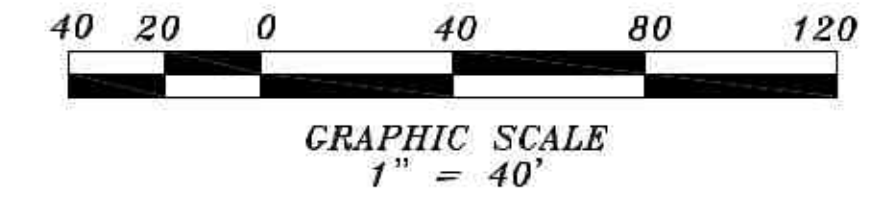
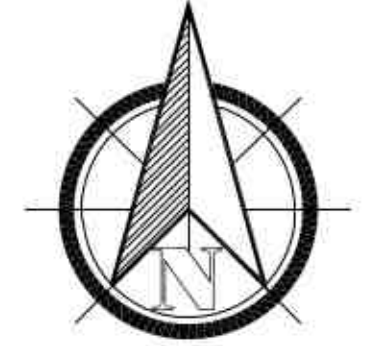


# K Park

Exhibit A - K-Park Survey

## Boundary Survey

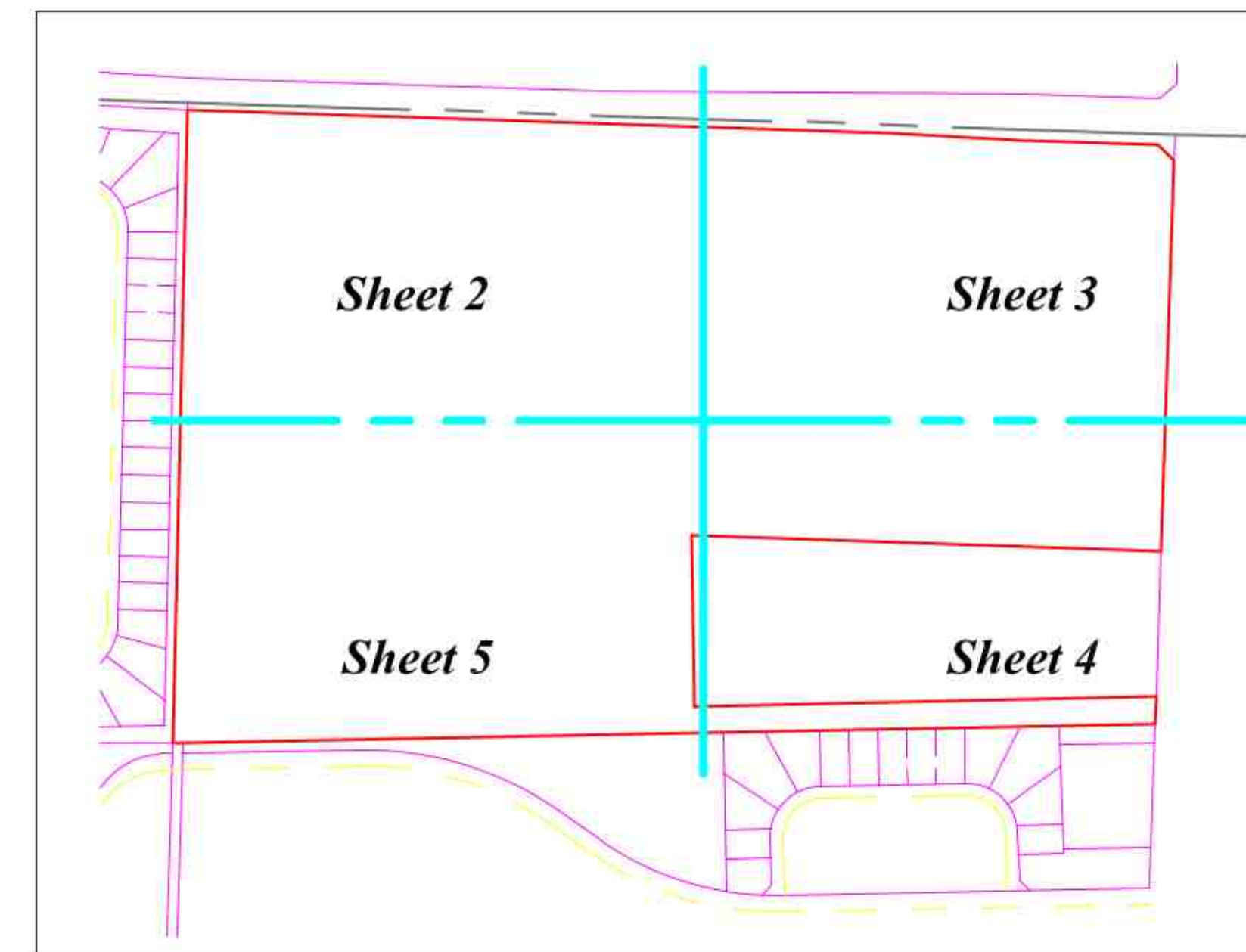
### Village of Wellington, Palm Beach County, Florida



SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST



Location Map (Not to Scale)



Key Map (Not to Scale)

#### Legend

- P.B.C.R. = Palm Beach County Records
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- L.A.E. = Limited Access Easement
- DW & SE = Drainage, Water and Sewage Easement
- U.E. = Utility Easement
- (c) = calculated
- WP = Wood power pole
- CP = Concrete power pole
- TC = Traffic Signal control box
- TP = Traffic Pole
- CATV = Cable TV box
- FO = Fiber Optic box
- GV = Gas Valve
- SV = Sewer Valve
- WV = Water Valve
- EJB = Electric Junction Box
- Conc = Concrete
- CB = Catch Basin
- SL = Street Light Box
- FP = Metal Fence Post
- FH = Fire Hydrant

#### Legal Description:

A parcel of land lying in Section 24, Township 44 South, Range 41 East, being a portion of Tracts 1 through 8, Block 26, **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, together with all of Tract C, **Oakmont Estates P.U.D.**, according to the plat thereof, as recorded in Plat Book 106, Pages 6-9, of the Public Records of Palm Beach County, Florida, together with lands vacated by Lake Worth Drainage District, as recorded in Official Records Book 13325, Page 1198, of the Public Records of Palm Beach County, Florida, all being more particularly described as follows:

**Commence** at the North One-Quarter (1/4) Corner of said Section 24;

Thence, South 01°24'43" West, along the West line of the Northeast One Quarter (1/4) of said Section 24, and the West line of said Block 26, **Palm Beach Farms Co. Plat No. 3**, a distance of 19.57 feet to the **Point of Beginning**;  
 Thence, South 88°10'28" East, a distance of 1,716.01 feet;  
 Thence, South 86°54'06" East, a distance of 315.08 feet;  
 Thence, South 88°10'28" East, a distance of 330.50 feet;  
 Thence, South 43°08'16" East, a distance of 57.12 feet to a point on the Westerly Right-Of-Way line of State Road 7 (U.S. 441), as shown on the Florida Department of Transportation Right-Of-Way Map, Section 93210-2519, Sheet 9 of 27, last revised 02-01-96;  
 Thence, South 01°53'57" West, along said Right-Of-Way line, a distance of 949.58 feet;  
 Thence, North 88°05'50" West, a distance of 1,142.41 feet;  
 Thence, South 01°07'58" East, a distance of 415.00 feet, to a point on the North line of said Tract C, **Oakmont Estates P.U.D.**;

Thence, North 88°52'02" East, along said North line, a distance of 1,122.03 feet to a point on the said Westerly Right-Of-Way line of State Road 7 (U.S. 441), and the Northeast corner of said Tract C, **Oakmont Estates P.U.D.**;  
 Thence, South 01°53'57" West, along said Right-Of-Way line, and the Easterly line of said Tract C, **Oakmont Estates P.U.D.**, a distance of 66.09 feet to the Southeast corner of said Tract C, **Oakmont Estates P.U.D.**;  
 Thence, South 88°52'02" West, along the South line of said Tract C, **Oakmont Estates P.U.D.**, a distance of 2,366.99 feet;  
 Thence, North 88°05'57" West, continuing along said South line, a distance of 25.05 feet to a point on the West line of the Northeast One Quarter (1/4) of said Section 24, and the West line of said Block 26, **Palm Beach Farms Co. Plat No. 3**;  
 Thence, North 01°24'43" East, along said West line, a distance of 1,538.90 feet to the **Point of Beginning**.

Said lands lying and being in the City of Wellington, Palm Beach County, Florida, and containing 3,104,870 square feet (71.28 acres), more or less.

#### Surveyor's Notes

1. The Bearings shown hereon are referenced to the East line, Block A, **Oakmont Estates P.U.D.**, according to the plat thereof, as recorded in Plat Book 106, Pages 6-9, of the Public Records of Palm Beach County, Florida. Said line bears N 01°24'43" E.
2. Benchmark Reference: Found square cut in the NE corner of the flagpole base located at the SE side of the Wellington Regional Medical Center, just West of State Road 7, and North of Forest Hill Boulevard. Benchmark Elevation = 19.155
3. Elevations shown hereon are referenced to the North American Vertical Datum of 1988.
4. No attempt was made to locate any underground utilities except as shown.
5. No attempt was made to delineate any wetlands.
6. DJG Surveying and Mapping, Inc., has reviewed the title search prepared by Paramount Title Services, Inc., Search No. 12-712-1. All exceptions included within the title search have been depicted, where possible.

PARAMOUNT TITLE SERVICES SEARCH NO. 12-712-1				
No.	Description	Comments	Book	Page
<b>Acquired by:</b>				
1	Special Warranty Deed	"Subject To" encumbrances depicted	15833	225
2	Special Warranty Deed	"Subject To" encumbrances depicted	15833	229
3	Oakmont Estates PUD Plat	Depicted	106	2
<b>Encumbrances:</b>				
1	Palm Beach Farms Co. Plat No. 3	Depicted	2	45
2	Oakmont Estates PUD Plat	Depicted	106	2
3	Grant of Easement	Not Depictable	3726	1101
4	Removal Agreement for Future Right Of Way	Not Depictable	3779	84
5	Resolution abandoning a 50' Right Of Way	Does Not Affect Property	6145	977
6	Interagency Agreement	Does Not Affect Property	8682	1102
7	Quit Claim Deed	R/W along North line (depicted)	13325	1193
8	Declaration of Covenants	Not Depictable	10933	1483
9	Storm Water and Maintenance Easement	Depicted	10933	1487
10	Water and Sewer Easement	Depicted	10933	1493
11	Water and Sewer Easement	Does Not Affect Property	10933	1498
12	Roadway Easement	Does Not Affect Property	10933	1503
13	Property Entitlements	Not Depictable	16026	455
14	Assignment of Easements	Does Not Affect Property	16026	462
15	Resolution	Not Depictable	18293	509
16	Assignment of Rights, Permits and Approvals	Not Depictable	18894	763
17	Environmental Resource Permit Notice	Not Depictable	20310	1390
18	Declaration of Covenants (Oakmont Estates)	Does Not Affect Property	20923	785
19	FPL Easement	Depicted	22278	551
20	Amended Declaration of Covenants (Oakmont Estates)	Does Not Affect Property	22494	606
21	Declaration of Restrictive Covenant (Oakmont Estates)	Does Not Affect Property	22606	806
22	Amended Declaration of Covenants (Oakmont Estates)	Does Not Affect Property	22606	817
23	Amended Declaration of Covenants (Oakmont Estates)	Does Not Affect Property	22642	919
24	Resolution	Does Not Affect Property	23431	513
25	FPL Easement	Does Not Affect Property	24816	1426

PARAMOUNT TITLE SERVICES SEARCH NO. 12-712-1				
No.	Description	Comments	Book	Page
1-11	THIF Docs, EDD & Releases: Deeds, Releases, etc.	Not Depictable	Various	Various
<b>Right-Of-Way Documents:</b>				
1	Road Map	State Road 7 Right Of Way	7	111
2	Affidavit	Not Depictable	1792	612
3	Temporary Easement to FDOT	Expired December 1999	9422	203
4	Quit claim Deed	Included within State Road 7 R/W	9508	1192
5	Warranty Deed	Included within State Road 7 R/W	9508	1194
6	License Agreement	Expired December 1999	9508	1197
7	Agreed Order of Taking	Included within State Road 7 R/W	9551	1538
8	Quit claim Deed	Included within State Road 7 R/W	13889	459
9	Quit claim Deed	Included within State Road 7 R/W	13889	490
<b>Name Search:</b>				
1	Final Judgment	Does Not Affect Property	12094	685
2	Resolution	Not Depictable	13734	1816
3	Final Judgment	Does Not Affect Property	14827	1723
4	Resolution	Not Depictable	17068	810

**DJG Surveying and Mapping, Inc.**  
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 PHONE: 954-675-7244 • EMAIL: admin@djgsurvey.com  
[www.djgsurvey.com](http://www.djgsurvey.com)

**K Park, Village of Wellington  
Boundary Survey**

No.	DESCRIPTION	BY	DATE
2	Update Boundary Survey	MRK	01/25
1	Boundary Survey	MRK	03/12

**REVISIONS**

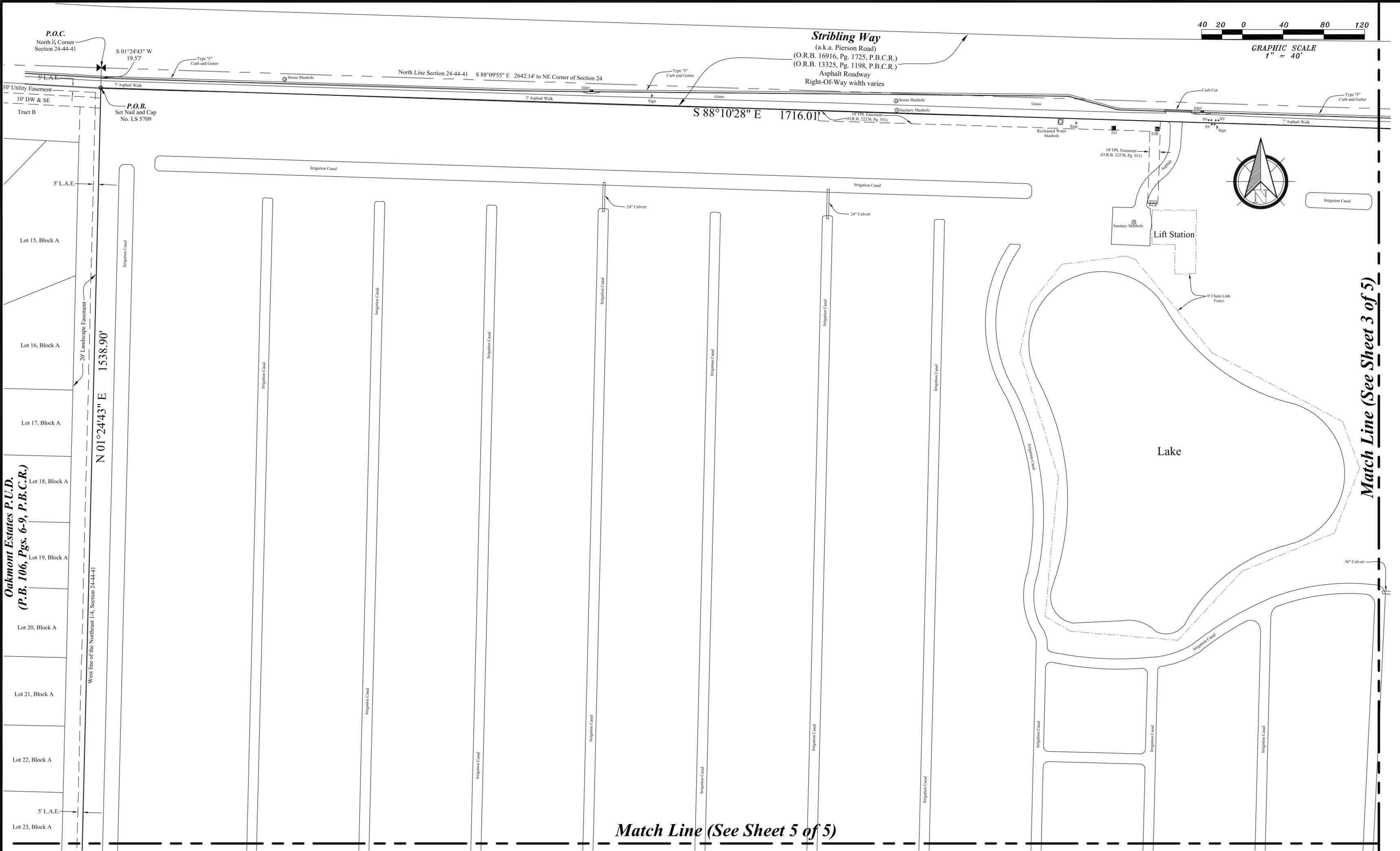
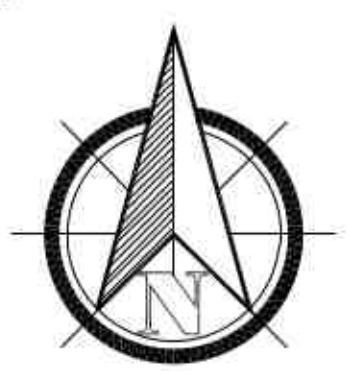
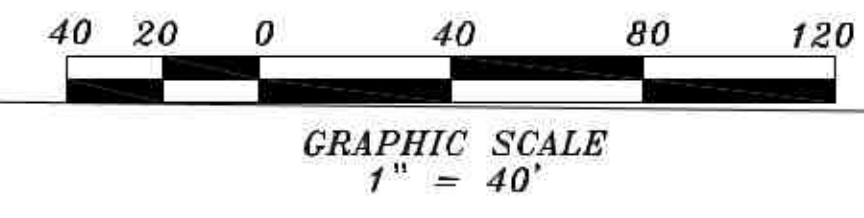
*Dennis J. Gabriele*  
 01/17/2025  
 DENNIS J. GABRIELE  
 Professional Surveyor and Mapper  
 NO. LS 5709  
 State of Florida

Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

Digitally signed by Dennis Gabriele  
 Date: 2025.01.19 21:41:49 -05'00'

JOB NO. 12-0315  
 DRAWN BY: MRK  
 CHECKED BY: DJG  
 SCALE: 1" = 40'  
 SHEET NO: 1 of 5





Oakmont Estates P.U.D.  
(P.B. 106, Pgs. 6-9, P.B.C.R.)

Match Line (See Sheet 3 of 5)

Match Line (See Sheet 5 of 5)

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www.djgsurvey.com

LB# 7682

**K Park, Village of Wellington  
Boundary Survey**

No.	DESCRIPTION	BY	DATE
2	Update Boundary Survey	MRK	01/25
1	Boundary Survey	MRK	03/12

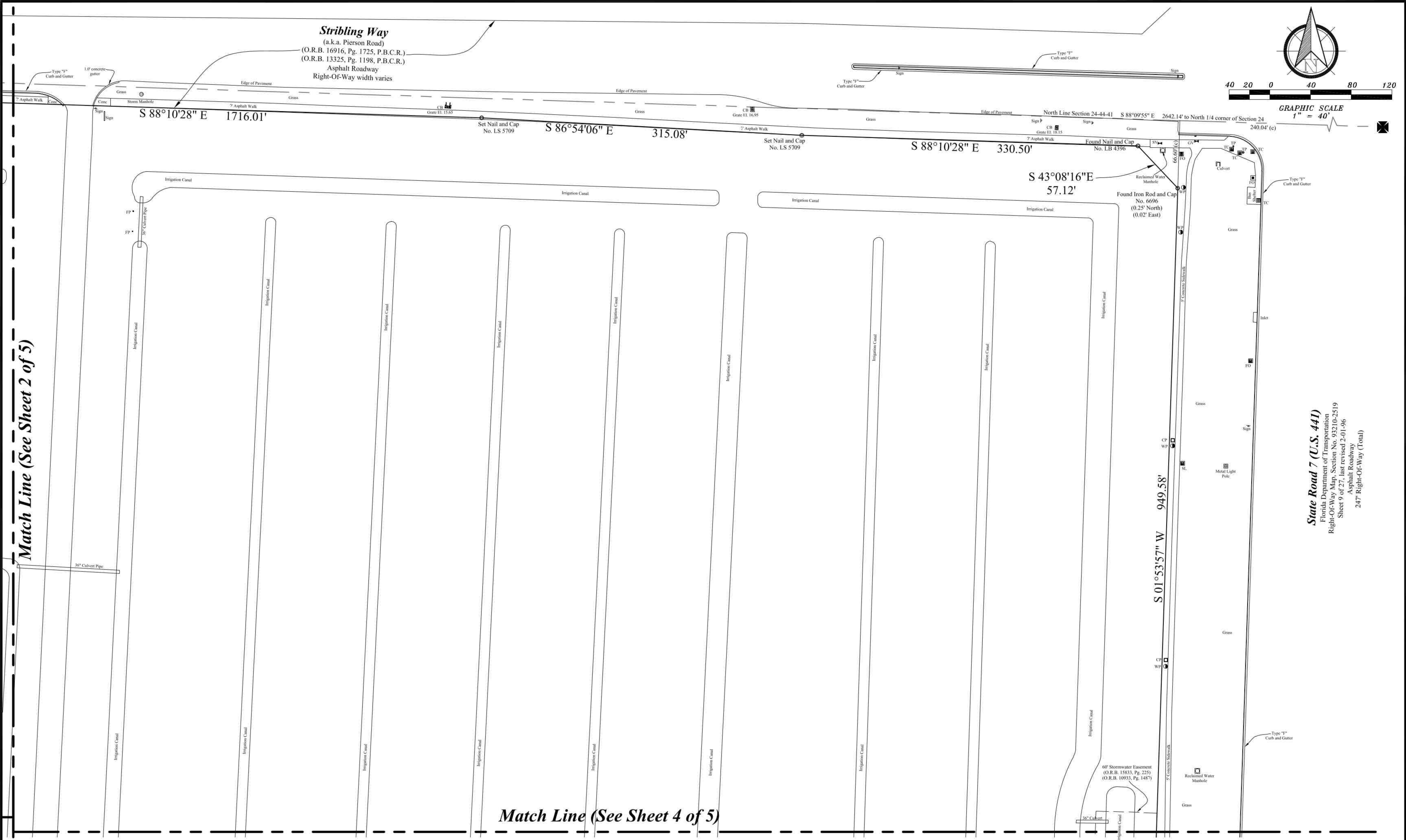
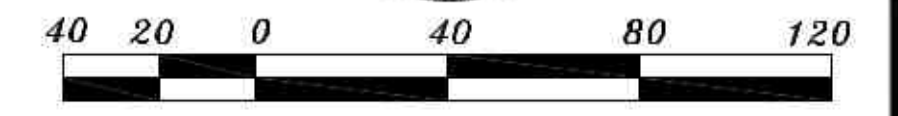
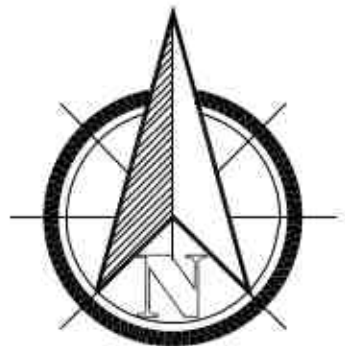
**REVISIONS**

*D. Gabriel*  
01/17/2025  
DENNIS J. GABRIELE  
Professional Surveyor and Mapper  
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State of Florida

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JOB NO. 12-0315  
DRAWN BY: MRK  
CHECKED BY: DJG  
SCALE: 1" = 40'  
SHEET NO: 2 of 5





Match Line (See Sheet 2 of 5)

Match Line (See Sheet 4 of 5)

**State Road 7 (U.S. 441)**  
 Florida Department of Transportation  
 Right-Of-Way Map, Section No. 9321(0-25)19  
 Sheet 9 of 27, last revised 2-01-96  
 Asphalt Roadway  
 247' Right-Of-Way (Total)

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**Boundary Survey**

No.	DESCRIPTION	BY	DATE
2	Update Boundary Survey	MRK	01/25
1	Boundary Survey	MRK	03/12

**REVISIONS**

*Dennis J. Gabriele*  
 01/17/2025  
 DENNIS J. GABRIELE  
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 State of Florida

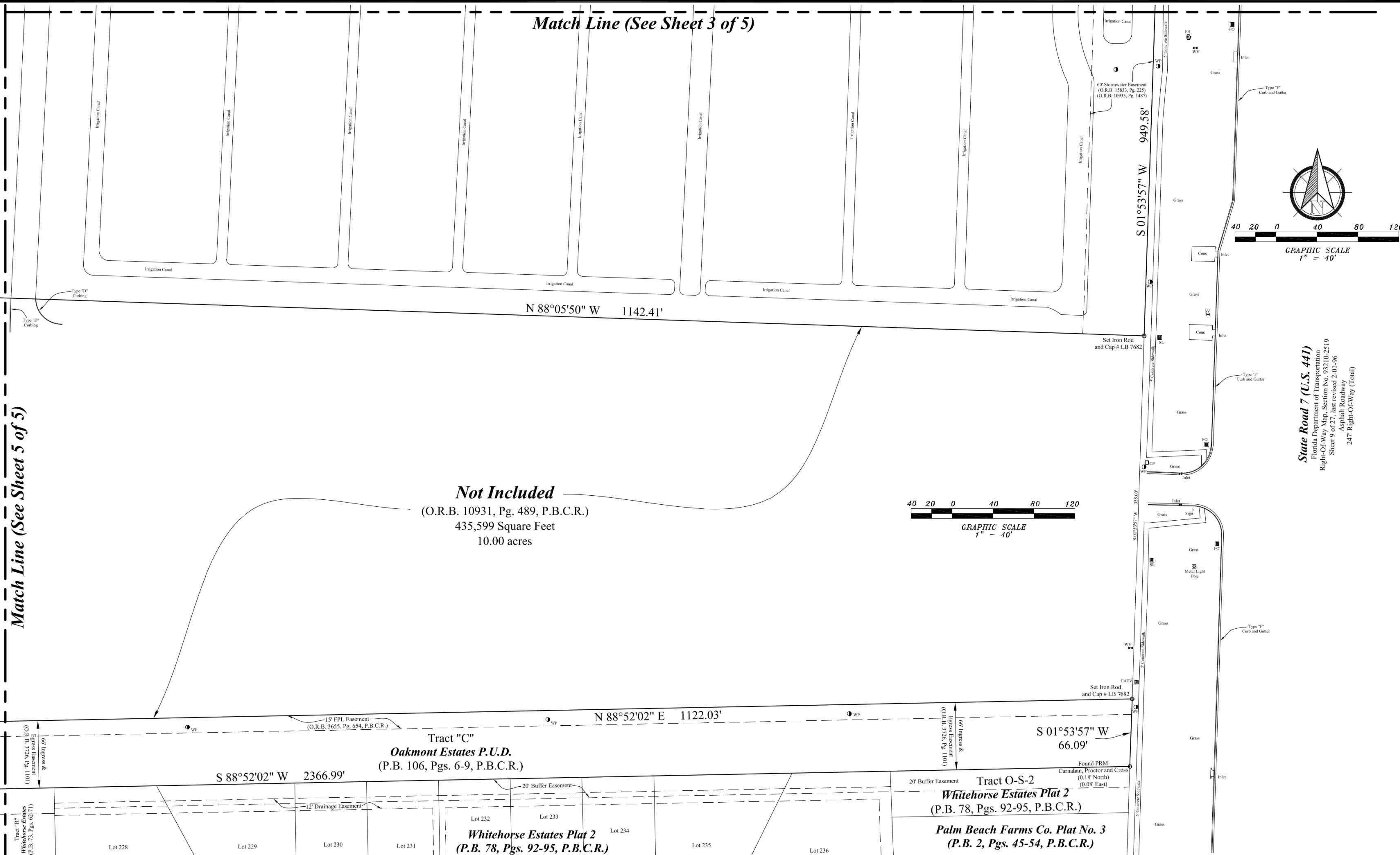
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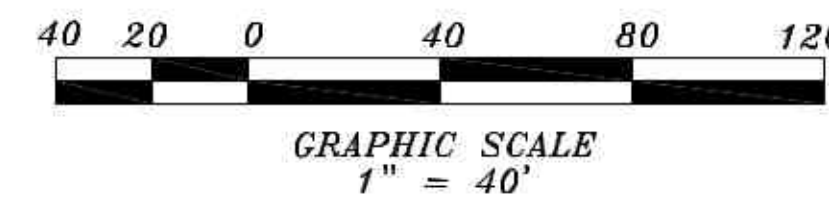
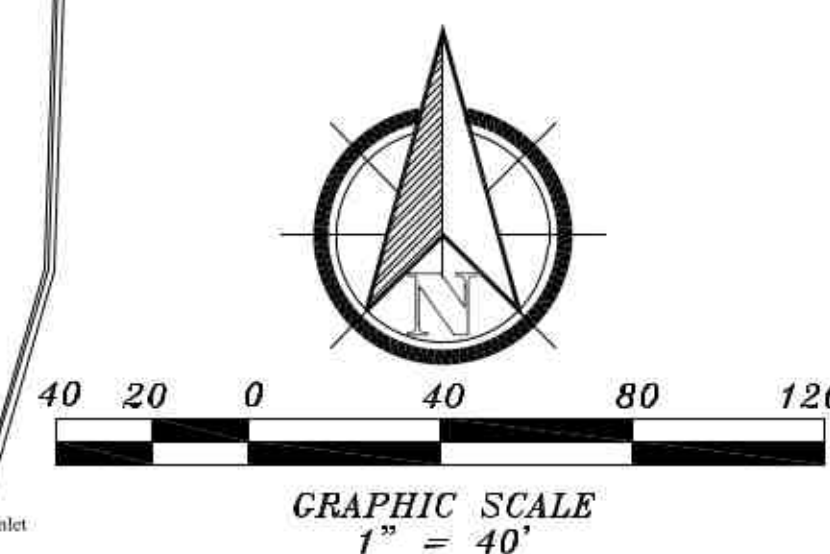


Match Line (See Sheet 3 of 5)

Match Line (See Sheet 5 of 5)



**Not Included**  
(O.R.B. 10931, Pg. 489, P.B.C.R.)  
435,599 Square Feet  
10.00 acres



**State Road 7 (U.S. 441)**  
Florida Department of Transportation  
Right-Of-Way Map, Section No. 93210-2519  
Sheet 9 of 27, last revised 2-01-96  
Asphalt Roadway  
247' Right-Of-Way (Total)

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**K Park, Village of Wellington**  
**Boundary Survey**

No.	DESCRIPTION	BY	DATE
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1	Boundary Survey	MRK	03/12

**REVISIONS**

  
01/17/2025  
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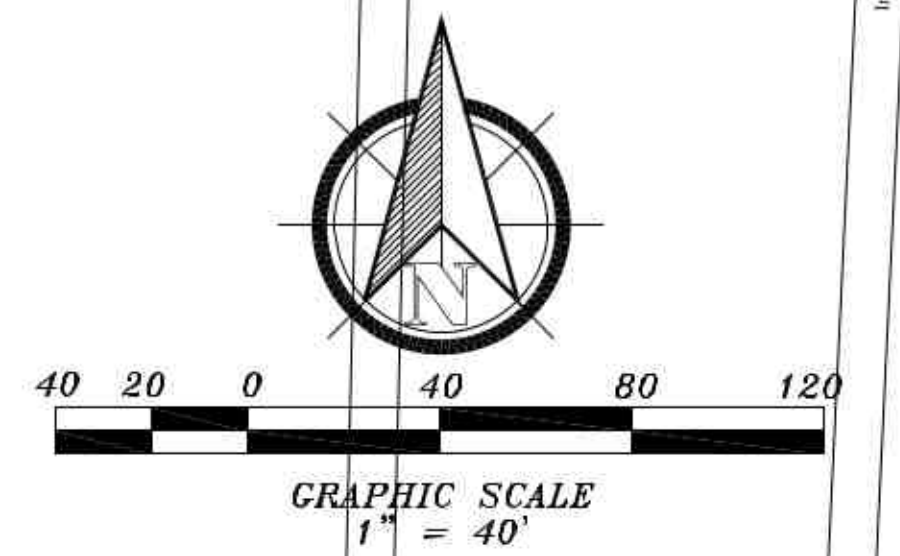
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JOB NO. 12-0315  
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CHECKED BY: DJG  
SCALE: 1" = 40'  
SHEET NO: 4 of 5

LB# 7682



Match Line (See Sheet 2 of 5)



Match Line (See Sheet 4 of 5)

Not Included  
(O.R.B. 10931, Pg. 489, P.B.C.R.)

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**K Park, Village of Wellington  
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**REVISIONS**

  
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JOB NO. 12-0315  
 DRAWN BY: MRK  
 CHECKED BY: DJG  
 SCALE: 1" = 40'  
 SHEET NO: 2 of 5

LB# 7682