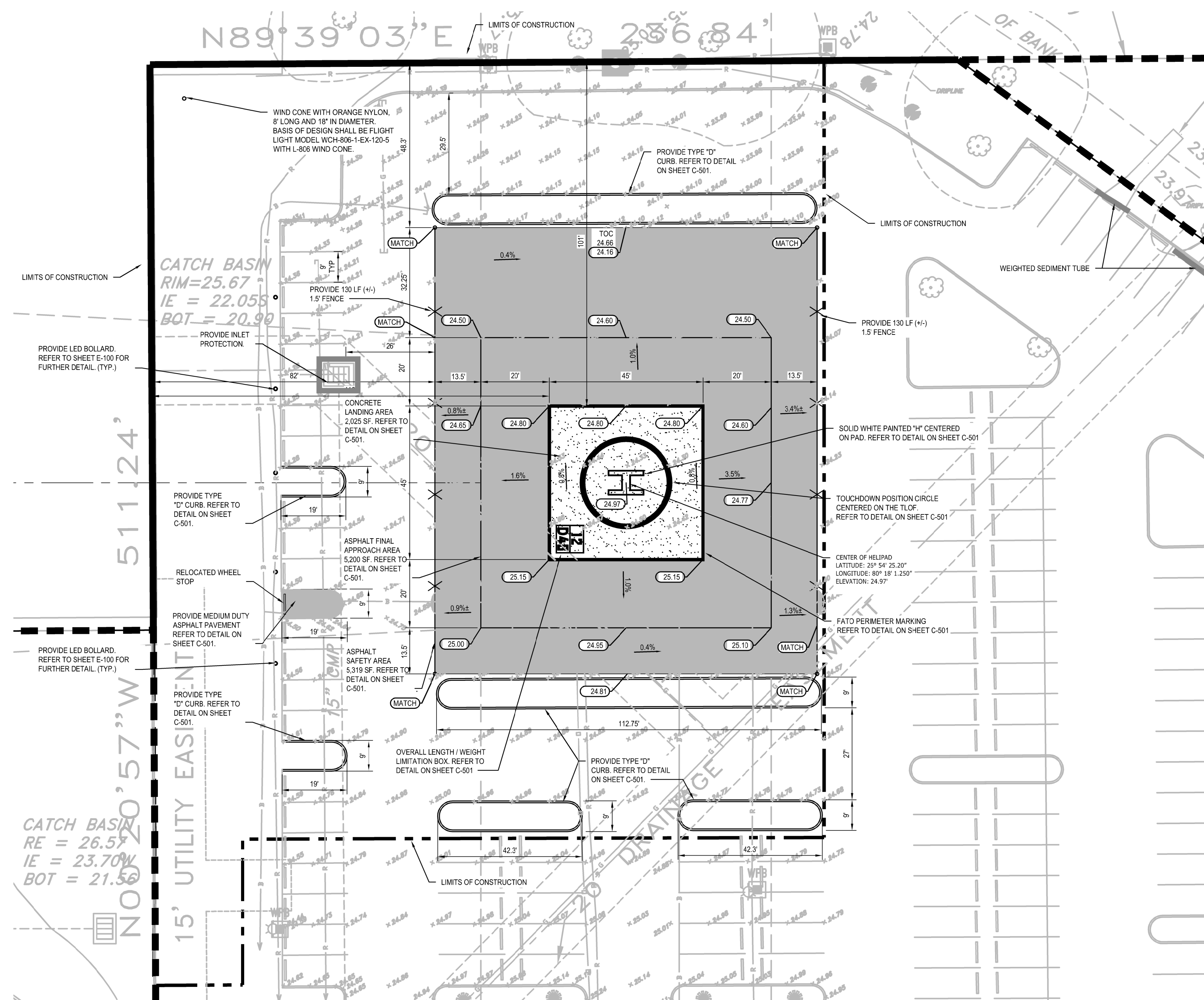
FPL JUPITER WEST HELISTOP ADDITION
PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

HELISTOP DESIGN IS BASED ON THE FOLLOWING:

MANUFACTURER NAME AND HELICOPTER MODEL:	AUGUSTA 169
MAXIMUM TAKEOFF WEIGHT IN POUNDS:	12,000
OVERALL LENGTH IN FEET (ROTORS AT THEIR MAXIMUM EXTENSION):	48 (+/-)
ROTOR DIAMETER:	39'-9" (+/-)
NUMBER OF BLADES:	5
TAIL ROTOR DIAMETER:	7'-10.5" (+/-)
NUMBER OF TAIL ROTOR BLADES:	3

LEGEND

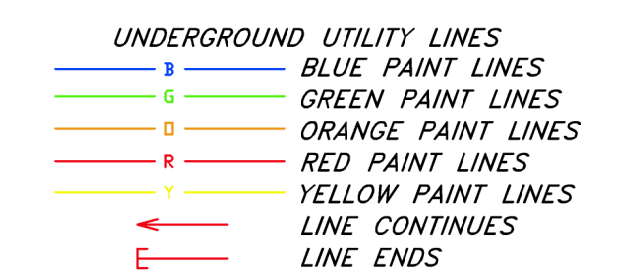
DESCRIPTION	NEW	EXISTING
BUILDING OR STRUCTURE		
DEMOLITION		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
STORM DRAIN		
SPOT ELEVATION		
INLET PROTECTION		
PROPERTY LINE		
LIMITS OF DISTURBANCE		
FENCE		



ENLARGED SITE PLAN
1"=20'

GENERAL NOTES

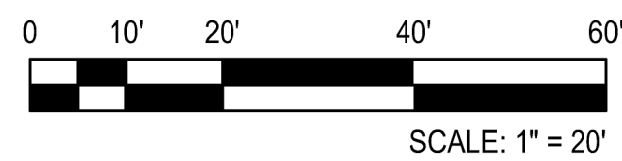
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING STRUCTURES AND UTILITIES PROTRUDING IN THE ASPHALT OR CURRENTLY UNDER THE ASPHALT INCLUDING, BUT NOT LIMITED TO CATCH BASINS, MANHOLES, UTILITY COVERS, RIMS AND CLEAN-OUTS, INCLUDING LOCATIONS, ELEVATIONS AND CONFLICTS AND INFORM ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES. CONTRACTOR SHALL ACCOMMODATE FOR FIELD ADJUSTMENTS IN DEPTH, DISTANCE AND LOCATION OF SAID STRUCTURES AND UTILITIES. CONTRACTOR SHALL CALL 811 BEFORE STARTING ANY EXCAVATION TO HAVE THE APPROXIMATE LOCATION OF UNDERGROUND CABLE AND UTILITY LINE AND PIPES MARKED.
- ALL LANDSCAPE, INCLUDING BUT NOT LIMITED TO GRASS, MULCH, TREES, HEDGES AND PLANTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THIS INCLUDES ALL IRRIGATION LINES AND COMPONENTS THEREOF.
- ALL CONCRETE CURBING AND EXISTING SIDEWALKS TO REMAIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ITEMS DAMAGED DURING CONSTRUCTION AS REQUIRED.
- ALL CATCH BASINS IN SCOPE OF WORK SHALL BE PROVIDED WITH DANDY SACK INLET PROTECTION PRIOR AND DURING CONSTRUCTION ACTIVITIES.
- ADJUST STRUCTURE RIMS AS REQUIRED TO MATCH FINISHED ASPHALT.
- CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED ASPHALT MIX DESIGN, TACK COAT, SEAL COAT AND TRAFFIC PAINT TO ENGINEER FOR REVIEW.
- ALL CONSTRUCTION DEBRIS AND WASTE SHALL BE DISPOSED OF, AND RECYCLED TO THE EXTENT ECONOMICALLY FEASIBLE, IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 62-701.730.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC PLANS FOR WORK THAT WOULD IMPEDE SITE TRAFFIC CIRCULATION. CONTRACTOR SHALL INCLUDE COST OF BARRIERS AND FLAG MEN, AS NECESSARY IN HIS BID.
- CONTRACTOR SHALL SUBMIT FENCE SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL.
- ALL HELIPORT SURFACE MARKINGS SHALL COMPLY WITH THE REQUIREMENTS OF AC 150/5370-10, ITEM P-620.



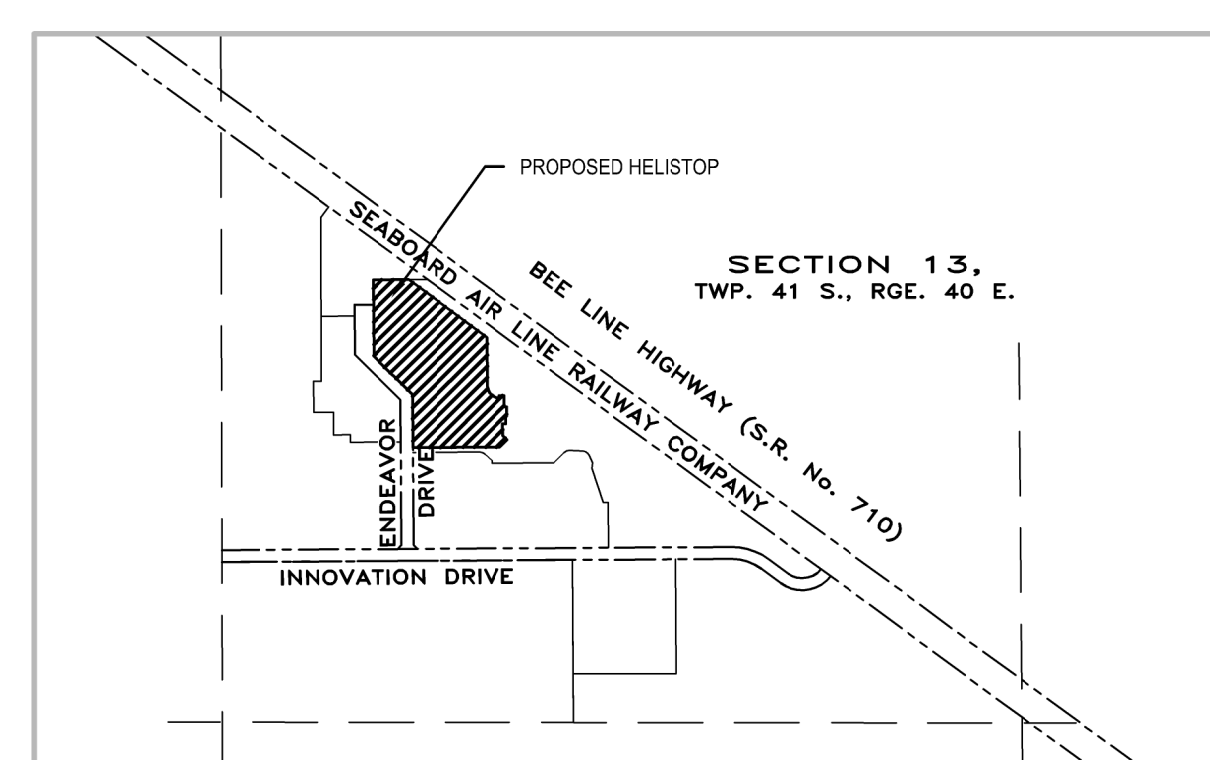
COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	COMMUNICATION, CATV, TELEPHONE
BLUE	WATER
GREEN	SEWER, STORM
PINK	TEMPORARY SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

INFORMATION PROVIDED BY:
GROUND HOUND DETECTION SERVICES, INC.



LOCATION MAP:



ISSUE	REVISION	DATE
	A. OWNER COMMENTS	10.25.2016

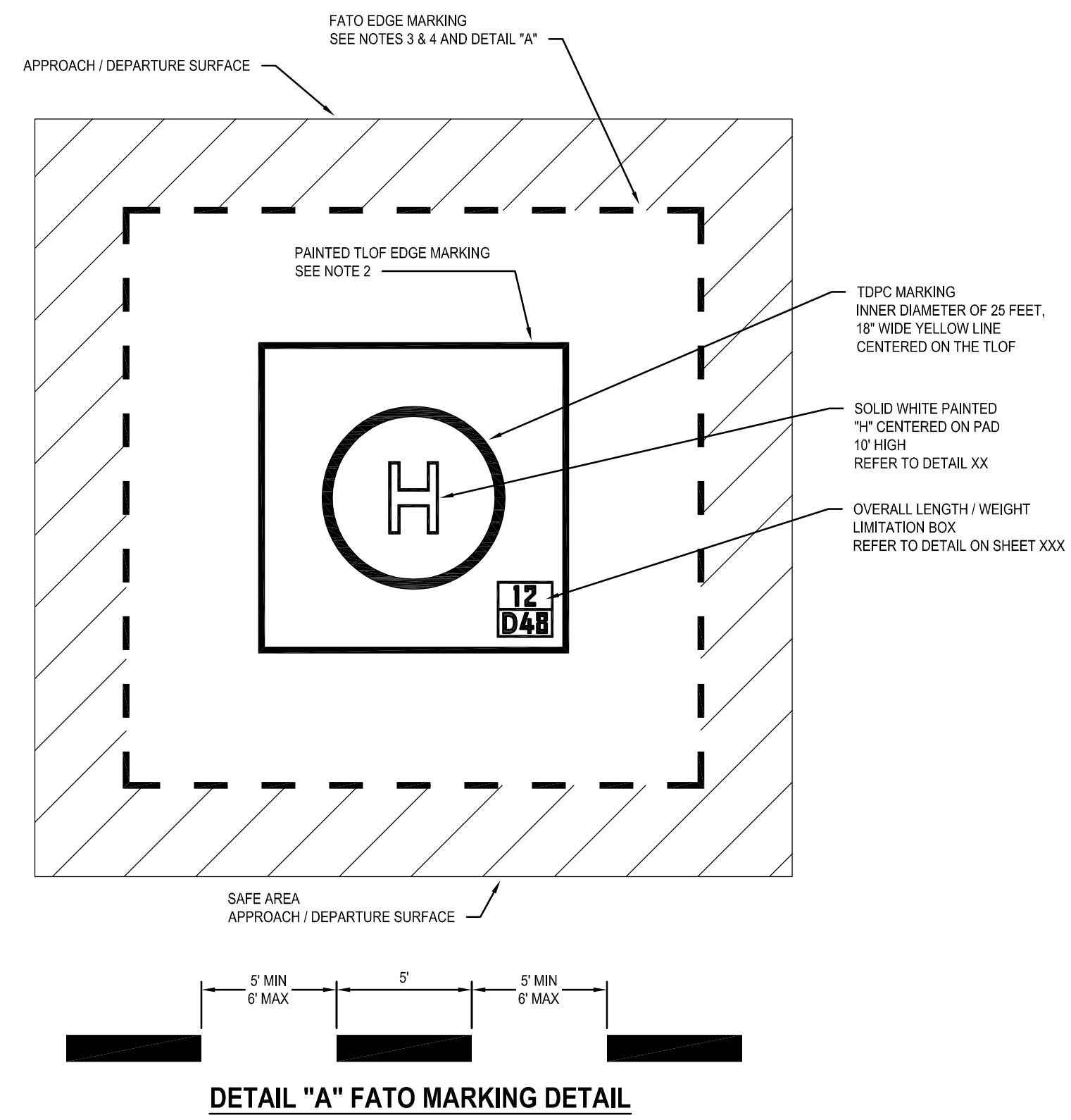
FPL JUPITER WEST HELISTOP ADDITION
 PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

ARCH/ENGR OF RECORD
GAYANE ACOPIAN
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PROJECT NO./CAD CODE
C07282.001/C-501.DWG

DATE
09-02-2016

TITLE
DETAILS

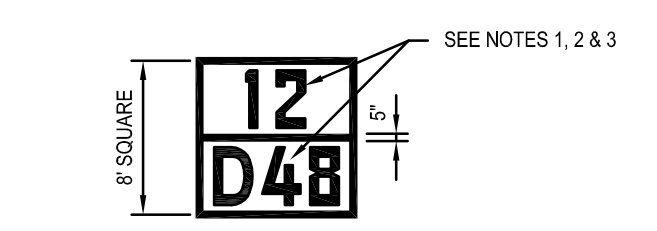
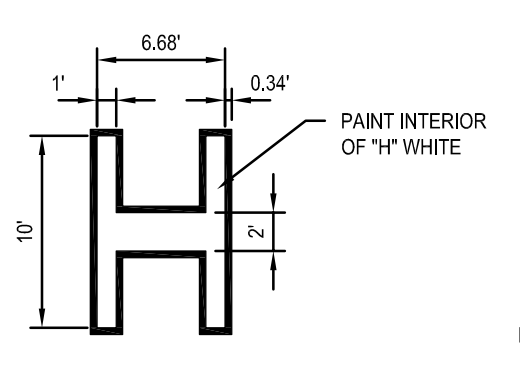
DRAWING NO.
C-501



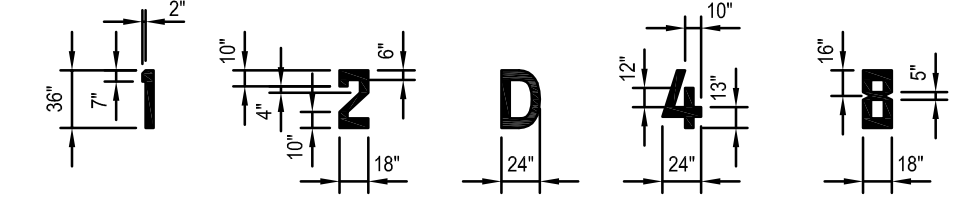
- NOTES:
1. MARK THE PERIMETER OF THE TLOF AND FATO.
 2. DEFINE THE PERIMETER OF A PAVED OR HARD SURFACED TLOF WITH A CONTINUOUS 12 INCH WHITE LINE.
 3. DEFINE PAVED FATO PERIMETERS WITH A 12 INCH WIDE DASHED LINE PER DETAIL "A".
 4. SEE FIGURE 2.23 FOR "H" TOUCHDOWN POSITION, OVERALL LENGTH AND WEIGHT LIMITATION BOX DIMENSIONS.
 5. PROVIDE NON-SKID, UV RESISTANT EPOXY PAINT. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF PROPOSED COATING SYSTEM.

PAVED TLOF / PAVED FATO - MARKINGS

GENERAL AVIATION DETAILS

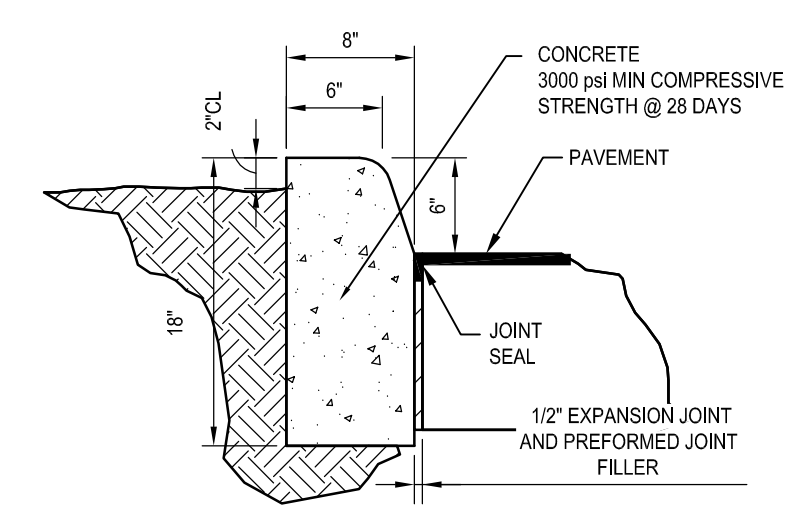


- NOTES:
1. CHARACTERS WITHIN THE TLOF SIZE AND WEIGHT LIMITATION BOX ARE BLACK ON A WHITE BACKGROUND.
 2. "12" INDICATES THE MAXIMUM TAKEOFF WEIGHT (12,000 LBS) OF THE TLOF DESIGN HELICOPTER, IN UNITS OF THOUSANDS OF POUNDS.
 3. "D48" INDICATES THE OVERALL LENGTH OF THE LARGEST HELICOPTER (48 FT) FOR WHICH THE TLOF IS DESIGNED.



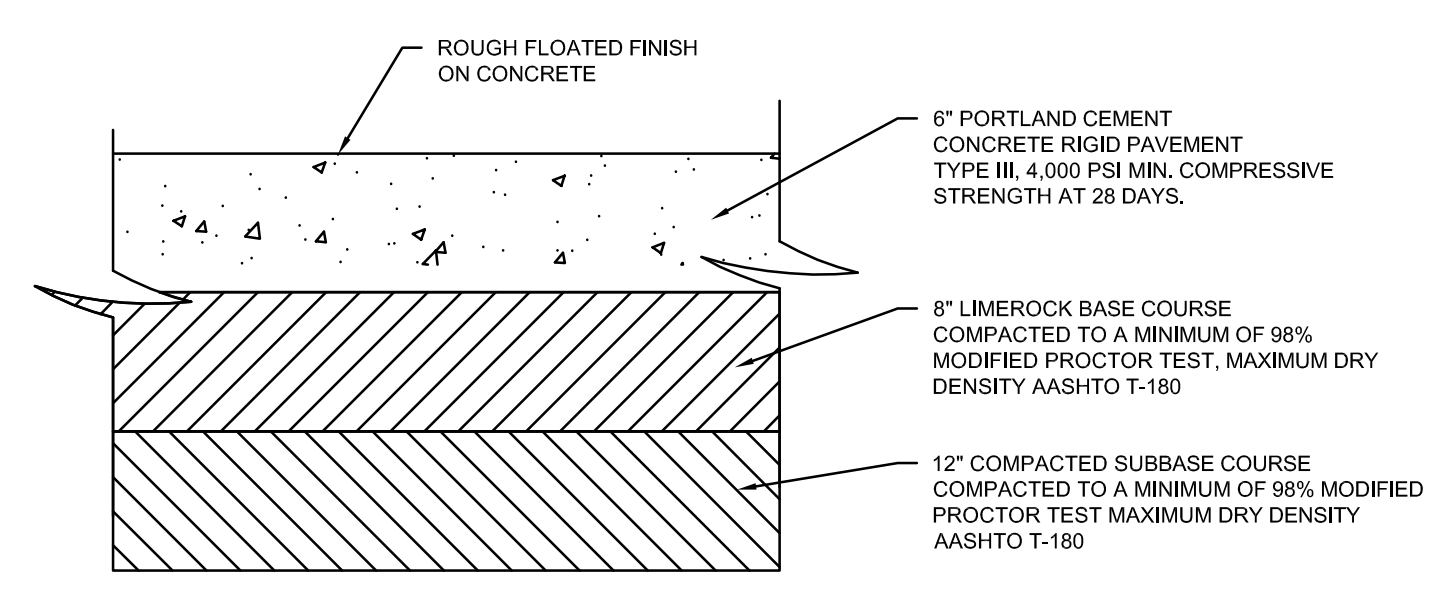
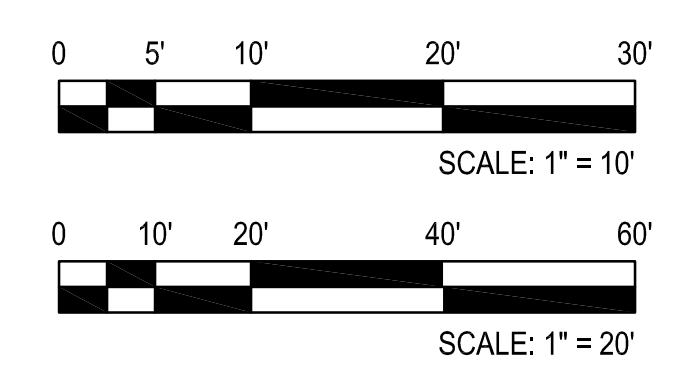
DETAIL "C" FORM AND PROPORTIONS OF 36" NUMBERS FOR MARKING SIZE / WEIGHT LIMITATIONS

STANDARD HELIPORT IDENTIFICATION SYMBOL DETAILS

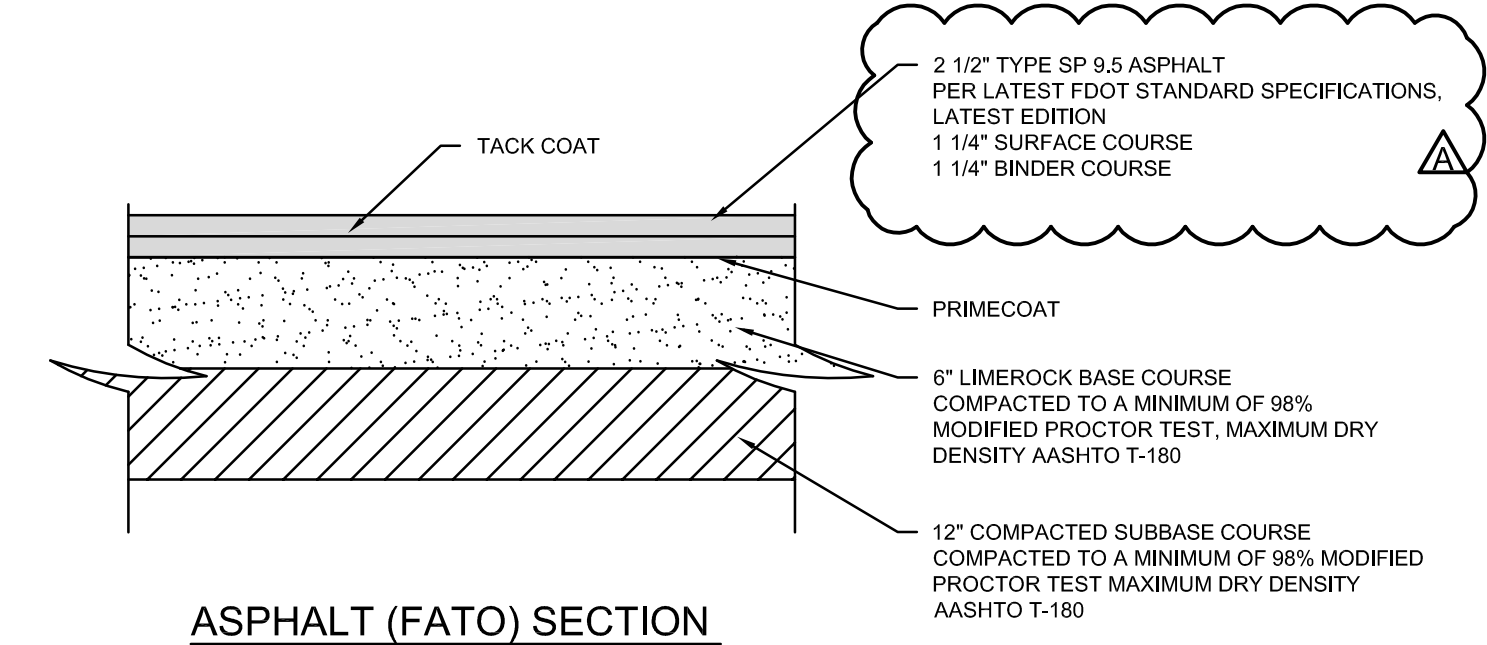


- NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, EXPANSION JOINT, PREFORMED JOINT FILLER, AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.

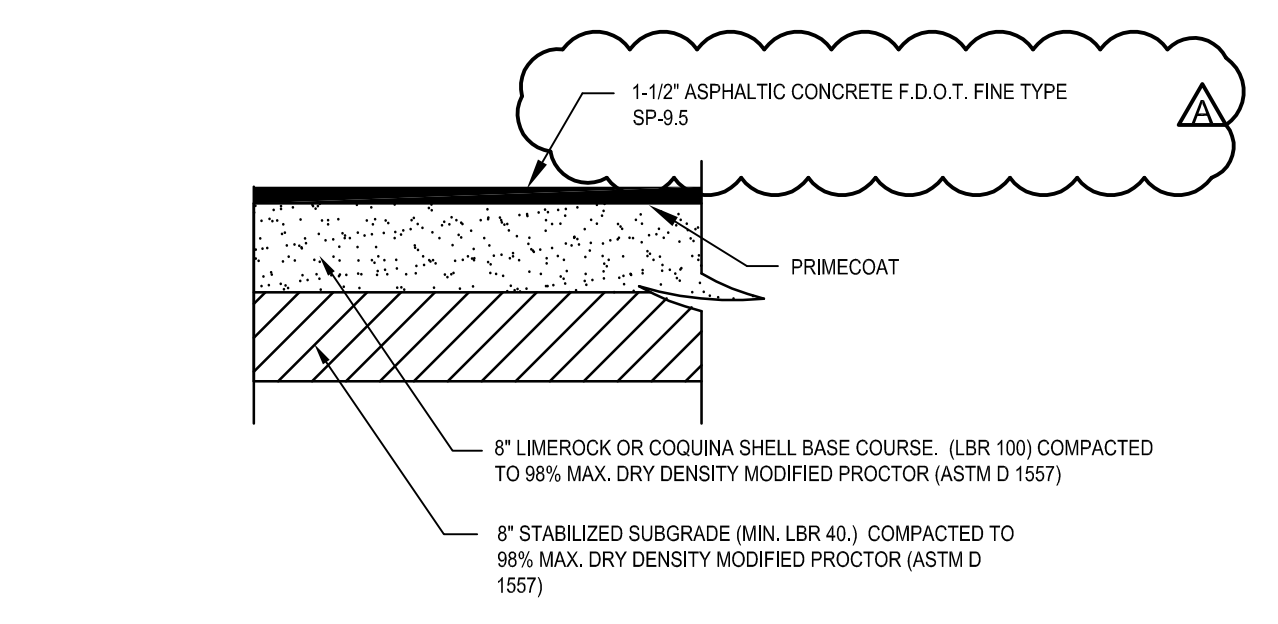
TYPE "D" CURB DETAIL



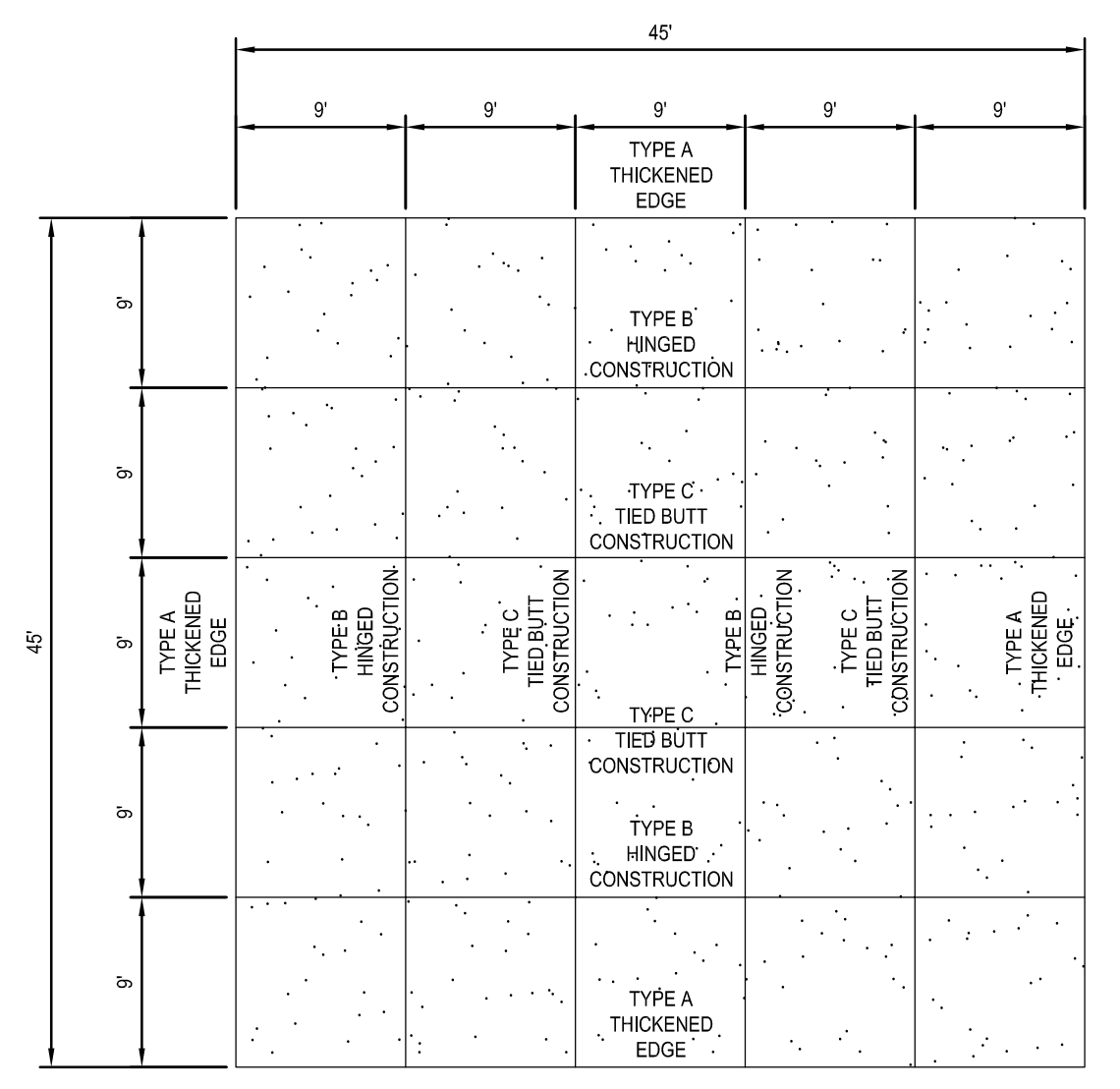
CONCRETE (TLOF) SECTION DETAIL



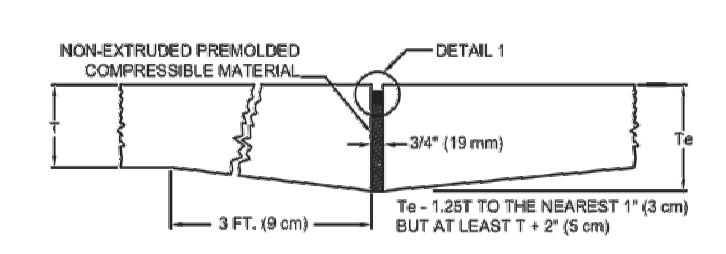
ASPHALT (FATO) SECTION DETAIL



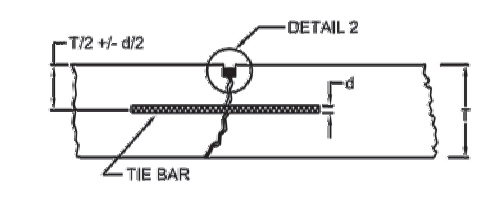
MEDIUM DUTY ASPHALT PAVEMENT SECTION DETAIL



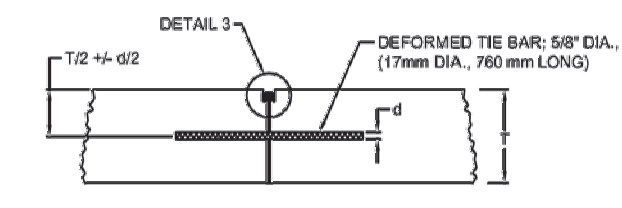
JOINTING PLAN DETAIL



TYPE A THICKENED EDGE - ISOLATION



TYPE B HINGED - CONTRACTION

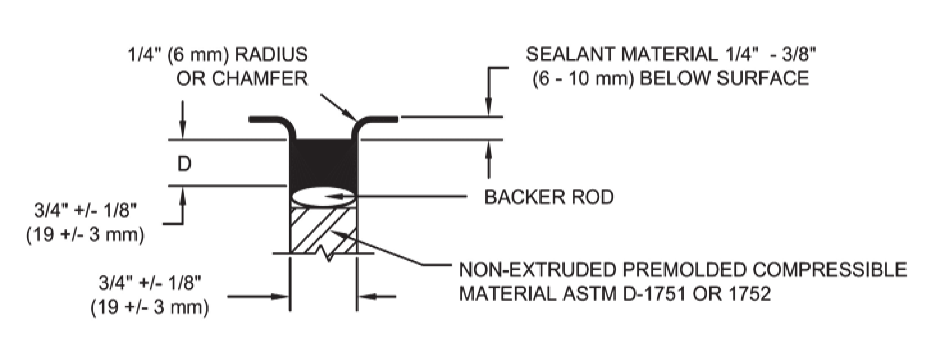


TYPE C TIED BUTT - CONSTRUCTION

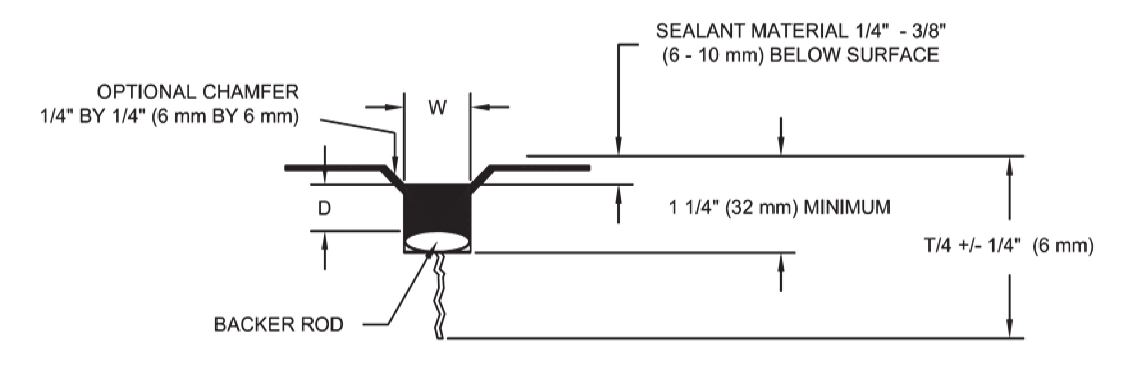
- NOTES:
1. SEE NEXT PAGE FOR DETAILS 1, 2 AND 3.
 2. ALL DOWELS 3/4" (19 mm) DIA., 18" (460 mm) LONG SPACED 12" (300 mm) ON CENTERS.
 3. ALL TIE BARS NO. 4 DEFORMED BARS 20" (510 mm) LONG, 36" (910 mm) ON CENTERS.
 4. BLACK SHADED AREA IS JOINT SEALER.
 5. GROOVE MAY BE FORMED OR SAWED.

FIGURE 5-4. JOINTING TYPES FOR LIGHT-LOAD RIGID PAVEMENT

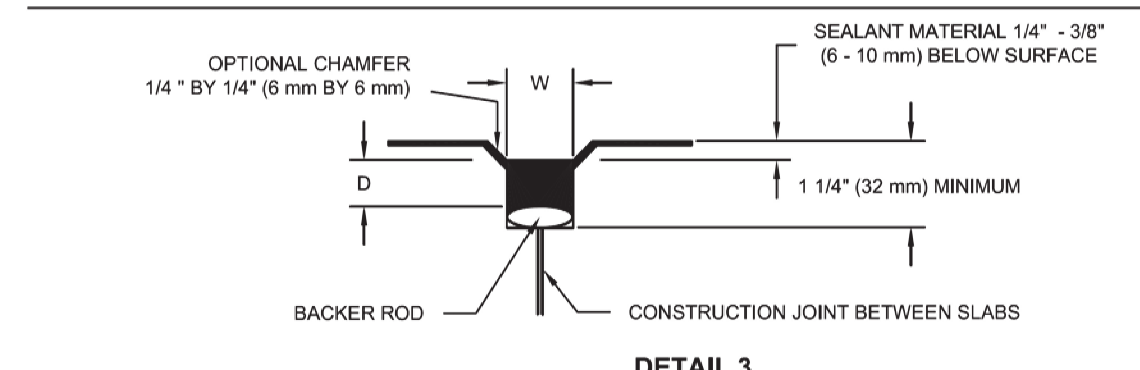
DETAIL



DETAIL 1 ISOLATION JOINT



DETAIL 2 CONTRACTION JOINT



DETAIL 3 CONSTRUCTION JOINT

- NOTES:
1. SEALANT RESERVOIR SIZED TO PROVIDE PROPER SHAPE FACTOR, W/D, FIELD POURED AND PERFORMED SEALANTS REQUIRE DIFFERENT SHAPE FACTORS FOR OPTIMUM PERFORMANCE.
 2. BACKER ROD MATERIAL MUST BE COMPATIBLE WITH THE TYPE OF SEALANT USED AND SIZED TO PROVIDE THE DESIRED SHAPE FACTOR.
 3. RECESS SEALER 3/8 INCHES TO 1/2 INCHES (10 mm TO 12 mm) FOR JOINTS PERPENDICULAR TO RUNWAY GROOVES.
 4. CHAMFERED EDGES ARE RECOMMENDED FOR DETAILS 2 AND 3 WHEN PAVEMENTS ARE SUBJECT TO SNOW REMOVAL EQUIPMENT OR HIGH TRAFFIC VOLUMES.
 5. D - JOINT SEALANT DEPTH

FIGURE 5-5. JOINTING DETAILS FOR LIGHT-LOAD RIGID PAVEMENT

JOINTING FOR LIGHT-LOAD RIGID PAVEMENT

DETAIL

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ISSUE _____

REVISION Δ _____

FPL JUPITER WEST HELISTOP ADDITION
 PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

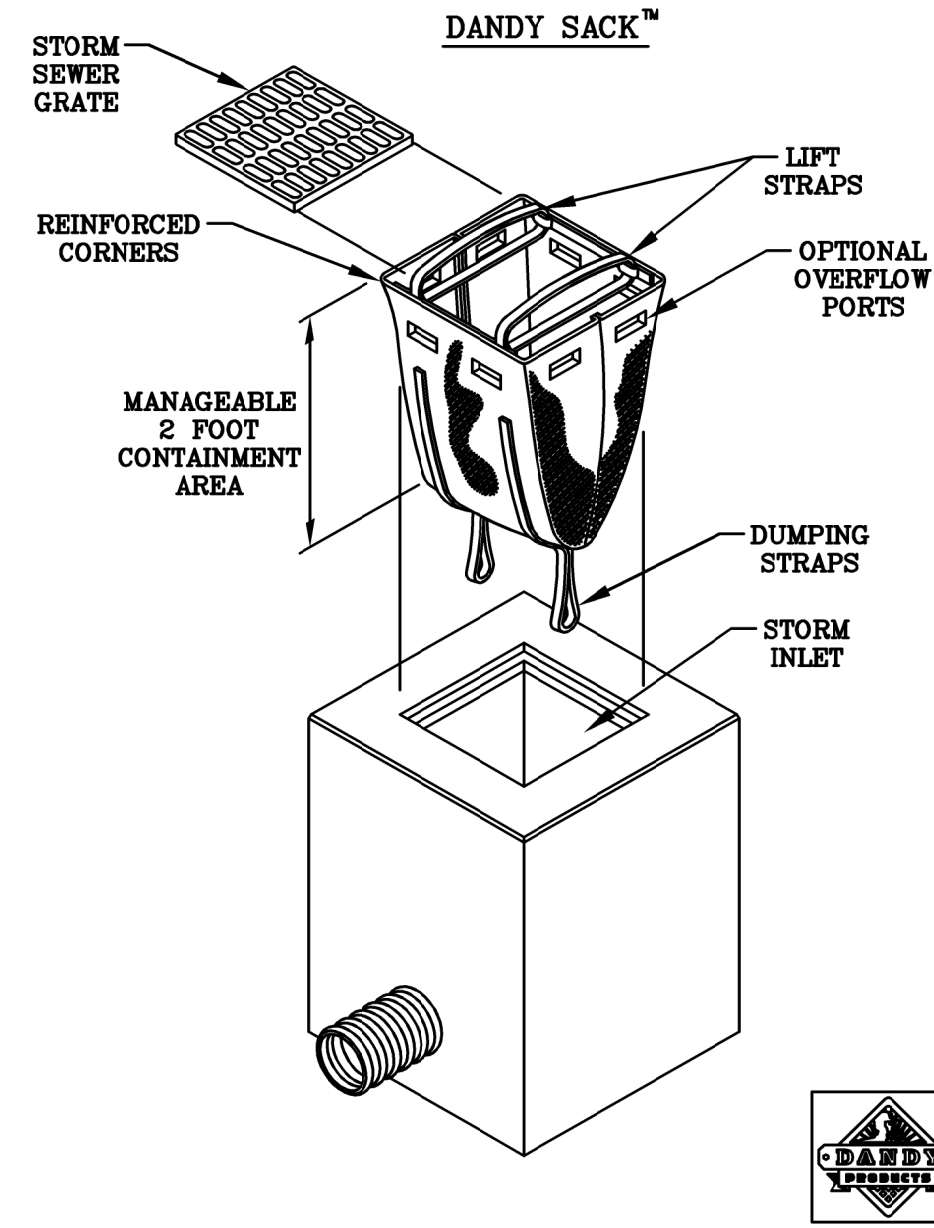
ARCH/ENGR OF RECORD
GAYANE ACOPIAN
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ACOPIAN
PROJECT NO./CAD CODE
C07282.001/C-501.DWG

DATE
09 - 02 - 2016
TITLE
**EROSION AND
SEDIMENT CONTROL**

DRAWING NO.
C-502

EROSION AND SEDIMENT CONTROL REQUIREMENTS

1. THE CONTRACTOR SHALL MAKE EVERY EFFORT DURING CONSTRUCTION TO CONTROL WIND AND WATER EROSION OF THE SOIL ON SITE.
2. SHOULD THE SITE BECOME EXCESSIVELY DRY, AND WIND AND SOIL EROSION BECOMES PREVALENT AND A NUISANCE TO THE COMMUNITY, THE CONTRACTOR SHALL WATER AND/OR SEED AND MULCH THE AREA, AND/OR PROVIDE FENCING AS NECESSARY AT NO ADDITIONAL COST TO OWNER.
3. THE CONTRACTOR SHALL MEET ALL EROSION & SEDIMENT CONTROL MEASURES SPECIFIED ON PLANS.
4. GRATES SHALL HAVE DANDY SACKS INSTALLED DURING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE WEIGHTED SEDIMENT TUBES AT EXISTING FLUMES AS SHOWN ON PLANS.
6. CUT AND FILL SLOPES TO BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION.
7. CONSTRUCTION VEHICLE ACCESS ROUTES WITHIN CITY ROAD RIGHT-OF-WAY SHALL BE SWEEPED CLEAN OF SEDIMENT, CONCRETE AND OTHER CONSTRUCTION MATERIALS DAILY.
8. ALL CLEARED AREAS WILL RECEIVE SEED AND MULCH WITHIN 7 DAYS IF NO CONSTRUCTION ACTIVITIES ARE TAKING PLACE OR PLANNED FOR 7 DAYS OR MORE AND/OR AT COMPLETION OF A PHASE OF GRADING.
9. VEGETATIVE COVER OR OTHER EROSION CONTROL DEVICES OR STRUCTURES USED TO MEET THESE REQUIREMENTS SHALL BE PROPERLY MAINTAINED DURING AND AFTER CONSTRUCTION.
10. DEWATERING FROM CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED ONSITE WITH NO DISCHARGE TO SURFACE WATERS OF THE STATE OR MS4 SYSTEMS.
11. CONSTRUCTION SITE SHALL BE POLICED ON A DAILY BASIS TO CONTROL CONSTRUCTION DEBRIS AND ASSOCIATED LITTER.



DANDY SACK™ SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE MANUFACTURED BY THE U.S.A. FROM A NONWOVEN FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kl (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4633	kl (lbs)	0.87 (195)
Mullen Burst Strength	ASTM D 3786	lps (psi)	8508 (800)
Trapezoid Tear Strength	ASTM D 4533	kl (lbs)	0.87 (195) x 0.73 (165)
UV Resistance	ASTM D 4365	%	80
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2892 (70)
Permittivity	ASTM D 4491	Sec ⁻¹	0.80

HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kl (lbs)	1.82 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4633	kl (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	lps (psi)	3997 (450)
Trapezoid Tear Strength	ASTM D 4533	kl (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4365	%	80
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	5807 (145)
Permittivity	ASTM D 4491	Sec ⁻¹	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

INLET SEDIMENT CONTROL DEVICE
DETAIL
NTS

ISSUE	
REVISION	
A.	OWNER COMMENTS 10.25.2016

FPL JUPITER WEST HELISTOP ADDITION
 PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

ARCH/ENGR OF RECORD
CARRROLL C. VIGIL
FL PE 51534
DESIGNED BY
VIGIL
DRAWN BY
ACOPIAN
CHECKED BY
VIGIL
PROJECT NO./CAD CODE
C07282.001E-100.DWG
DATE
09-02-2016
TITLE
ELECTRICAL SITE PLAN
DRAWING NO.
E-100

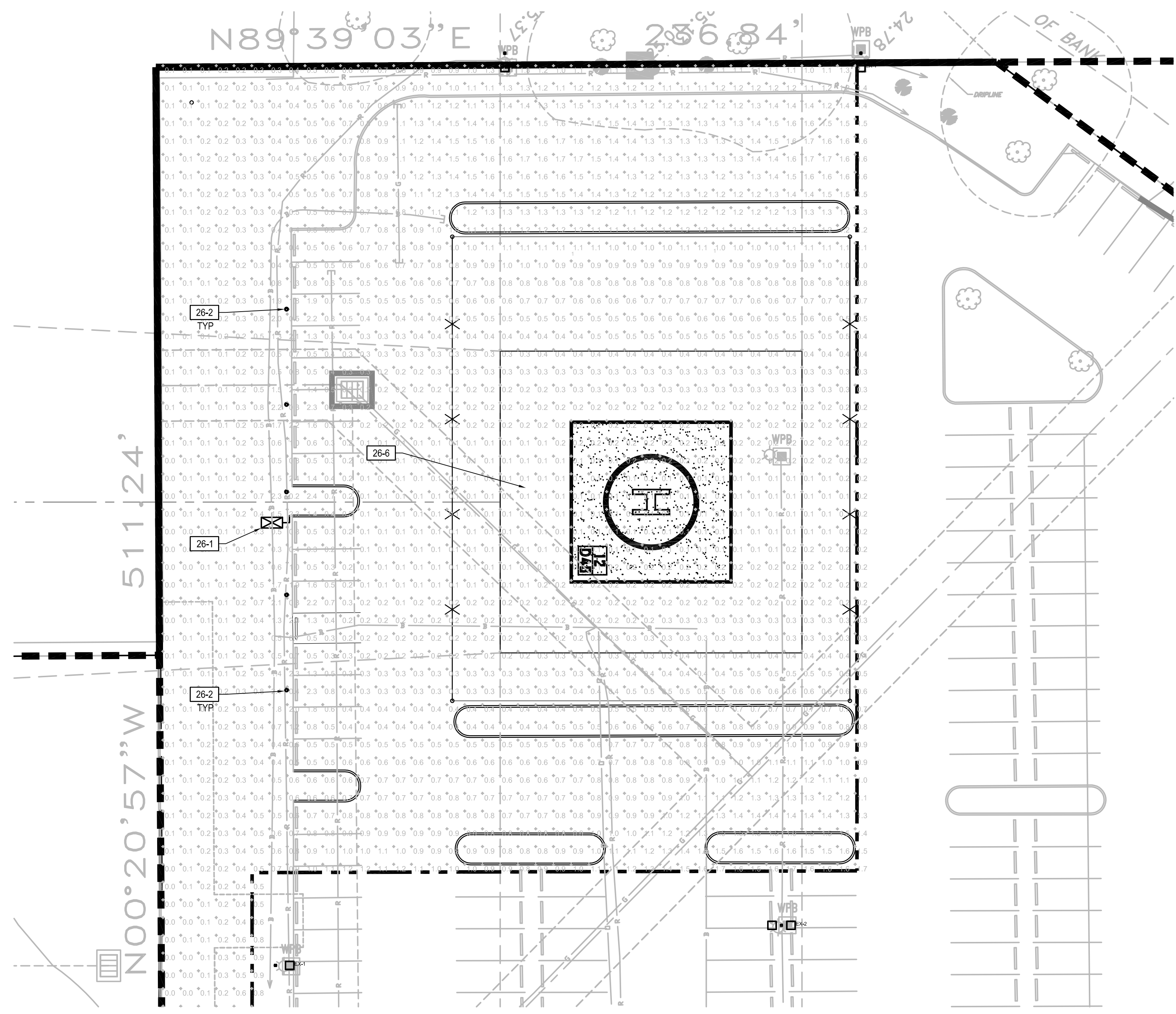
LEGEND

DESCRIPTION	SYMBOL
LED BOLLARD	○

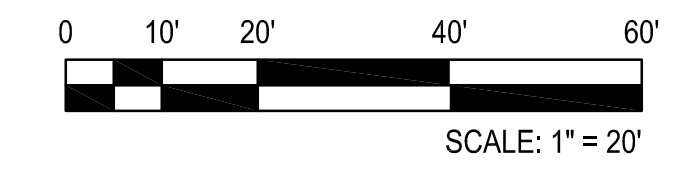
NOTES:

- 26-1 PROVIDE 20A PRIMARY DISCONNECT (277 VOLT). ALL DEVICES SHALL BE IN NEMA 3R ENCLOSURE. INTERCEPT EXISTING 277 VOLT CIRCUIT CONDUCTOR AND ROUTE 3 #12 THHN TO EACH FIXTURE IN A 3/4" PVC CONDUIT. NEW LOAD ON EXISTING CIRCUIT IS +5 BOLLARDS AT 23 WATTS/FIXTURE = 115 WATTS, -2 FIXTURE AT 416 WATTS/FIXTURE = -832 WATTS, FOR A TOTAL NEW LOAD OF -717 WATTS.
- 26-2 BOLLARD, 277 VOLT LED, 48" AFF. BASIS OF DESIGN SHALL BE JEMM LIGHTING MODEL BFLCOB81SEL OR APPROVED EQUAL (TYP. OF 5).
- 26-6 REMOVE EXISTING DURESS STATION AND FIELD VERIFY THE CONNECTION OF DOWNSTREAM DEVICES. PROVIDE A RAINPROOF ABOVE GROUND JUNCTION BOX IN THE GRASS ISLAND.

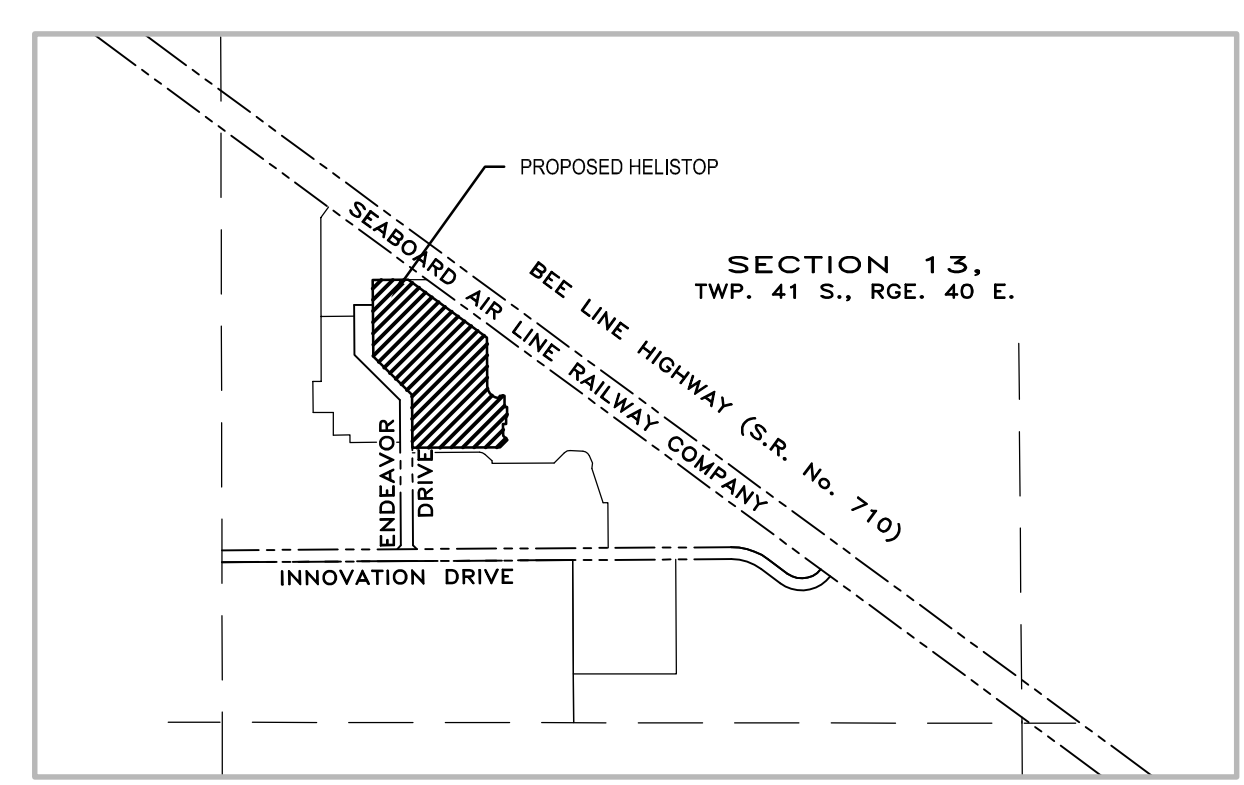
PHOTOMETRIC RESULTS		
AVG	MAX	MIN
0.6 fc	2.4 fc	0.0 fc



ELECTRICAL SITE PLAN
1"=20'



LOCATION MAP:



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1 PBC DRO COMMENTS 07/25/16

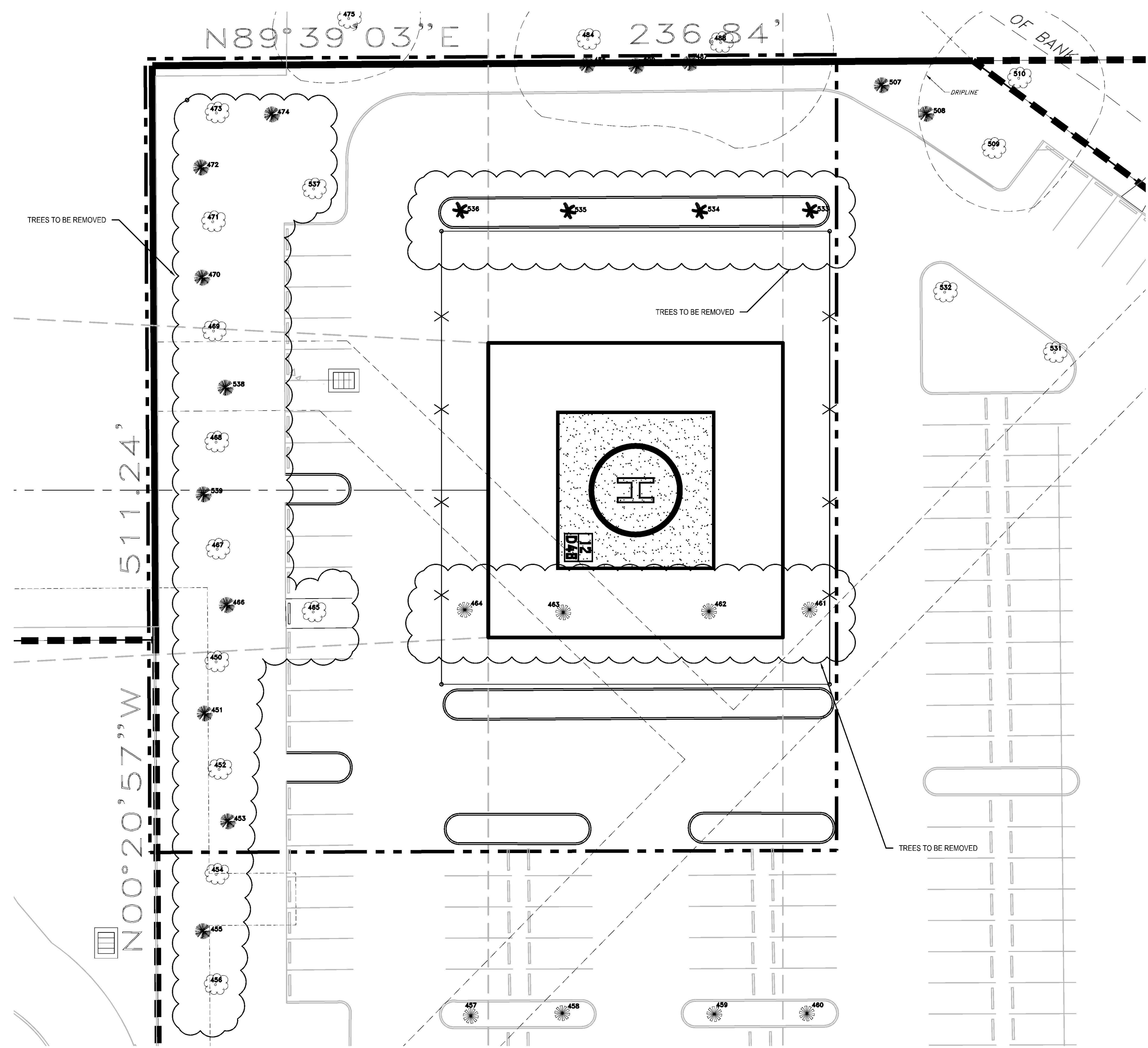
FPL JUPITER WEST HELISTOP ADDITION
PALM BEACH COUNTY, FLORIDA
FLORIDA POWER & LIGHT

TREE DISPOSITION TABLE				
REPLACEMENT TREES CALCULATED PER TABLE 7.0.2.E				
TAG #	BHD (SIZE)	DESCRIPTION	DISPOSITION	REQUIRED ZONING REPLACEMENT
450	8"	OAK	REMOVE	2
451	4"	PINE	REMOVE	1
452	12"	OAK	REMOVE	3
453	6"	PINE	REMOVE	1
454	12"	OAK	REMOVE	3
455	6"	PINE	REMOVE	1
456	14"	OAK	REMOVE	3
461	3"	ORNAMENTAL	REMOVE	N/A
462	3"	ORNAMENTAL	REMOVE	N/A
463	4"	ORNAMENTAL	REMOVE	N/A
464	4"	ORNAMENTAL	REMOVE	N/A
465	6"	OAK	REMOVE	1
466	6"	PINE	REMOVE	1
467	8"	OAK	REMOVE	2
468	6"	OAK	REMOVE	1
469	12"	OAK	REMOVE	3
470	6"	PINE	REMOVE	1
471	13"	OAK	REMOVE	3
472	4"	PINE	REMOVE	1
473	5"	OAK	REMOVE	1
474	5"	PINE	REMOVE	1
533	16"	PALM	REMOVE	3
534	15"	PALM	REMOVE	3
535	18"	PALM	REMOVE	3
536	20"	PALM	REMOVE	3
537	5"	OAK	REMOVE	1
538	6"	PINE	REMOVE	1
539	8"	PINE	REMOVE	2

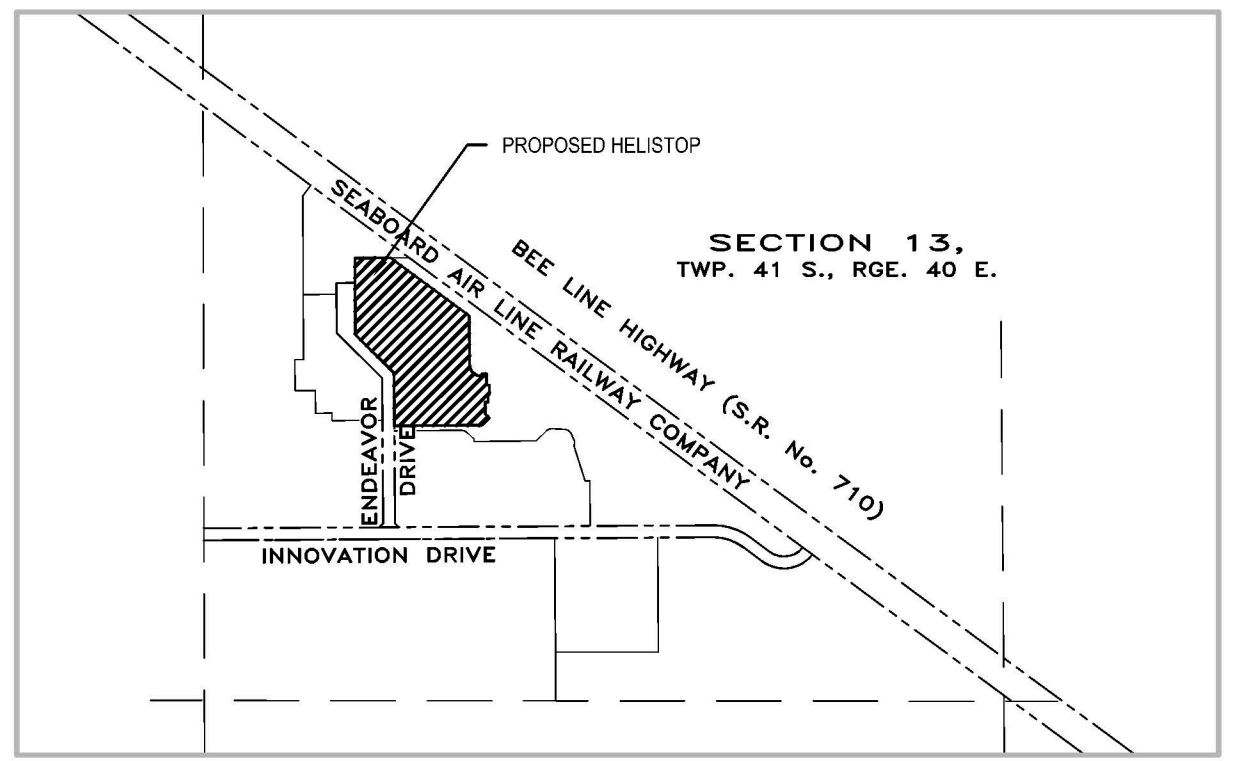
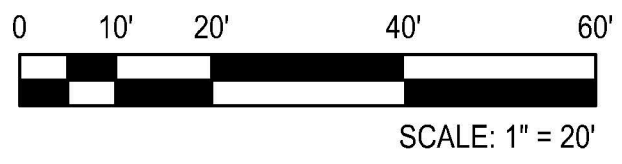
ALL INDICATED TREES WILL BE REMOVED AND REPLACED WITH NATIVE TREES PER ULDC ARTICLE 7 LANDSCAPE CODE.

TREE LEGEND

-  OAK TREE
-  ORNAMENTAL TREE
-  PALM TREE
-  PINE TREE



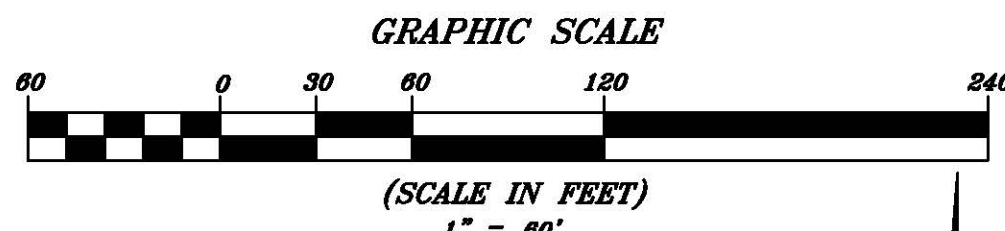
TREE DISPOSITION SKETCH
1" = 20'



LOCATION MAP
NTS

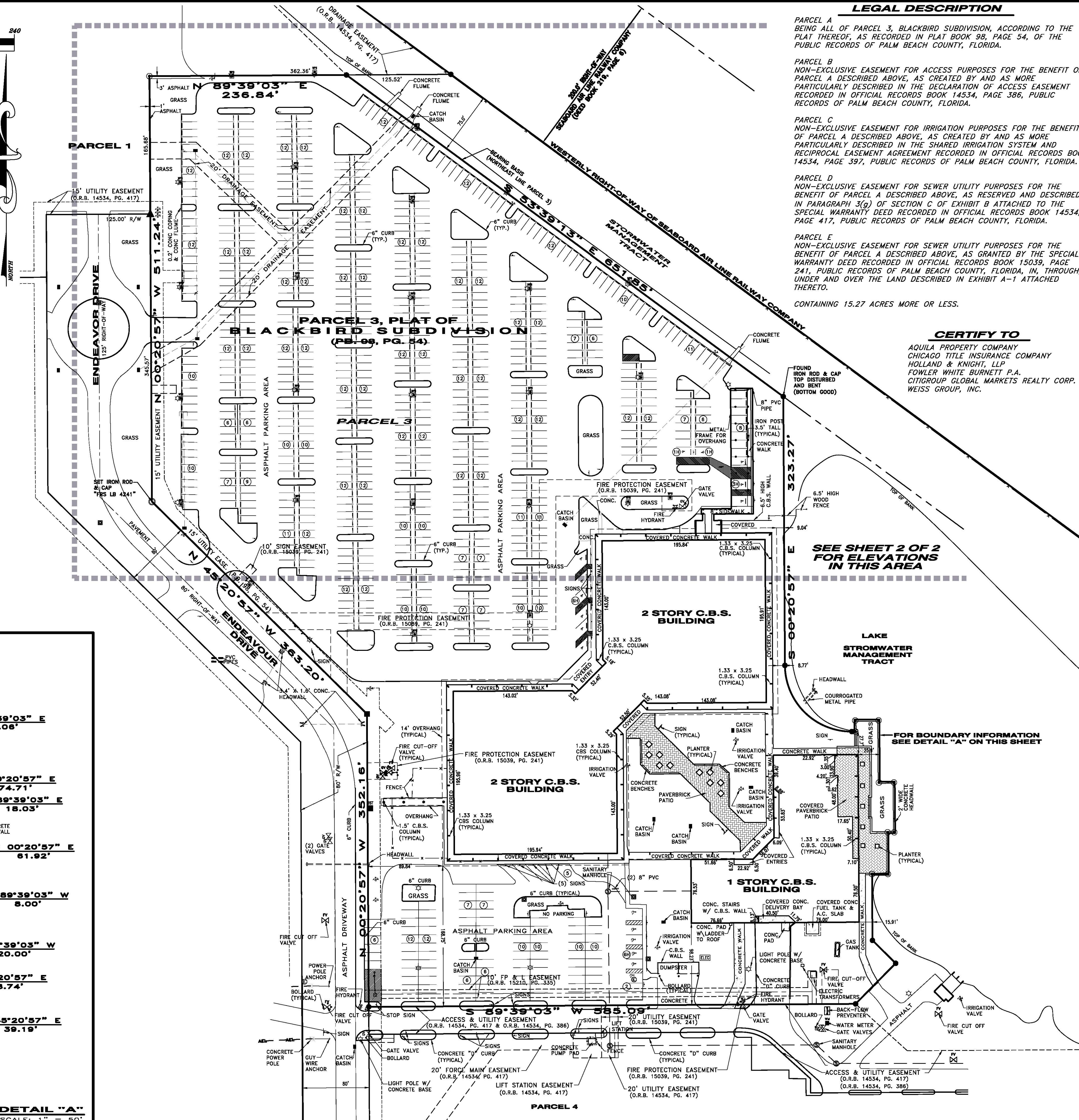
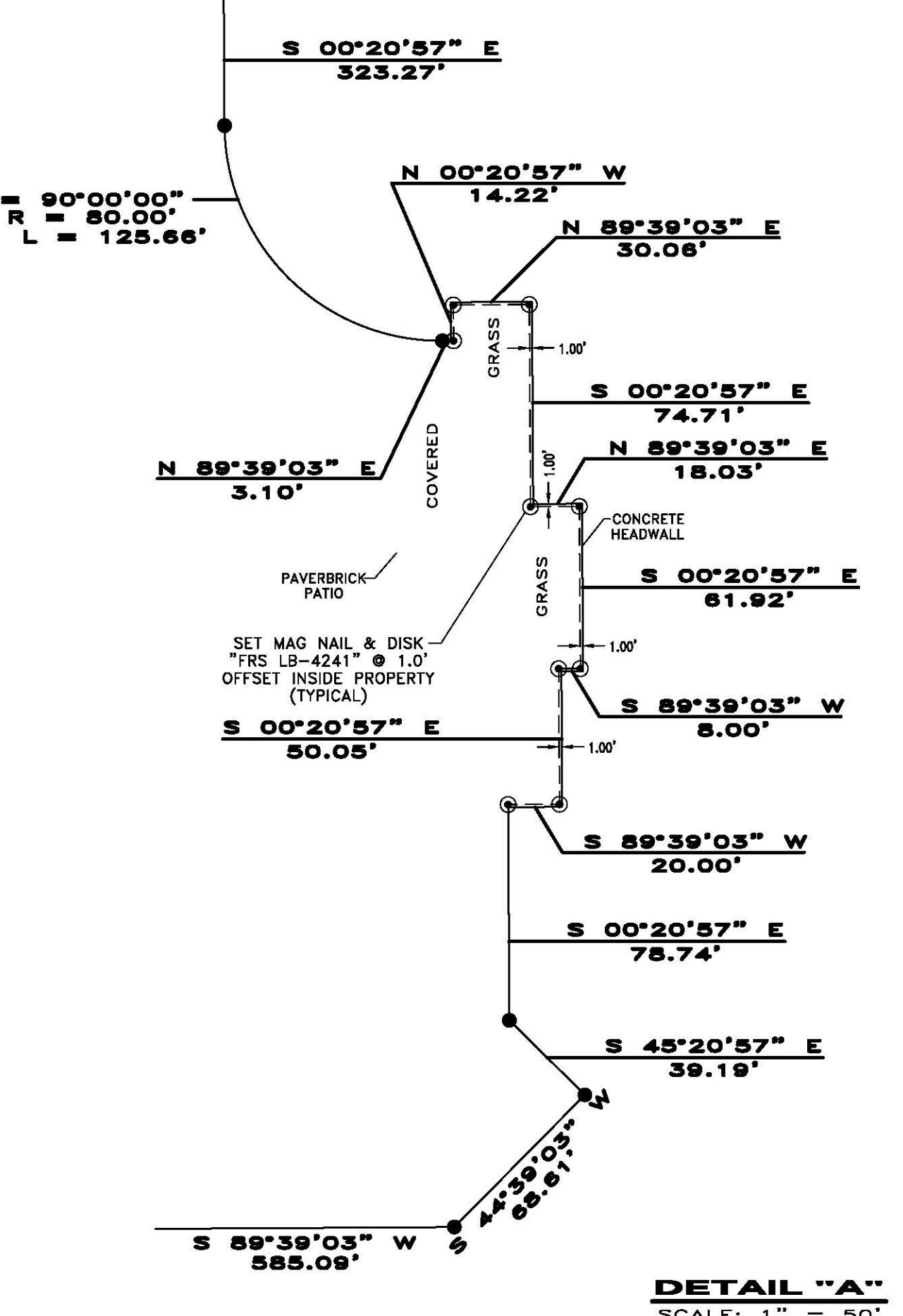
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E
D
C
B
A



- ABBREVIATIONS**
- ARC DELTA
 - ARC LENGTH
 - ARC RADIUS
 - BOTTOM ELEVATION
 - CONCRETE BLOCK STRUCTURE
 - CORRUGATED METAL PIPE
 - CONC.
 - EASEMENT
 - FIELD MEASUREMENT
 - INVERT ELEVATION
 - LICENSED BUSINESS
 - OFFICIAL RECORD BOOK
 - PER RECORD PLAT
 - PLAT BOOK
 - PERMANENT CONTROL POINT
 - PAGE
 - PROFESSIONAL SURVEYOR AND MAPPER
 - POLYVINYL CHLORIDE PIPE
 - R/W
 - REINFORCED CONCRETE PIPE
 - RE

- LEGEND**
- FOUND PREVIOUSLY SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT LABELED "L.B. #4241, PLS #4817"
 - FOUND PREVIOUSLY SET PERMANENT CONTROL POINT (P.C.P.) NAIL AND BRASS DISK LABELED "L.B. #4241, PLS #4817"
 - FOUND PREVIOUSLY SET No. 5 IRON ROD AND CAP LABELED "F.R.S. L.B. #4241"
 - FOUND PREVIOUSLY SET MAG NAIL AND DISK LABELED "F.R.S. L.B. #4241"
 - BOLLARD
 - CATCH BASIN
 - ELECTRICAL BOX
 - ELECTRICAL BOX
 - ELEVATION
 - FIRE CUT-OFF VALVE
 - GATE VALVE
 - IRRIGATION VALVE
 - LIGHT POLE W/CONCRETE BASE
 - PARKING SPACES COUNT
 - SANITARY MANHOLE
 - SIGN
 - TELEPHONE RISER
 - WATER METER
 - WIRE PULL BOX



LEGAL DESCRIPTION

PARCEL A BEING ALL OF PARCEL 3, BLACKBIRD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 386, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C NON-EXCLUSIVE EASEMENT FOR IRRIGATION PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS CREATED BY AND AS MORE PARTICULARLY DESCRIBED IN THE SHARED IRRIGATION SYSTEM AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 397, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

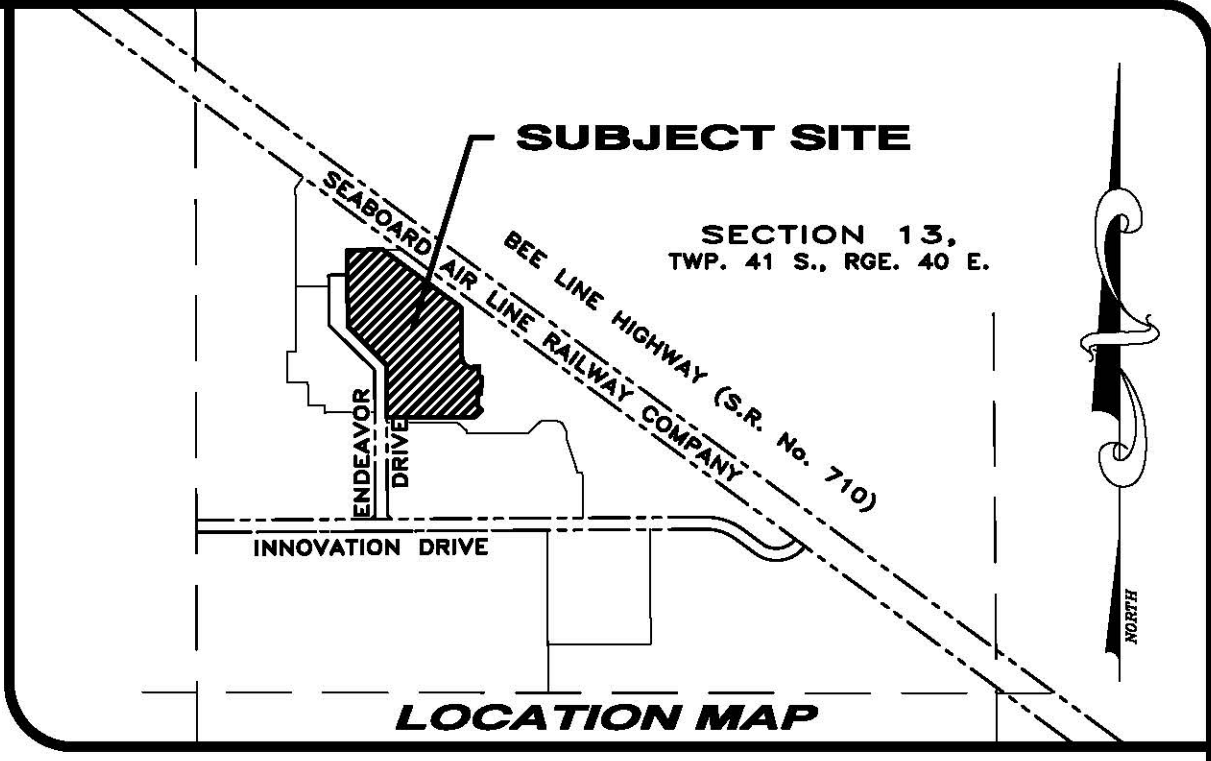
PARCEL D NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS RESERVED AND DESCRIBED IN PARAGRAPH 3(g) OF SECTION C OF EXHIBIT B ATTACHED TO THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14534, PAGE 417, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL E NON-EXCLUSIVE EASEMENT FOR SEWER UTILITY PURPOSES FOR THE BENEFIT OF PARCEL A DESCRIBED ABOVE, AS GRANTED BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 15039, PAGE 241, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN, THROUGH, UNDER AND OVER THE LAND DESCRIBED IN EXHIBIT A-1 ATTACHED THERETO.

CONTAINING 15.27 ACRES MORE OR LESS.

CERTIFY TO

AQUILA PROPERTY COMPANY
CHICAGO TITLE INSURANCE COMPANY
HOLLAND & KNIGHT, LLP
FOWLER WHITE BURNETT P.A.
CITIGROUP GLOBAL MARKETS REALTY CORP.
WEISS GROUP, INC.



- SURVEYOR'S NOTES**
- CONTROL BENCHMARK: BENCHMARK BL-21 WAS UTILIZED FOR THIS SURVEY IS A PALM BEACH COUNTY BRASS DISK SET IN CONCRETE, STAMPED "BL-21", TO REACH BENCHMARK FROM THE INTERSECTION OF SR-710 AND THE MAIN ENTRANCE OF PRATT AND WHITNEY AIRCRAFT, GO NORTHWEST FOR 0.74 MILES ON SR-710 TO THE MAIN ENTRANCE OF PALM BEACH INTERNATIONAL RACEWAY. THE STATION IS LOCATED APPROXIMATELY 143 FEET NORTHWEST OF THE PROJECTED CENTERLINE OF A ROAD LEADING NORTHEAST TO A RACEWAY, 2.5 FEET SOUTHWEST OF POWER POLE No. 35035, 30.4 FEET SOUTHWEST OF THE CENTERLINE OF SR-710, AND APPROXIMATELY 1 FOOT NORTHEAST OF THE WITNESS POST. BENCHMARK ELEVATION = 25.102
 - ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). THE CONVERSION FACTOR FROM NGVD29 TO NAVD88 IS: NAVD88 = NGVD29 - 1.476
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
 - COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM 1983 DATUM WITH THE 1999 ADJUSTMENT FOR FLORIDA EAST ZONE.
 - BEARINGS SHOWN HEREON REFER TO THE NORTHEAST LINE OF PARCEL 3, PLAT OF BLACKBIRD SUBDIVISION (P.B. 98, PG. 54), LINE IS SAID TO BEAR SOUTH 53°39'13" EAST, ALL OTHER BEARINGS ARE REVALTIVE THERETO.
 - THE PROPERTY LIES WITHIN ZONE B OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANAL NO. 120192 0050 B, BEARING AN EFFECTIVE DATE OF OCTOBER 15, 1982.
 - THE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES SHOWN HEREON ARE ACCORDING TO THE TITLE COMMITMENT REPORT PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, CUSTOMER REFERENCE No. 300405726, DATED AUGUST 27, 2004, @ 11:00 PM. RIGHT-OF-WAYS AND ENCUMBRANCES CONTAINED THEREIN OF A PLOTTABLE NATURE ARE SET FORTH IN THIS SURVEY.
 - DESCRIBED PARCEL IS SUBJECTED TO THE TERMS AND AGREEMENTS AS SET FORTH IN THE FOLLOWING DOCUMENTS: D.B. 1165, PAGE 379; O.R.B. 854, PAGE 1126; O.R.B. 11, PAGE 525; O.R.B. 1005, PAGE 113; O.R.B. 14520, PAGE 1130; O.R.B. 14534, PAGE 405; O.R.B. 14534, PAGE 397; O.R.B. 14652, PAGE 1596; O.R.B. 15559, PAGE 865; O.R.B. 15559, PAGE 880; O.R.B. 15559, PAGE 887; O.R.B. 15559, PAGE 890; O.R.B. 15039, PAGE 265; O.R.B. 15039, PAGE 278; O.R.B. 14355, PAGE 267; THIS ITEMS ARE OF A NON PLOTTABLE NATURE.

LAND SURVEYOR'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES TO AQUILA PROPERTY COMPANY, CITIGROUP GLOBAL MARKETS REALTY CORP. AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY, (THE "TITLE COMPANY"); THAT HE IS A DULY LICENSED LAND SURVEYOR OF THE STATE OF FLORIDA, THAT THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND ON AUGUST 12, 2004 THAT THE ATTACHED PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE STATE OF FLORIDA FOR SURVEYORS AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN "URBAN" SURVEY AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3 AND 4 AND SHOWS THE SIZE AND LOCATION OF ITEMS 6, 7(A), 7(B)(1), 7(B)(2), 7(B)(C), 8-11(A), 14 AND 16 (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PROPERTY, AS HERINAFTER DEFINED) OF TABLE A THEREOF; THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE 15.27 ACRE TRACT KNOWN AS 15430 ENDEAVOUR DRIVE (THE "PROPERTY") SHOWN THEREON; THAT THE PROPERTY IS A SEPARATE TAX LOT; AND THAT THE PROPERTY IS A SEPARATELY SUBDIVIDED TRACT; THAT ALL UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES. ENTER SAID TRACT THROUGH ADJOINING PUBLIC STREETS AND DO NOT RUN THROUGH OR UNDER ANY BUILDINGS OR IMPROVEMENTS NOT LOCATED ON THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATED ON THE PROPERTY AND THE NUMBER AND CONFIGURATION OF PARKING SPACES EXCEPT SHOWN ON SURVEY; THAT THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PROPERTY; THAT THERE ARE NO OTHER EASEMENT OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN, AND NO ENCROACHMENTS ONTO SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THAT SAID PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREAS; AND THAT ALL ROADS, STREETS AND HIGHWAYS SHOWN THEREIN ARE COMPLETED AND DEDICATED PUBLIC STREET OR STREETS KNOWN AS ENDEAVOUR DRIVE; AND THAT THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE COMMITMENT NUMBER 300405726 ISSUED BY THE TITLE COMPANY WITH RESPECT TO THE PROPERTY AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 51-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

BY: GARY P. WILLIAMS, R.L.S.
FLORIDA CERTIFICATION NO. 4817
FOR THE FIRM

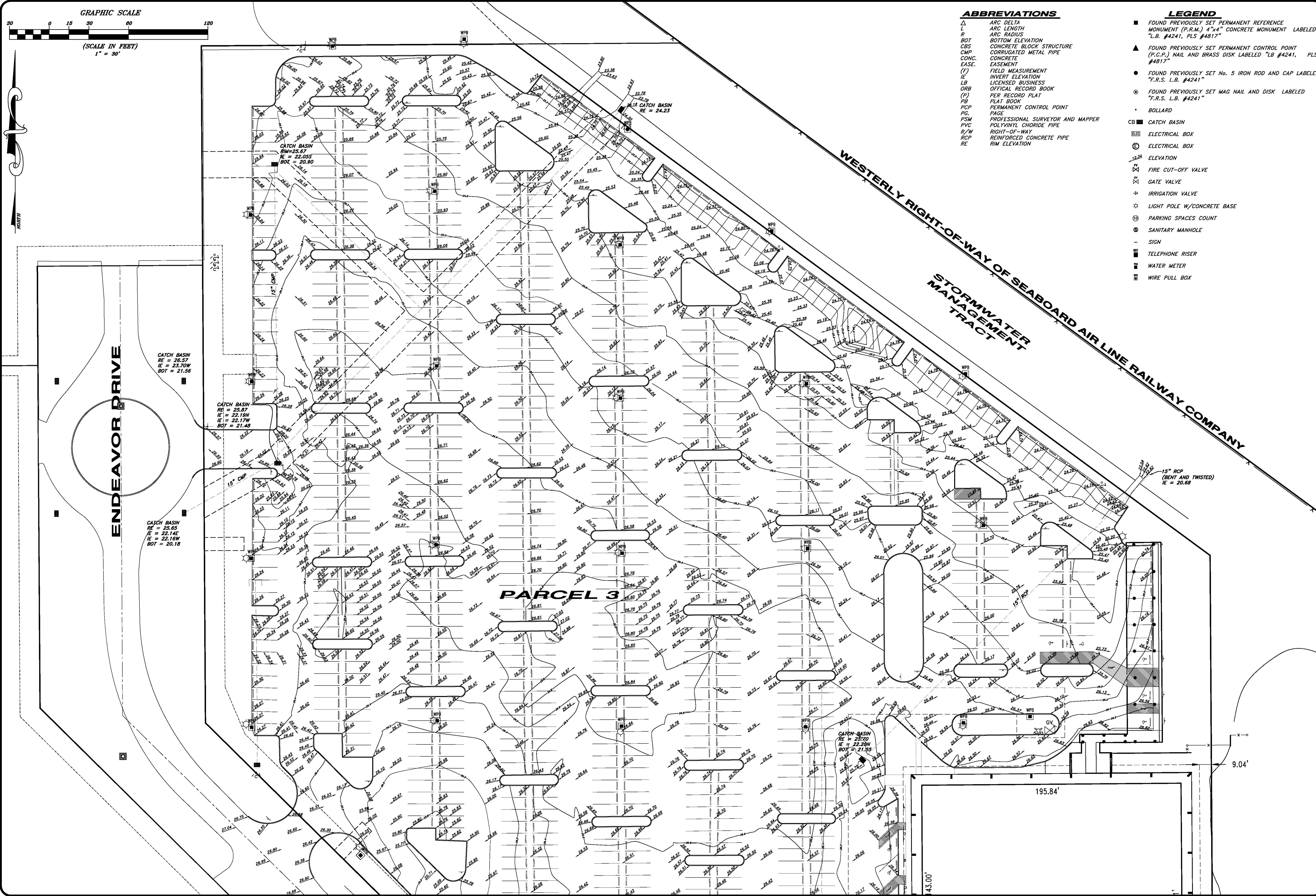
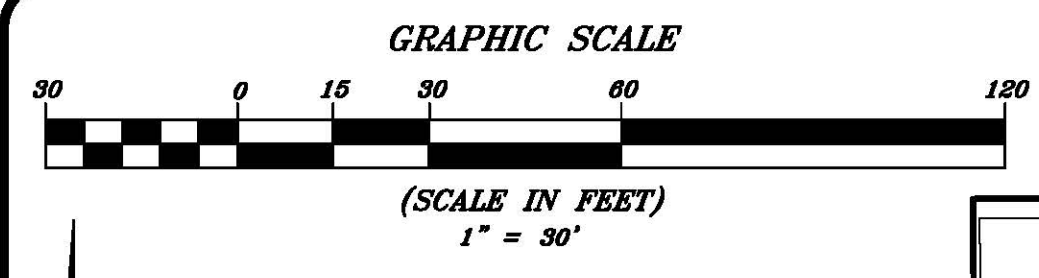
F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frsurvey.com

ALTA/ASCM LAND TITLE SURVEY OF PARCEL 3 BLACKBIRD SUBDIVISION BRPH, ARCHITECTS & ENGINEERS

DATE	BY	REVISIONS
4-12-11	DPK	UPDATE TOPO
1-05-11	DPK	UPDATE SURVEY

DRAWN BY: D.KUPSICK
APPROVED BY: G.P.WILLIAMS
SCALE: 1" = 60'
DATE: 11/06/01
FIELD BOOK/PAGES

JOB NUMBER: D2K-021N
SHEET: 1 OF 2



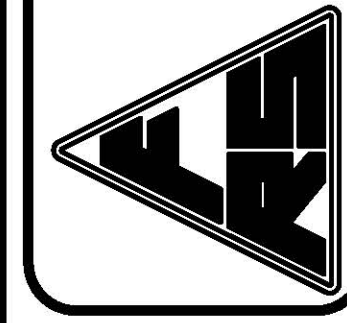
ABBREVIATIONS

- Δ ARC DELTA
- L ARC LENGTH
- R ARC RADIUS
- BOT BOTTOM ELEVATION
- CBS CONCRETE BLOCK STRUCTURE
- CMP CORRUGATED METAL PIPE
- CONC. CONC.
- EASE. EASEMENT
- (F) FIELD MEASUREMENT
- IE INVERT ELEVATION
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- (P) PER RECORD PLAT
- PB PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG PAGE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PVC POLYVINYL CHLORIDE PIPE
- R/W RIGHT-OF-WAY
- RCP REINFORCED CONCRETE PIPE
- RE RIM ELEVATION

LEGEND

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