

EXHIBIT 'A'

DESCRIPTION OF A 20.00 FEET WIDE GAS LINE EASEMENT:

A 20.00 FEET WIDE GAS LINE EASEMENT SITUATED, LYING, AND BEING IN PART OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS TRACTS 2, 7, AND 10, SECTION 25, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID EASEMENT BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 9, SECTION 25, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE AFORESAID PLAT OF INDIAN RIVER FARMS COMPANY'S SUBDIVISION, RUN NORTH 89° 42' 20" WEST ALONG THE NORTH LINE OF SAID TRACTS 9 AND 10, SAID NORTH LINE ALSO BEING THE CENTERLINE OF A 60 FEET WIDE ROAD AND CANAL RESERVATION AS SHOWN ON THE AFORESAID PLAT OF INDIAN RIVER FARMS COMPANY'S SUBDIVISION, A DISTANCE OF 1,585.53 FEET TO A POINT "A"; FROM SAID POINT "A" AND DEPARTING SAID NORTH LINE, RUN SOUTH 00° 17' 40" WEST, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36° 52' 12", A DISTANCE OF 16.09 FEET TO THE SOUTH LINE OF THE AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION AND THE POINT OF BEGINNING OF GAS LINE EASEMENT "SOUTH".

FROM SAID POINT OF BEGINNING CONTINUE SOUTHWESTERLY ALONG THE ARC OF AFORESAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 07' 48", A DISTANCE OF 23.18 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 42' 20" WEST, PARALLEL WITH, NORMAL TO, AND 10.00 FEET SOUTH OF THE SOUTH LINE OF AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION, A DISTANCE OF 310.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.01 FEET, THROUGH A CENTRAL ANGLE OF 31° 58' 07", A DISTANCE OF 15.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF RADIUS OF 27.01 FEET, THROUGH A CENTRAL ANGLE OF 31° 58' 07", A DISTANCE OF 15.07 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 42' 20" WEST, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION, A DISTANCE OF 15.10 FEET TO THE POINT OF TERMINUS OF GAS LINE EASEMENT "SOUTH".

THENCE RETURN TO POINT "A", FROM SAID POINT "A" RUN NORTH 00° 17' 40" EAST, PERPENDICULAR TO THE NORTH LINE OF AFORESAID TRACT 10, A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36° 52' 12", A DISTANCE OF 16.09 FEET TO THE NORTH LINE OF THE AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION AND THE POINT OF BEGINNING OF GAS LINE EASEMENT "NORTH".

FROM SAID POINT OF BEGINNING CONTINUE NORTHWESTERLY ALONG THE ARC OF AFORESAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 07' 48", A DISTANCE OF 23.18 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 42' 20" WEST, PARALLEL WITH, NORMAL TO, AND 10.00 FEET NORTH OF THE NORTH LINE OF AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION, A DISTANCE OF 340.98 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 10", A DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY LYING 10.00 FEET WEST OF THE EAST LINE OF THE EAST ONE HALF (1/2) OF THE WEST ONE HALF (1/2) OF AFOREMENTIONED TRACT 7; THENCE RUN NORTH 00° 18' 51" EAST, 10.00 FEET WEST OF, PARALLEL WITH AND NORMAL TO SAID EAST LINE, A DISTANCE OF 1266.66 FEET TO THE NORTH LINE OF TRACT 7; THENCE RUN NORTH 00° 18' 44" EAST, 10.00 FEET WEST OF, PARALLEL WITH AND NORMAL TO THE WEST LINE OF THE EAST ONE HALF (1/2) OF AFOREMENTIONED TRACT 2, A DISTANCE OF 429.97 FEET TO THE POINT OF TERMINUS OF GAS LINE EASEMENT "NORTH".

THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE ALL POINTS, BOUNDARY LINES, RESERVATION LINES, AND RIGHT OF WAY LINES.

THE ABOVE-DESCRIBED EASEMENT CONTAINING 49,566 SQUARE FEET, 1.14 ACRES, MORE OR LESS.

SURVEYOR'S GENERAL NOTES AND REPORT:

- 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. LOCATION OF THE PROPOSED GAS LINE EASEMENT AS SHOWN HEREON PER WRITTEN INSTRUCTIONS AND ATTACHED SKETCH FROM MR. THOMAS C. YONGE, P.E. OF YONGE DEVELOPMENT SERVICES LLC IN AN EMAIL DATED AUGUST 21, 2023 AND PER VERBAL INSTRUCTIONS FROM MIKE WHITNEY REPRESENTING NOPETRO MANAGEMENT, LLC.
3. BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON, ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
5. THE DESCRIPTION SHOWN HEREON WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER, THIS PARCEL WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PARCEL IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SKETCH.
6. THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND SHALL NOT BE CONSIDERED COMPLETE AND OR VALID UNLESS ALL SHEETS ARE PRESENT.

REFERENCES:

BOUNDARY SURVEY BY CARTER ASSOCIATES, INC. PROJECT No. 10-282 S, DATED MAY 25, 2010 FIELD BOOK 754, PG. 49+, DRAWING No. 18900-C
ALTA LAND TITLE SURVEY BY CPH, LLC. JOB No. N4807, SIGNED AUGUST 7, 2023

CERTIFIED TO:

NOPETRO MANAGEMENT, LLC
INDIAN RIVER COUNTY SOLID WASTE DISPOSAL DISTRICT
Digitally signed by David E Luethje
Date: 2023.11.28 11:35:11-05'00'

DAVID E. LUETHJE, P.S.M. SIGNATURE DATE
LICENSE REGISTRATION NO. 5728
CARTER ASSOCIATES, INC.
LICENSED BUSINESS NO. 205

THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION IS COMPROMISED OF TWO PAGES, ONE IS NOT VALID WITHOUT THE OTHER. REV. 11/17/2023 REVISE CENTERLINE & ADD RADII, EBH

Nov. 28. 23. 10:32 AM P:\02-403 Yonge\02-403-56-SE-EBH\1.dwg DESCRIPTION

CAI Serving Florida Since 1911 CARTER ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21st STREET, VERO BEACH, FL 32960 TEL: (772) 562-4191 FAX: (772) 562-7180

Table with 2 columns: Field Name and Value. Fields include DATE, PROJ.#, DRAWN BY, APPD. BY, PLOT BY, REF.#, F.B. & PG.

SKETCH AND DESCRIPTION LYING WITHIN TRACTS 2,7, & 10, SECTION 25 TOWNSHIP 33 SOUTH, RANGE 38 EAST INDIAN RIVER FARMS COMPANY SUBDIVISION GAS LINE EASEMENT DESCRIPTION

SHEET 1 OF 2 Dwg. #: 22649-A1

EXHIBIT 'A'



P.O.T. PROPOSED 20.00' WIDE GAS LINE EASEMENT "NORTH"
 EAST 1/2 OF WEST 1/2 OF TRACT 2, SEC. 25, TWP. 33 S, RGE. 38 E

SOUTH LINE OF NOPETRO MANAGEMENT, LLC SITE PER SURVEY BY CPH, LLC. (SEE REFERENCES)
 PARCEL ID: 3338250000100200001.0
 EAST 1/2 TRACT 2, SEC. 25, TWP. 33 S, RGE. 38 E

LEGEND

I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
S.L.C., FL.	SAINT LUCIE COUNTY, FLORIDA
P.R.	PUBLIC RECORDS
I.R.F.CO.SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
TWP.	TOWNSHIP
RGE.	RANGE
S.F.	SQUARE FEET
R.O.W.	RIGHT OF WAY
€	CENTERLINE

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C1	16.09	25.00	036°52'12"	N 18°43'46" E	15.81	8.33
C2	23.18	25.00	053°07'48"	N 63°43'46" E	22.36	12.50
C3	15.07	27.01	031°58'07"	S 74°18'37" W	14.88	7.74
C4	15.07	27.01	031°58'07"	N 74°18'37" E	14.88	7.74
C5	16.09	25.00	036°52'22"	N 18°08'25" W	15.81	8.33
C6	23.18	25.00	053°07'52"	N 63°08'25" W	22.36	12.50
C7	39.26	25.00	089°59'10"	S 44°42'45" E	35.35	24.99

20.00' WIDE PROPOSED GAS LINE EASEMENT
 10.00'
 10.00'
 EAST LINE OF EAST 1/2 OF WEST 1/2 OF TRACT 2
 WEST LINE OF EAST 1/2 OF TRACT 2
 N 00°18'44" E 429.97'
 N 00°18'44" E
 SOUTH LINE OF TRACT 2

PARCEL ID: 3338250000100200003.0
 INDIAN RIVER COUNTY SOLID WASTE DISPOSAL DISTRICT (O.R.B. 1128, PG. 809)

20.00' WIDE PROPOSED GAS LINE EASEMENT
 10.00'
 10.00'

EAST LINE OF EAST 1/2 OF WEST 1/2 OF TRACT 7
 WEST LINE OF EAST 1/2 OF TRACT 7
 EAST 1/2 OF WEST 1/2 OF TRACT 7, SEC. 25, TWP. 33 S, RGE. 38 E
 N 00°16'51" E 1266.66'

PARCEL ID: 33382500001007000003.0
 INDIAN RIVER COUNTY SOLID WASTE DISPOSAL DISTRICT (O.R.B. 1131, PG. 617)

NORTH LINE OF 60' ROAD & CANAL RESERVATION (P.B. 2, PG. 25)

TRACT 8, SEC. 25, TWP. 33 S, RGE. 38 E

ADDITIONAL 50' R.O.W. DEDICATED TO INDIAN RIVER COUNTY (DEED BOOK 110, PG. 57)

ORIGINAL WEST R.O.W. LINE AND EAST LINE OF TRACT 8

P.O.C. PROPOSED 20.00 FEET WIDE GAS LINE EASEMENT NE CORNER TRACT 9 SEC. 25, TWP. 33 S, RGE. 38 E
 P.O.C. NON-EXCLUSIVE EQUIPMENT EASEMENT (O.R.B. 2546, PG. 2156)
 P.O.C. NON-EXCLUSIVE ACCESS EASEMENT (O.R.B. 2546, PG. 2162)

P.O.T. NON-EXCLUSIVE GAS LINE EASEMENT (O.R.B. 2546, PG. 2156)

10.00' NON-EXCLUSIVE GAS LINE EASEMENT (O.R.B. 2546, PG. 2156)

NORTH LINE OF TRACT 10 SOUTH LINE OF TRACT 7, & C. OF 60 FEET WIDE ROAD & CANAL RESERVATION (P.B. 2, PG. 25)

P.O.B. PROPOSED 20.00' WIDE GAS LINE EASEMENT "NORTH"
 N 89°42'20" W 340.98'

N 00°17'40" E 15.00'
 PROPOSED 20.00' WIDE GAS LINE CROSSING I.R.F.W.C.D. PERMIT

30'
 30'
 SUBLATERAL "C-5" CANAL (I.R.F.W.C.D.)

N 89°42'20" W 1565.53'
 NORTH LINE (BEARING BASIS) OF TRACT 9

P.O.B. NON-EXCLUSIVE ACCESS EASEMENT (O.R.B. 2546, PG. 2162)

60' ROAD & CANAL RESERVATION I.R.F.CO.SD. (P.B. 2, PB 25)

P.O.T. PROPOSED 20.00' WIDE GAS LINE EASEMENT "SOUTH"

P.O.B. NON-EXCLUSIVE EQUIPMENT EASEMENT (O.R.B. 2546, PG. 2156)

P.O.B. PROPOSED 20.00' WIDE GAS LINE EASEMENT "SOUTH"

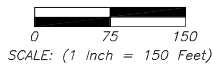
30.00' WIDE NON-EXCLUSIVE ACCESS EASEMENT (O.R.B. 2546, PG. 2162)

TRACT 10, SEC. 25, TWP. 33 S, RGE. 38 E

TRACT 9, SEC. 25, TWP. 33 S, RGE. 38 E

SOUTH LINE OF 60' ROAD & CANAL RESERVATION (P.B. 2, PG. 25) PARCEL ID: 33382500001009000001.0 INDIAN RIVER COUNTY

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Nov. 28, 2023 10:32 AM P:\23-403\Topography\23-403-SE\EBH.dwg SHEET 1

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DATE : 10-12-23
 PROJ.# : 23-403 S
 DRAWN BY: EBH
 APPD. BY: DEL
 PLOT BY: David Luethje
 REF.# : 18000-C, 19110-A
 F.B. & PG. : 955MM/19+

SKETCH AND DESCRIPTION
 LYING WITHIN TRACTS 2, 7, & 10, SECTION 25 TOWNSHIP 33 SOUTH, RANGE 38 EAST INDIAN RIVER FARMS COMPANY SUBDIVISION
GAS LINE EASEMENT SKETCH

SHEET
2 OF 2
 Dwg. #: 22649-A1