

**COUSINS SURVEYORS & ASSOCIATES, INC.**

3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10266-24

CLIENT :

PUBLIX SUPERMARKET, INC.

**LAND DESCRIPTION AND SKETCH****LAND DESCRIPTION :**

A PORTION OF LOT E, "COURTYARD SHOPS AT WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT E;

THENCE SOUTH 67°50'42" WEST ALONG THE SOUTHERLY LINE OF SAID LOT E, A DISTANCE OF 310.82 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 46.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 67°50'42" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 37.00 FEET;

THENCE NORTH 67°50'42" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°09'18" EAST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT E, "COURTYARD SHOPS AT WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT E;

THENCE SOUTH 67°50'42" WEST ALONG THE SOUTHERLY LINE OF SAID LOT E, A DISTANCE OF 340.82 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 46.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 67°50'42" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 37.00 FEET;

THENCE NORTH 67°50'42" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°09'18" EAST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT E, "COURTYARD SHOPS AT WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT E;

THENCE SOUTH 67°50'42" WEST ALONG THE SOUTHERLY LINE OF SAID LOT E, A DISTANCE OF 359.53 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	08/12/24	----	AM	REC
ADDED AREAS	07/28/25	----	AM	REC

LAND DESCRIPTION &  
 SKETCH FOR  
 PARTIAL VACATION OF  
 UTILITY EASEMENT  
 (ORB. 6591, PG. 1357, P.B.C.R.)

ADDRESS:  
 13860 WELLINGTON TRACE

SCALE: N/A

SHEET 1 OF 5

# COUSINS SURVEYORS & ASSOCIATES, INC.



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PUBLIX SUPERMARKET, INC.

## LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 46.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 67°50'42" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 37.00 FEET;

THENCE NORTH 67°50'42" EAST, A DISTANCE OF 7.50 FEET;

THENCE NORTH 22°09'18" WEST, A DISTANCE OF 8.00 FEET;

THENCE NORTH 67°50'42" EAST, A DISTANCE OF 7.50 FEET;

THENCE SOUTH 22°09'18" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT E, "COURTYARD SHOPS AT WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT E;

THENCE NORTH 25°38'57" WEST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.94 FEET;

THENCE SOUTH 64°21'03" WEST, A DISTANCE OF 122.22 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 21°05'53" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 68°54'07" WEST, A DISTANCE OF 44.00 FEET;

THENCE NORTH 21°05'53" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 68°54'07" EAST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT E, "COURTYARD SHOPS AT WELLINGTON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 169-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT E;

THENCE NORTH 25°38'57" WEST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 166.20 FEET;

THENCE SOUTH 64°21'03" WEST, A DISTANCE OF 85.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 21°05'53" WEST, A DISTANCE OF 10.00 FEET;

LAND DESCRIPTION CONTINUED...

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SCALE: N/A

SHEET 2 OF 5

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## LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE NORTH 68°54'07" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 21°05'53" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 68°54'07" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 21°05'53" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 68°54'07" EAST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

### NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT E, "COURTYARD SHOPS AT WELLINGTON", P.B. 65, PG'S 169-170, P.B.C.R. SAID LINE BEARS S25°38'57"E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN AUGUST, 2024. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: \_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

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ADDED AREAS	07/28/25	----	AM	REC

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SHEET 3 OF 5

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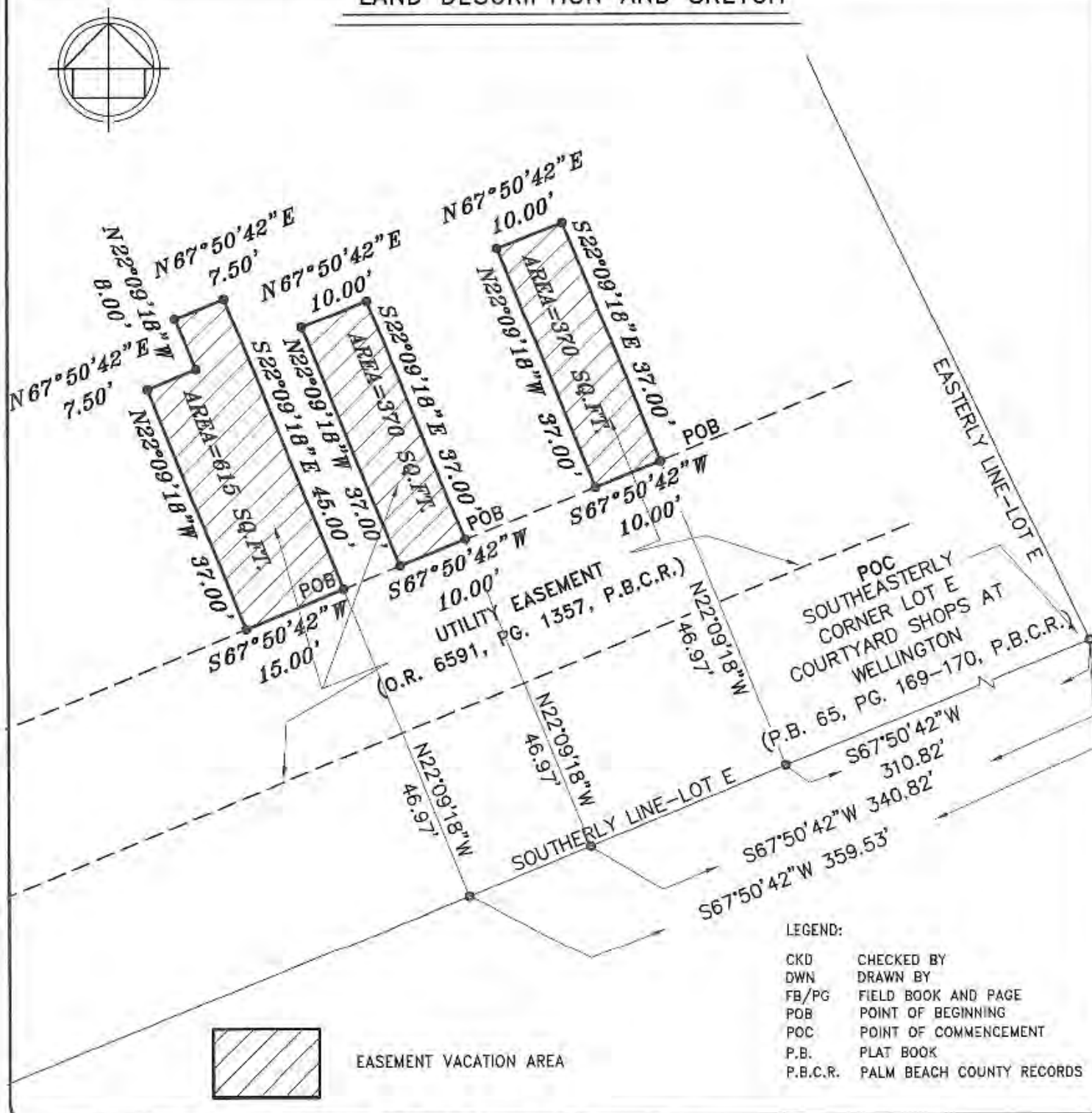
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SCALE: 1" = 20'

SHEET 4 OF 5

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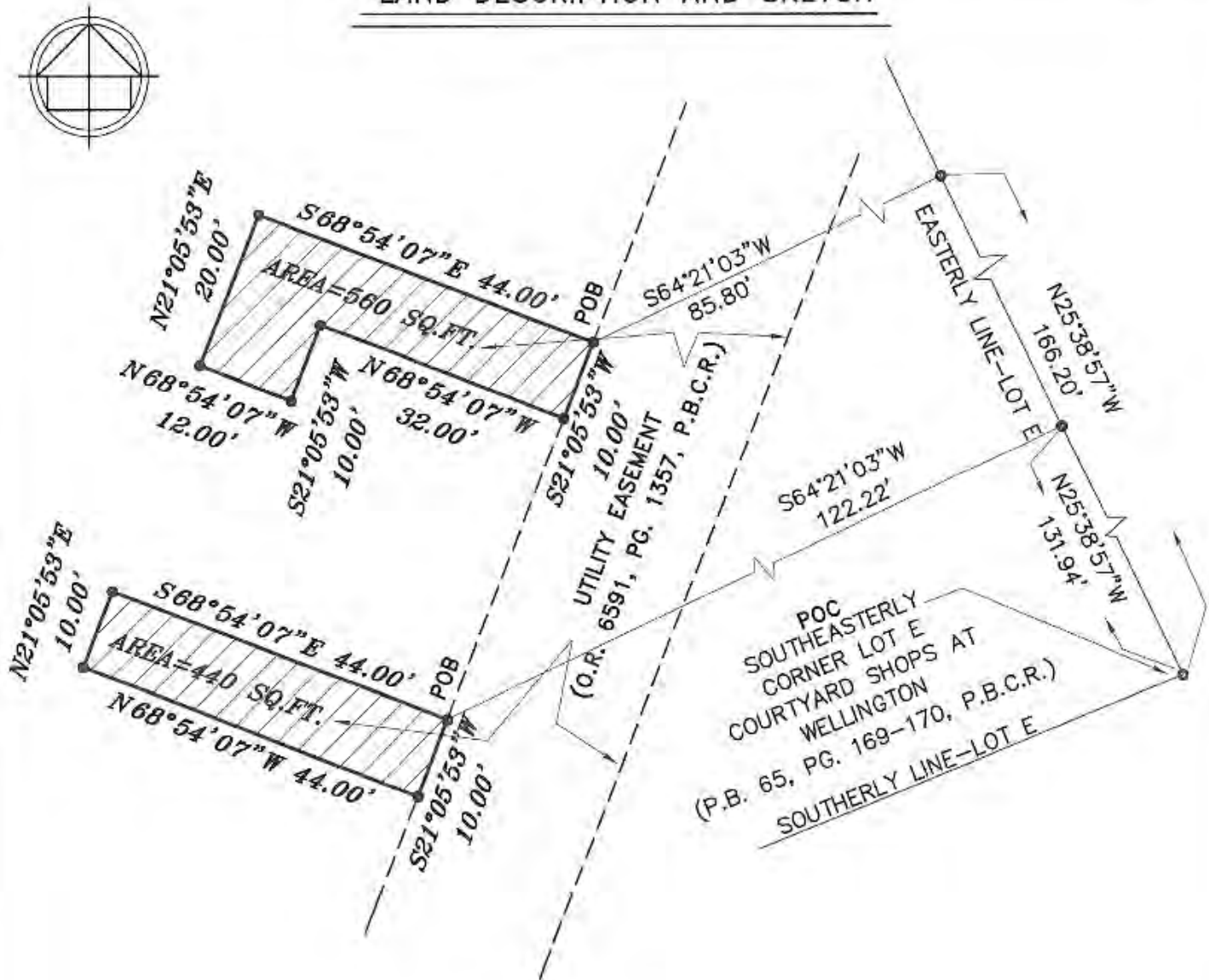
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## LAND DESCRIPTION AND SKETCH



EASEMENT VACATION AREA

### LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS

REVISIONS	DATE	FB/PG	DWN	CKD
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