

EXHIBIT 'A'

DESCRIPTION OF A 20.00 FEET WIDE GAS LINE LICENSE AGREEMENT:

A 20.00 FEET WIDE GAS LINE EASEMENT SITUATED, LYING, AND BEING IN PART OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS TRACTS 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:

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 SAID PLAT OF INDIAN RIVER FARMS COMPANY'S SUBDIVISION, A DISTANCE OF 1,565.53 FEET TO A POINT "A" AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING AND DEPARTING THE NORTH LINE OF SAID TRACT 10, 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 POINT OF TERMINUS;

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' 22", A DISTANCE OF 16.09 FEET TO THE NORTH LINE OF THE AFORESAID 60 FEET WIDE ROAD AND CANAL RESERVATION AND THE POINT OF TERMINUS.

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 1,263 SQUARE FEET, 0.03 ACRES, MORE OR LESS.

SURVEYOR'S GENERAL NOTES AND REPORT:

- 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.
- LOCATION OF THE PROPOSED GAS LINE LICENSE AGREEMENT 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.
- 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.
- 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.
- 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.
- 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

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.O.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
TWP.	TOWNSHIP
RGE.	RANGE
S.F.	SQUARE FEET
R.O.W.	RIGHT OF WAY
⊥	CENTERLINE

CERTIFIED TO:

NOPETRO MANAGEMENT, LLC
INDIAN RIVER FARMS WATER CONTROL DISTRICT



Digitally signed by
David E Luethje
Date: 2023.11.28
11:41:21-05'00'

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

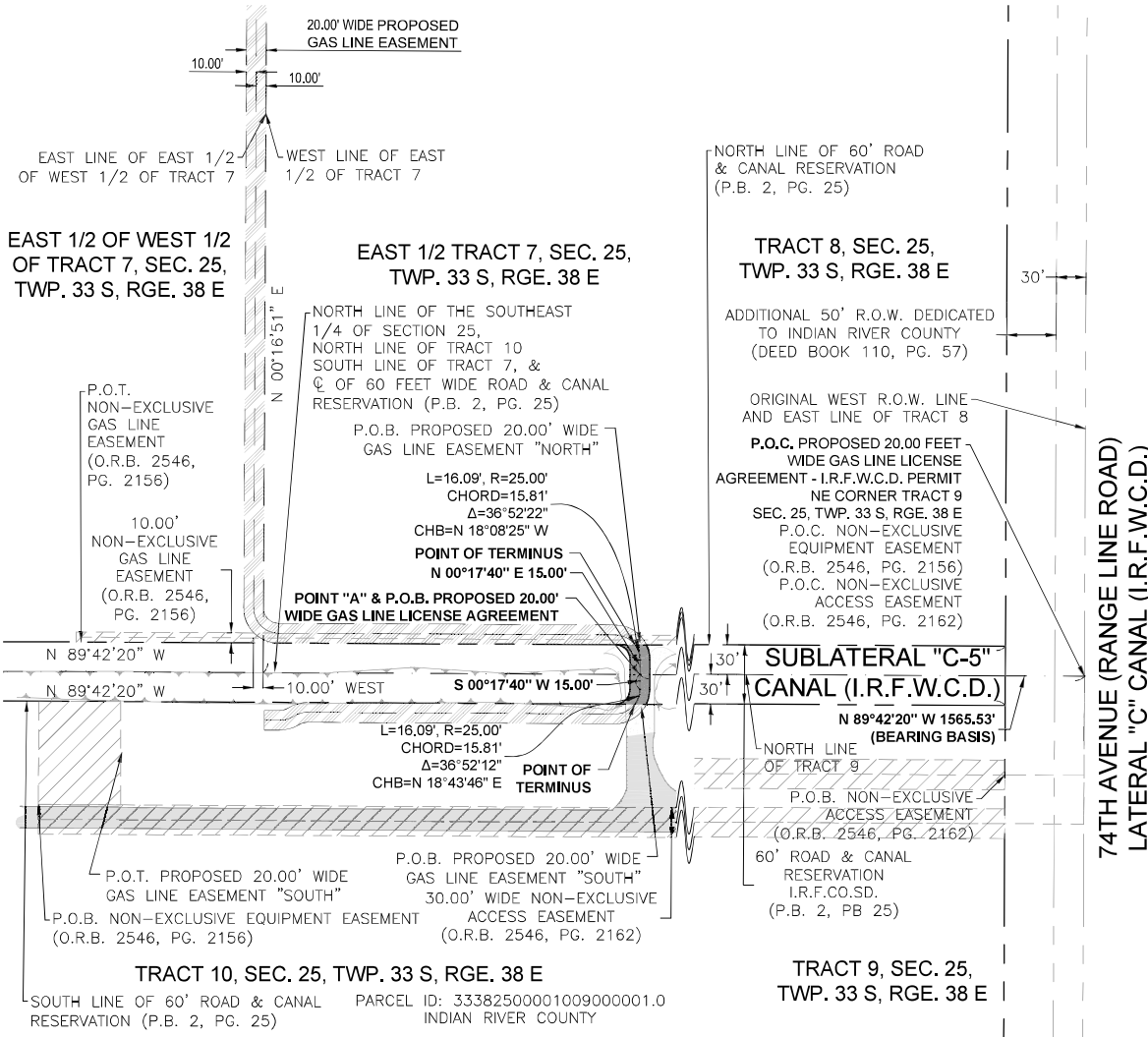
Nov. 23, 10:38 AM P:\2023\Yonge\32403-403-RFWD-C-REVISE-DESCRIPTION

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

DATE	: 10-12-23
PROJ. #	: 23-403 S
DRAWN BY	: EBH
APPD. BY	: DEL
PLOT BY	: David Luethje
REF. #	: 18900-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 LICENSE AGREEMENT

SHEET
1 OF 2
Dwg. #: 22649-A2



LEGEND

I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
S.L.C., FL.	SAINT LUCIE COUNTY, FLORIDA
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 TOWNSHIP 33 SOUTH, RANGE 38 EAST
 INDIAN RIVER FARMS COMPANY SUBDIVISION
GAS LINE LICENSE AGREEMENT SKETCH

SHEET
2 OF 2
 Dwg. #: 22649-A2

Nov. 28, 2023 10:37 AM P:\23-403\Topog\23-403-IRF.W.C.D.-PERMIT.dwg SKETCH