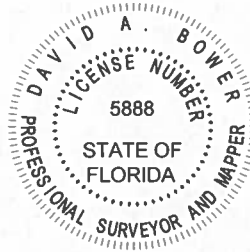


# Resolution R2025-28 Exhibit A Sketch and Description

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**David A Bower** Digitally signed  
by David A Bower  
Date: 2025.01.06  
16:47:06 -05'00'

DAVID A. BOWER  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888



## DESCRIPTION:

A variable width strip of land being a portion of LOTIS WELLINGTON PHASE 2, as recorded in Plat Book 138, Page 51 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Southeast corner of WELLINGTON RESERVE OFFICE PARK, according to the plat thereof as recorded in Plat Book 103, Page 178 of the Public Records of Palm Beach County, Florida;

thence South 01°38'04" West a distance of 12.52 feet; to a point being on the Centerline of a 25 foot wide Road Reservation as depicted on the PLAT of PALM BEACH FARMS CO PLAT NO. 3 according to the plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, said point also being the Northeast corner of said LOTIS WELLINGTON PHASE 2 plat and the POINT OF BEGINNING;

thence continue South 01°38'04" West (as a basis of bearings), along the East line of said LOTIS WELLINGTON PHASE 2 plat, a distance of 12.52 feet, to a point being on the South line of said 25 foot wide Road Reservation;

thence South 88°52'20" West along the South line of said 25 foot wide Road Reservation, a distance 2,372.46 feet to a point being on a line lying 15.00 feet East of and parallel with the West line of Tract 8 and Tract 9, Block 18 of said PALM BEACH FARMS CO PLAT NO. 3;

thence North 01°31'08" East along said parallel line, a distance of 25.03 feet to a point being on the North line of said 25 foot wide Road Reservation;

(DESCRIPTION CONTINUED ON SHEET 2)

**Dennis J. Leavy & Associates, Inc.**  
**Land Surveyors \* Mappers**

**460 Business Park Way \* Suite B**  
**Royal Palm Beach, Florida 33411**

**Phone: 561 753-0650 Email: [survey@djlasurvey.net](mailto:survey@djlasurvey.net)**

**SKETCH & DESCRIPTION**  
**FOR: JKM ACQUISITIONS, LLC**

**DRAWN: MM**

**SCALE: NA**

**DATE: 12/11/24**

**CHK: DB**

**JOB# 21-013-002SD4**

**SHEET: 1 OF 10**

## DESCRIPTION:

(DESCRIPTION CONTINUED FROM SHEET 1)

thence North 88°52'20" East along the North line of said 25 foot wide Road Reservation, a distance of 1,038.06 feet to the Southwest corner of said WELLINGTON RESERVE OFFICE PARK plat;

thence South 01°19'59" East along the Southerly extension of the West line of said WELLINGTON RESERVE OFFICE PARK, a distance of 12.50 feet to a point being on the Centerline of said 25 foot wide Road Reservation;

thence North 88°52'20" East along the centerline of said 25 foot wide Road Reservation, a distance of 1,333.80 feet to the POINT OF BEGINNING;

Said lands situate, lying and being in Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

Containing 42,636 square feet more or less.

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**SHEET:** 2 OF 10

## LEGEND:

AE	ACCESS EASEMENT	(P1)	LOTIS WELLINGTON PHASE 2
DE	DRAINAGE EASEMENT		(P.B. 138, PG. 51, P.B.C.R.)
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT	(P2)	WELLINGTON RESERVE OFFICE PARK
LAE	LIMITED ACCESS EASEMENT		(P.B. 103, PG. 178, P.B.C.R.)
LBE	LAKE BUFFER EASEMENT	(P3)	THE PALM BEACH FARMS COMPANY PLAT NO. 3
LB	LICENSED BUSINESS		(P.B. 2, PG. 45, P.B.C.R.)
LME	LAKE MAINTENANCE EASEMENT		
LSE	LIFT STATION EASEMENT		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		
P.B.C.R.	PALM BEACH COUNTY RECORDS		
PG.	PAGE		
SE	SEWER EASEMENT		
TVB			
UE	UTILITY EASEMENT		
WE	WATER EASEMENT		

## SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE BASED UPON THE EAST LINE OF LOTIS WELLINGTON PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEING MONUMENTED AND HAVING A BEARING OF SOUTH 01°38'04" WEST.
2. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

**Dennis J. Leavy & Associates, Inc.**  
**Land Surveyors \* Mappers**

**460 Business Park Way \* Suite B**  
**Royal Palm Beach, Florida 33411**

**Phone: 561 753-0650 Email: [survey@djljasurvey.net](mailto:survey@djljasurvey.net)**

**SKETCH & DESCRIPTION**  
**FOR: JKM ACQUISITIONS, LLC**

**DRAWN:** MM

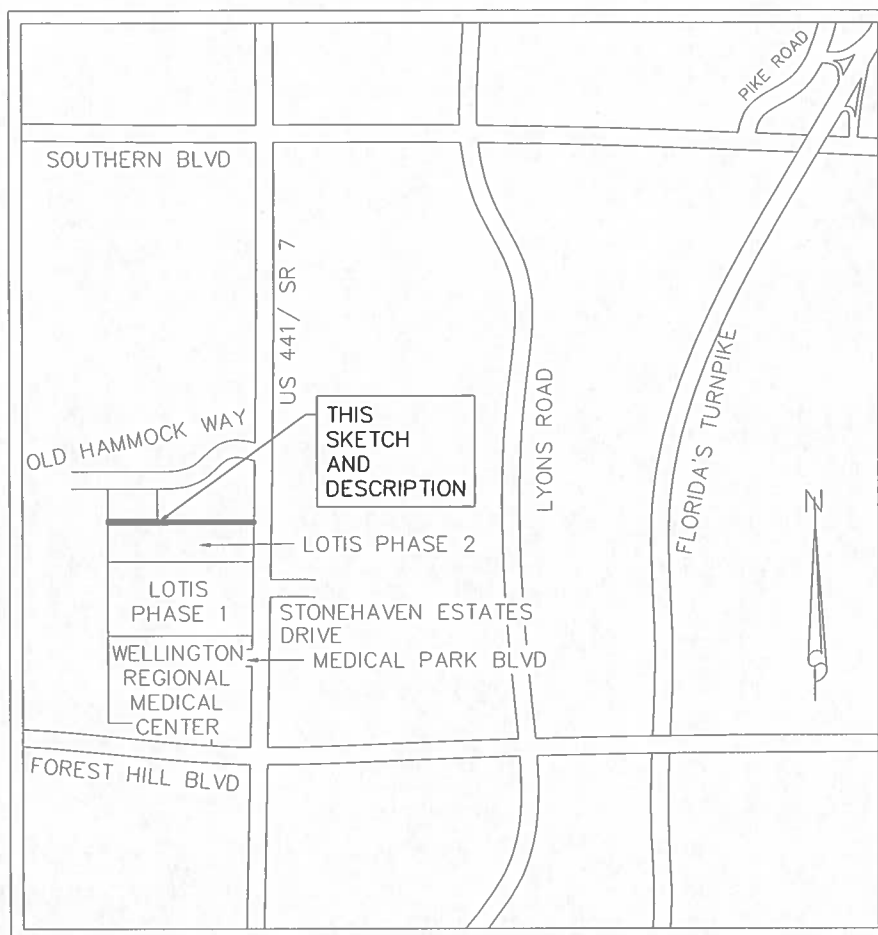
**SCALE:** NA

**DATE:** 12/11/24

**CHK:** DB

**JOB#** 21-013-002SD4

**SHEET:** 3 OF 10



## LOCATION MAP

NOT TO SCALE

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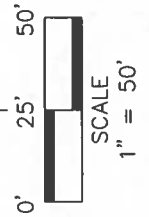
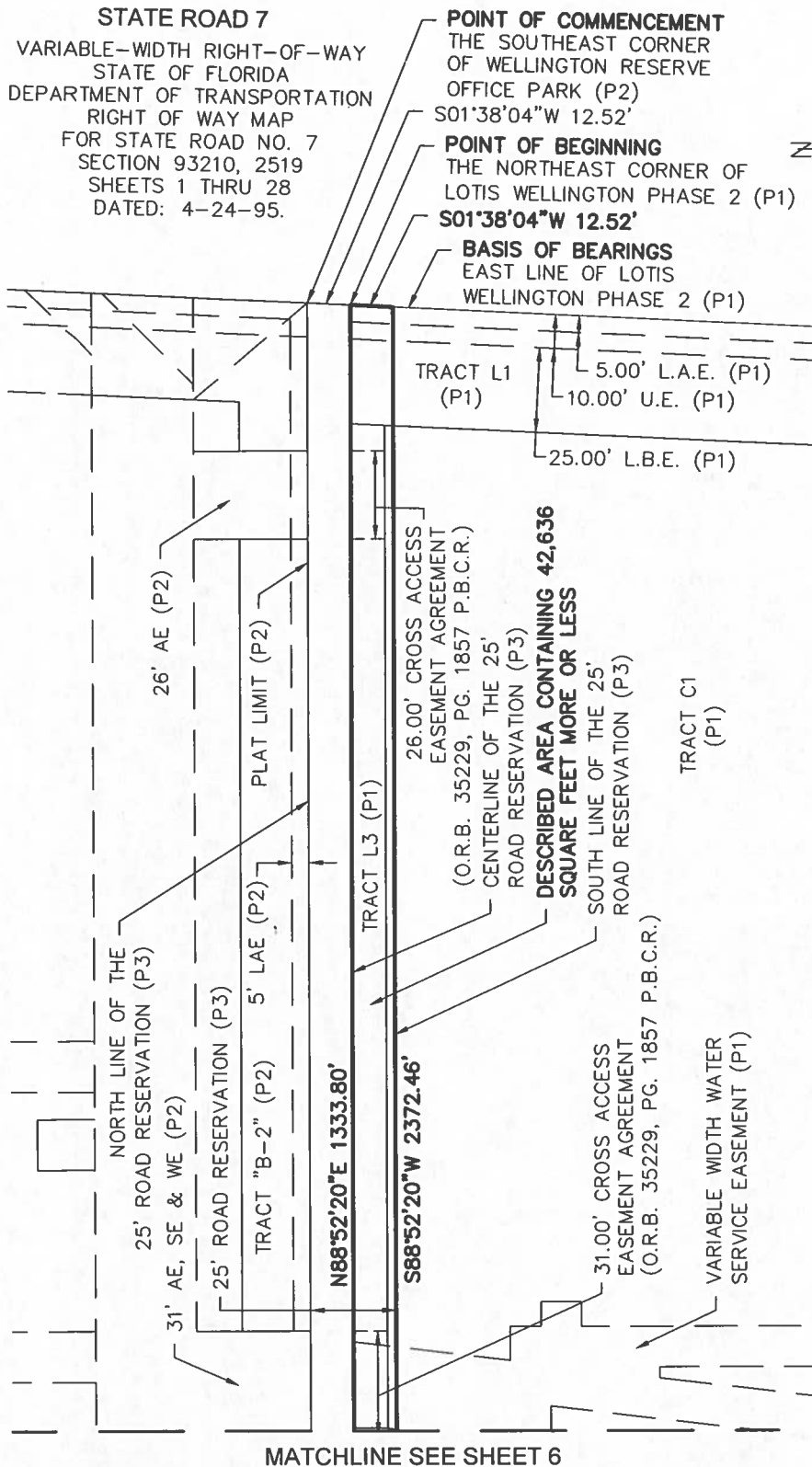
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DATE: 12/11/24

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JOB# 21-013-002SD4

SHEET: 4 OF 10



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Phone: 561 753-0650 Email: survey@djljasurvey.net

**SKETCH & DESCRIPTION**  
**FOR: JKM ACQUISITIONS, LLC**

**DRAWN:** MM

**SCALE:** 1"=50'

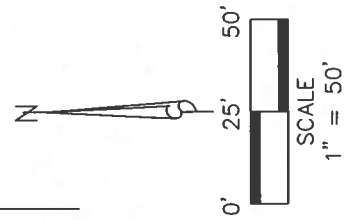
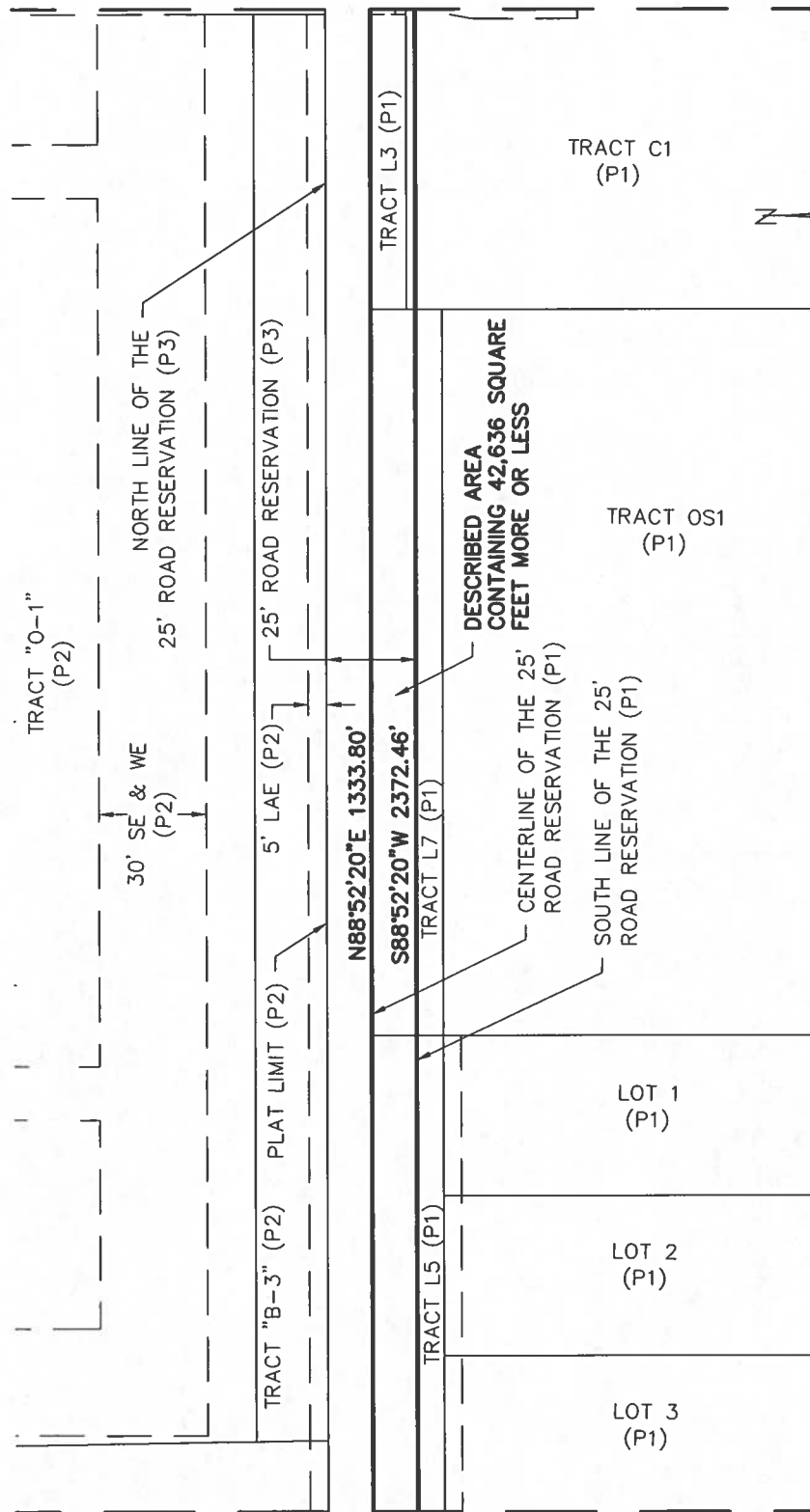
**DATE:** 12/11/24

**CHK:** DB

**JOB#** 21-013-002SD4

**SHEET:** 5 OF 10

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 7

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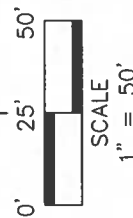
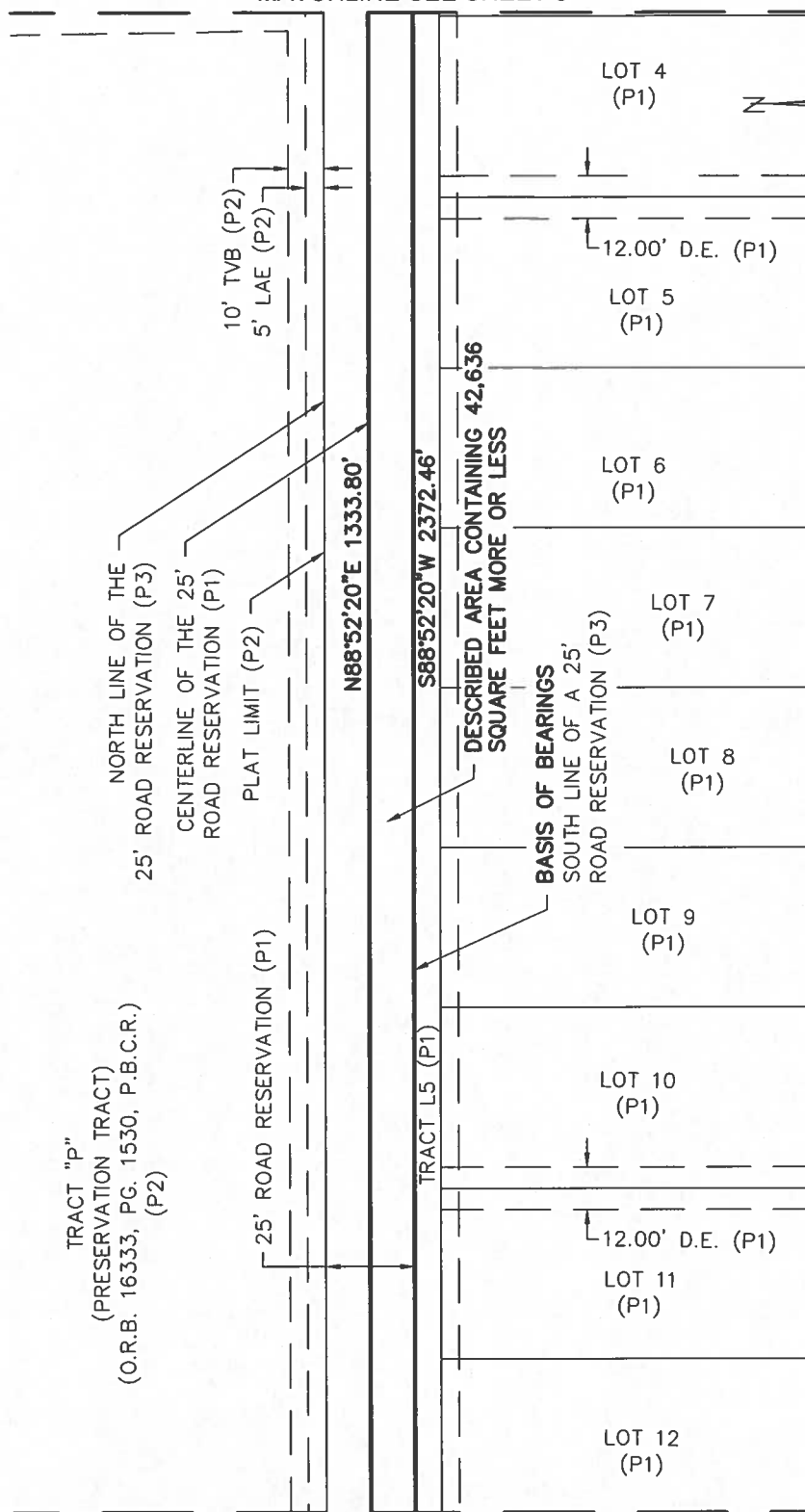
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FOR: JKM ACQUISITIONS, LLC

DRAWN: MM	SCALE: 1"=50'	DATE: 12/11/24
CHK: DB	JOB# 21-013-002SD4	SHEET: 6 OF 10

MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 8

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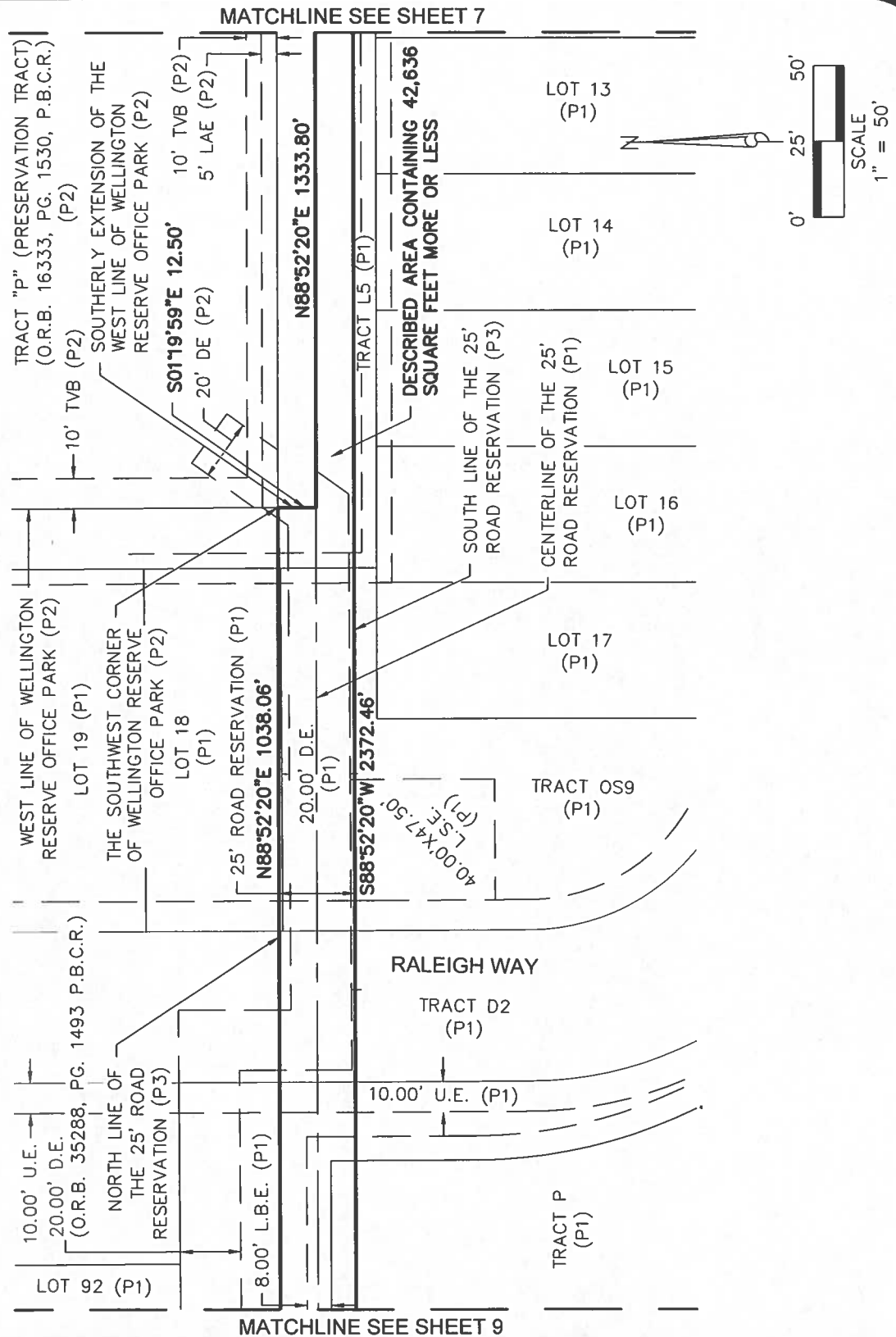
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SHEET: 7 OF 10



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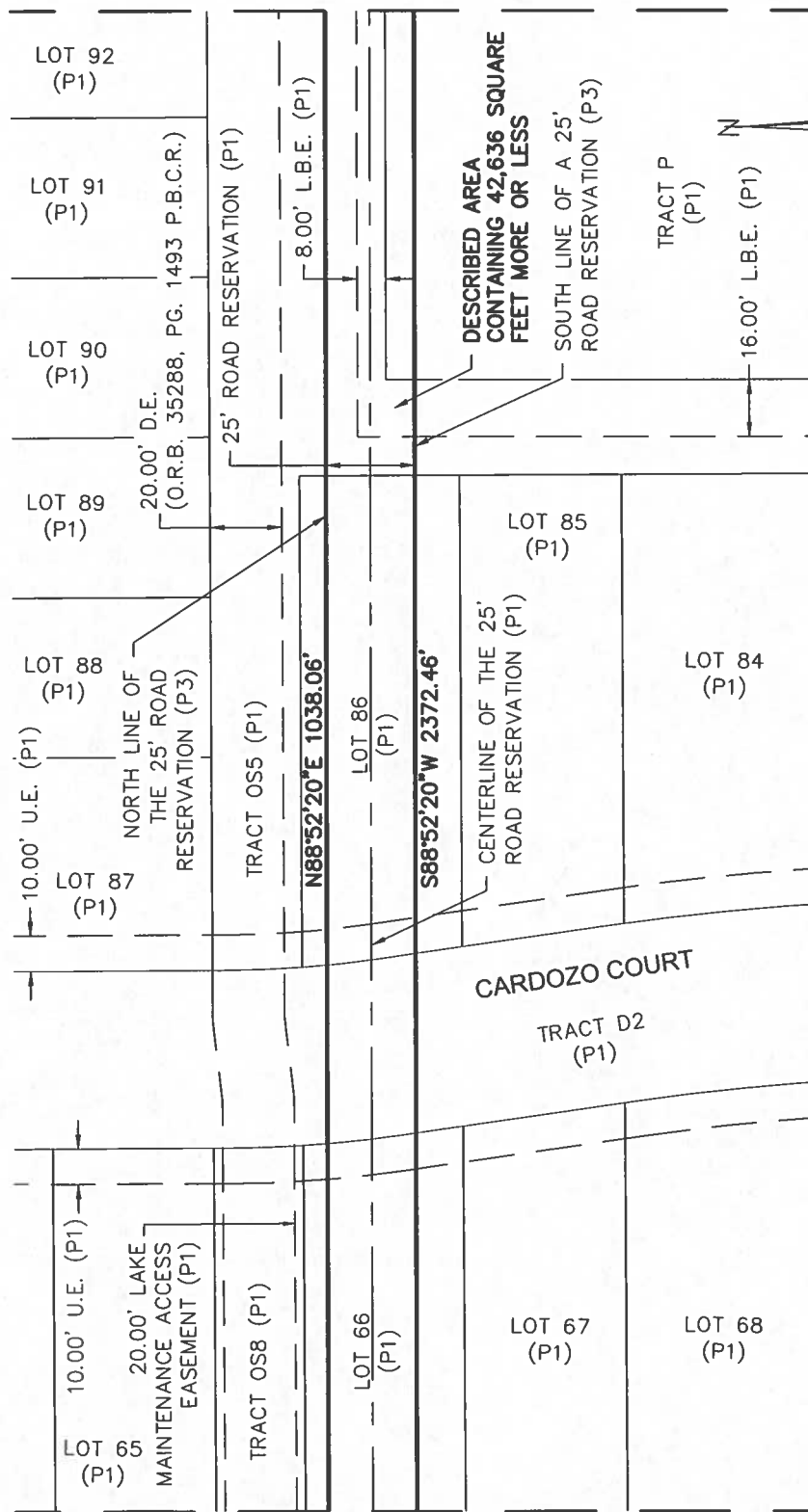
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JOB# 21-013-002SD4

SHEET: 8 OF 10



MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 10

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SHEET: 9 OF 10

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