

LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA APRIL 2024

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS LOTIS WELLINGTON PHASE 2, AND BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

1.54, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 89°00'00" WEST, ALONG THE NORTH LINE OF SAID LOTIS WELLINGTON PLAT, A DISTANCE OF 1,726.77 FEET TO A POINT BEING ON A LINE LYING 15.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) 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 689.13 FEET TO A POINT BEING ON THE NORTH LINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 88°52'20" EAST, ALONG THE NORTH LINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 11.37 FEET TO A POINT BEING ON A LINE LYING 26.36 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) 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 658.61 FEET TO A POINT BEING ON THE SOUTH LINE OF BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°51'20" EAST, ALONG THE SOUTH LINE OF SAID BLACK DIAMOND - PHASE 1 PLAT, A DISTANCE OF 983.92 FEET TO THE NORTHWEST CORNER OF WELLINGTON RESERVE OFFICE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 01°19'59" WEST, ALONG THE WEST LINE AND SOUTHERLY EXTENSION THEREOF OF SAID WELLINGTON RESERVE OFFICE PARK PLAT, A DISTANCE OF 670.68 FEET TO A POINT BEING ON THE CENTERLINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 88°52'20" EAST, ALONG THE CENTERLINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1,333.60 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7;

THENCE SOUTH 88°51'20" WEST, ALONG THE NORTH LINE OF SAID "VENRA DEVELOPMENT, LLC" PLAT, A DISTANCE OF 363.59 FEET TO THE NORTHWEST CORNER OF SAID "VENRA DEVELOPMENT, LLC" PLAT;

THENCE SOUTH 01°18'00" WEST, ALONG THE WEST LINE OF SAID "VENRA DEVELOPMENT, LLC" PLAT, A DISTANCE OF 2.59 FEET TO THE NORTHEAST CORNER OF WELLINGTON MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°59'30" WEST, ALONG THE NORTH LINE OF SAID WELLINGTON MUPD PLAT, A DISTANCE OF 280.85 FEET TO THE NORTHWEST CORNER OF SAID WELLINGTON MUPD PLAT;

THENCE SOUTH 01°29'58" EAST, ALONG THE WEST LINE OF SAID WELLINGTON MUPD PLAT, A DISTANCE OF 1.84 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 52.413 ACRES MORE OR LESS.

1. TRACTS 11, 12, 13, 14, 16 AND 17 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. TRACT 15, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. TRACTS C1 AND C2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. LOTIS 1 THROUGH 172, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. TRACT D1, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT D1 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10-FOOT UTILITY EASEMENTS ADJACENT TO TRACT D1, AND NOT WITHIN SAID ROADWAY TRACT EASEMENT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACT D1 CROSS OR SERVE ADJACENT PROPERTY, THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF WATER/SEWER UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

TRACT D9, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DEDICATIONS AND RESERVATIONS

TRACT D2 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10-FOOT UTILITY EASEMENTS ADJACENT TO TRACT D2, AND NOT WITHIN SAID ROADWAY TRACT EASEMENT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACT D2 CROSS OR SERVE ADJACENT PROPERTY, THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF WATER/SEWER UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

TRACT P, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR A PRESERVE AND FOR SURFACE WATER MANAGEMENT PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OF ANY BUILDING OR STRUCTURE, INCLUDING ANY DRIVE, PORCH, PATIO, DECK, WALKWAY, OR HIGHWAY; EXCAVATION, INCLUDING THE REMOVAL OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION; REMOVAL, DREDGING OR REMOVAL OF SOIL, MATERIAL, DIRT OR FENCING, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE PRESERVE OR DRAINAGE SYSTEM.

TRACTS P1 AND P2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES OF RESIDENTIAL CREATION AREAS, WITH LIMITED UTILITY USE WITHIN TRACT P1. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GREENWAY PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS W1 AND W2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, FOR THE PERPETUAL MAINTENANCE AND MANAGEMENT OF DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS O1, O2, O3, O54, O512, O46, O513 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS O55, O56, O57, O58, O59, O610, O511 AND O514 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE 20.00 FOOT LAKE MAINTENANCE EASEMENT, 25.00 FOOT LAKE MAINTENANCE EASEMENT AND 25.00 FOOT LAKE OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE 10.00 FOOT UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING POWER AND CABLE TELEVISION SYSTEMS, POWER AND CABLE TELEVISION SYSTEMS, EXCLUSIVE OF WATER AND SEWER EASEMENTS, EXCEPT AT PERPENDICULAR CROSSINGS LOCATED ON THE ROADWAY OR IN EXCLUSIVE WATER AND SEWER EASEMENTS. EXCEPT AT PERPENDICULAR CROSSINGS, POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND COHERENT PIPELINES SHALL NOT BE FLEETED FROM CROSSING OR UTILIZING THESE EASEMENTS WHERE REQUIRED.

THE INSTALLATION OF POWER AND CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITY EASEMENTS. THE POWER OR CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN HEREON, LYING WITHIN A PORTION OF TRACTS L1, L4, O55, O512 AND R2), ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

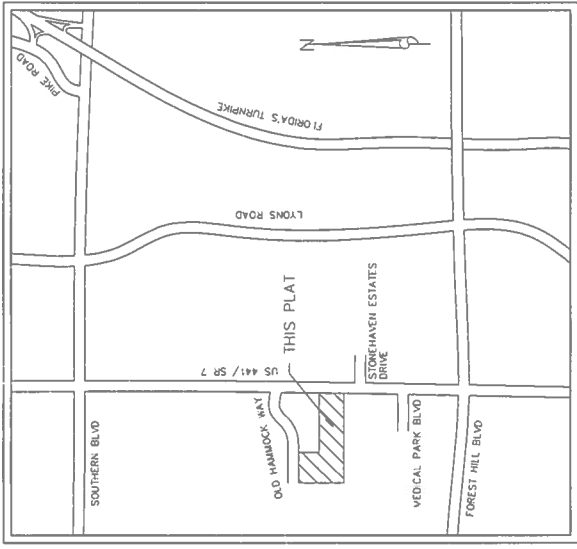
THE 5.00 FOOT DRAINAGE EASEMENT (D.E.) THE 7.50 FOOT DRAINAGE EASEMENT (D.E.) 10.00 FOOT DRAINAGE EASEMENT (D.E.) AND 12.00 FOOT DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENTS (W.S.E.) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES, FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNENCUMBERED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER IF OTHERWISE APPROVED BY THE VILLAGE OF WELLINGTON. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THE LIFT STATION EASEMENT (L.S.E.) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNENCUMBERED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER IF OTHERWISE APPROVED BY THE VILLAGE OF WELLINGTON. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE VILLAGE OF WELLINGTON, ITS SUCCESSOR AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCLOSED ASSESS BY THIS PLAT HEREON. THIS OBLIGATION DOES NOT INCLUDE ANY PORTION OF THE DRAINAGE SYSTEM INCLUDING ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.



LOCATION MAP
NOT TO SCALE

IN WITNESS WHEREOF, LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF September 2024.

WITNESS:
BY: ADAM S. GIBER
ADAM S. GIBER
PRINTED NAME:
BY: ANSEL PICCOLI
ANSEL PICCOLI
PRINTED NAME:
BY: ADAM P. FREEDMAN
ADAM P. FREEDMAN, MANAGER

LOTIS WELLINGTON 2, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: LOTIS WELLINGTON 2 HOLDING, L.L.C. A
FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: LOTIS WELLINGTON 2 VENTURE, L.L.C. A
FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: JKM WELLINGTON CAPITAL, L.L.C. A
FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: LOTIS CAPITAL FUND, L.L.C. A FLORIDA
LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: ADAM

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF September 2024, BY ADAM P. FREEDMAN AS MANAGER OF LOTIS CAPITAL FUND, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON CAPITAL, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2 VENTURE, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2 HOLDING, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 06/12/2026
SIGNATURE: Jeff L. Johnson
PRINTED NAME: Jeff L. Johnson

Notary Public State of Florida
Jeff L. Johnson
My Commission
HH 261757
EXP. 6/12/2026

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DLSURVEY.NET

THIS INSTRUMENT WAS PREPARED BY:
DAVID BOWER, P.S.M. #5888 IN FLORIDA
OF DENNIS J. LEAVY & ASSOCIATES, INC. L.B. #5989
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

SCALE: N/A CHECKED BY: DB DATE: 12/12/2023
DRAWN BY: MT JOB NO.: 21-013-001 PLAT

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____ 20____
ON PAGE _____
PLAT BOOK _____
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: _____
DEPUTY CLERK

SHEET 1 OF 13

CLERK SEAL

LOTIS WELLINGTON 2, L.L.C.
LIMITED LIABILITY
COMPANY
MAY 14, 2024
FLO ADD

VILLAGE OF WELLINGTON
ENGINEER

VILLAGE OF WELLINGTON



LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
 APRIL 2024

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREIN, AND HEREBY AGREES TO MAINTAINANCE OBLIGATIONS FOR SAME AS STATED HEREIN, DATED THIS 13 DAY OF APRIL, 2024.

WITNESS: [Signature]
 PRINTED NAME: RICHARD KASSEL
 WITNESS: [Signature]
 PRINTED NAME: JAMES S. GIBLDA

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, STEPHEN J. GRAVE DE PERALTA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LOTIS WELLINGTON 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
 DATED: 8/23/2024
 BY: [Signature]
 STEPHEN J. GRAVE DE PERALTA, ESQ.
 P/LAW

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 13 DAY OF APRIL, 2024, BY JAMES S. GIBLDA, AS PRESIDENT OF LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.
 MY COMMISSION EXPIRES: MARCH 18, 2028
 SIGNATURE: [Signature]
 PRINTED NAME: NICHOLAS GABIGNAUD



ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE, AS STATED HEREIN, AND HEREBY AGREES TO MAINTAINANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 13 DAY OF APRIL, 2024.

ATTEST:
 BY: [Signature]
 CHEVELLE D. HALL, MMC, VILLAGE CLERK
 MICHAEL J. NAPOLEONE, MAYOR
 BY: [Signature]
 ANJULI PANSE, P.E.
 VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 13 DAY OF APRIL, 2024, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.
 MY COMMISSION EXPIRES: _____
 SIGNATURE: _____
 PRINTED NAME: _____

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 173.05, F.S., AND I HEREBY ACCEPTING THE SURVEYOR'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.
 DATED THIS _____ DAY OF _____, 2024.

 JONATHAN REINSVOLD, P.E.
 VILLAGE ENGINEER

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
 460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
 PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
 SCALE: N/A CHECKED BY: DB DATE: 12/12/2023
 DRAWN BY: MT JOB NO.: 21-013-001 PLAT

THIS INSTRUMENT WAS PREPARED BY:
 DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
 OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6589
 460 BUSINESS PARK WAY, SUITE B
 ROYAL PALM BEACH, FLORIDA 33411
 (561) 753 - 0650

LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
APRIL 2024

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER WHO HAS PERSONALLY APPEARED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF MARCH, 2024.

WITNESS:
PRINTED NAME: DAVID S. GLETON
BY: [Signature]
LV WELLINGTON II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS:
PRINTED NAME: Phil
BY: [Signature]
LV LENDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY, P.S. MANAGER
WITNESS:
PRINTED NAME: Camilo Nino
BY: [Signature]
CAMILO NINO, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 18th DAY OF MARCH, 2024, BY CAMILO NINO, AS MANAGER OF LV LENDING, LLC, AS SHOWN TO ME ON March 18, 2024 WHO HAS PRESENTED A VALID IDENTIFICATION.
MY COMMISSION EXPIRES: March 18, 2025
SIGNATURE: [Signature]
PRINTED NAME: Nicholas Gabignaud



VILLAGE OF WELLINGTON APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAY AS STATED AND SHOWN HEREON.
DATED THIS _____ DAY OF _____, 2024.

ATTEST:
CHEVELLE D. HALL, MMC, VILLAGE CLERK
BY: [Signature]
MICHAEL J. NAPOLEONE, MAYOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS _____ DAY OF _____, 2024, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINTED NAME: _____

SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF SOUTH 89°00'05" EAST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THE VILLAGE OF WELLINGTON.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE SURVEYOR AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE AND ARE BASED UPON THE U.S. SURVEY FOOT.
- EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENTS, AND THE DETERMINATION BY THE GRANOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE A BURDEN IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE ENTITY, OR ANY OTHER PARTY, OR THE PUBLIC, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE PERMANENT CONTROL POINTS ("C.P.S.") AND MONUMENTS ACCORDING TO SECTION 171(9) S.F.S. HAS BEEN FIELD RECORDED IN PLAT BOOK AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753-0650
EMAIL: SURVEY@DJLASURVEY.NET

DATE: 3/26/24

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

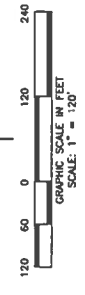
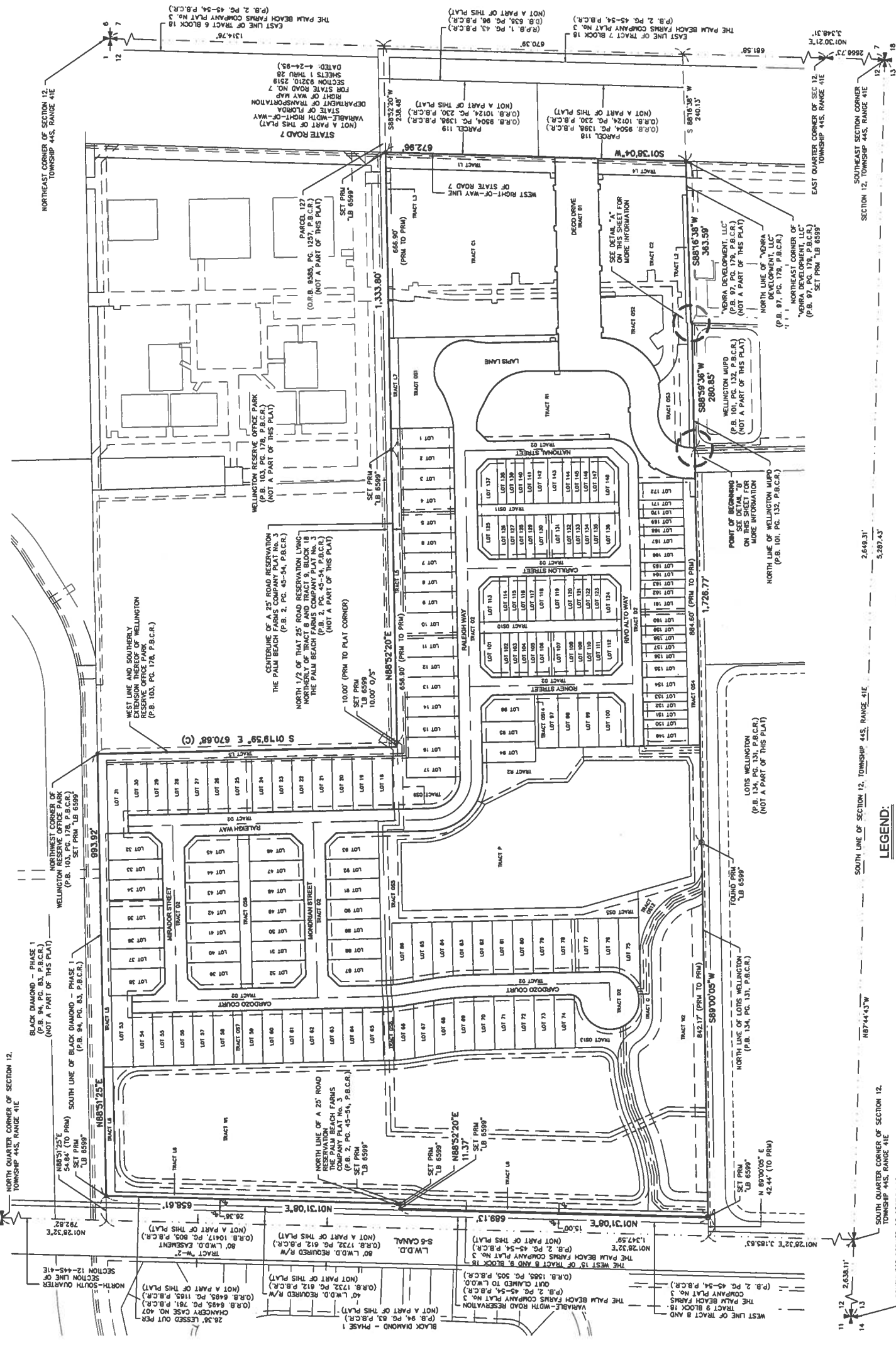
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DRAWN BY: MT

CHECKED BY: DB
JOB NO.: 21-013-001 PLAT
DATE: 12/12/2023

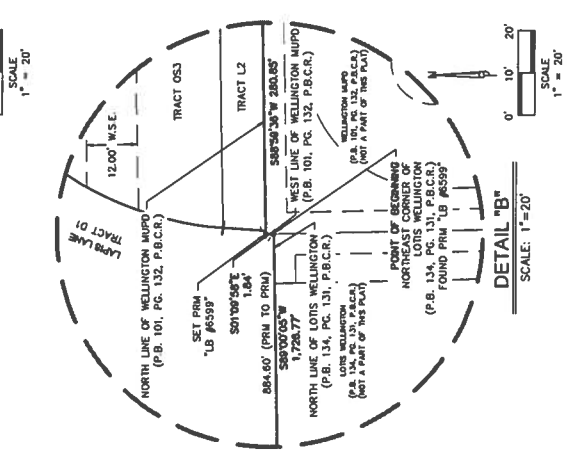
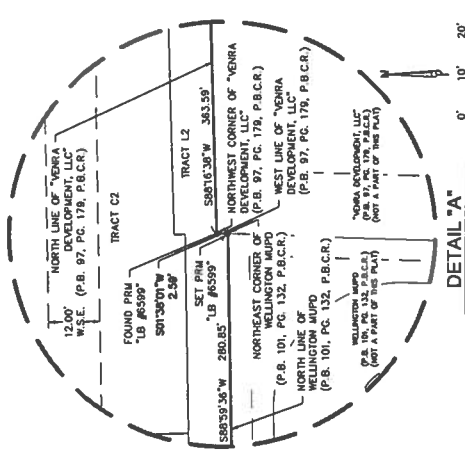
THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
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LOTIS WELLINGTON PHASE 2

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 APRIL 2024



SHEET 5 OF 13



LEGEND:

AL	ARC LENGTH	P.B.	PLAT BOOK
C.A.E.	CROSS ACCESS EASEMENT	P.B.C.R.	PALM BEACH COUNTY RECORDS
CA	CENTRAL ANGLE	PCP	PERMANENT CONTROL POINT
CB	CROSS BEARING	PC	PLAT
CD	CHORD DISTANCE	PRM	PERMANENT REFERENCE POINT
D.L.	DRAINAGE EASEMENT	R	ROADS
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION	U.S.E.	UTILITY EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT	W.L.E.	WATER AND SEWER EASEMENT
L.B.E.	LAKE BUFFER EASEMENT	⊕	PERMANENT REFERENCE POINT STAMPED 'LB #599'
L.W.D.	LAKE WORTH DRAINAGE DISTRICT	⊕	PERMANENT REFERENCE POINT STAMPED 'LB #599'
O.B.R.	OFFICIAL RECORDS BOOK	⊕	PERMANENT CONTROL POINT STAMPED 'LB #599'

NOTE: AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

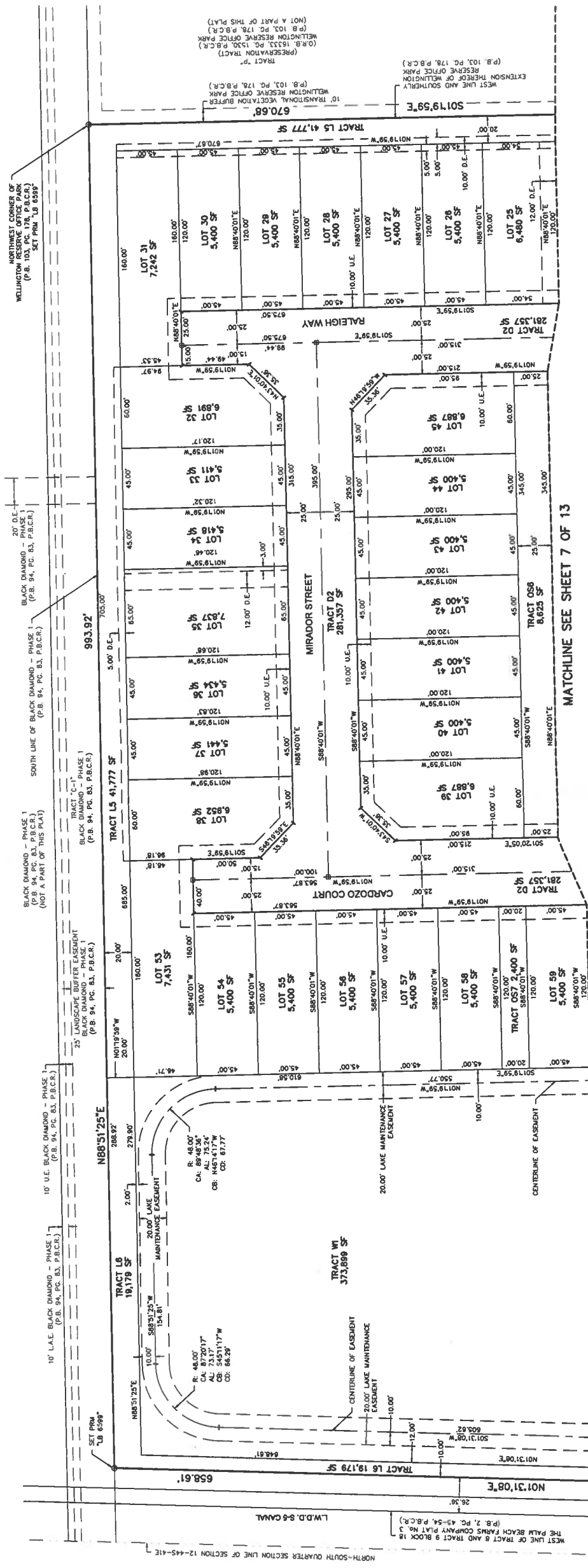
DENNIS J. LEAVY & ASSOCIATES, INC.
 LAND SURVEYORS AND MAPPERS
 460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
 PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
 SCALE: 1"=120' CHECKED BY: DB DATE: 12/12/2023
 DRAWN BY: MT JOB NO.: 21-013-001 PLAT

LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
APRIL 2024

SHEET 6 OF 13

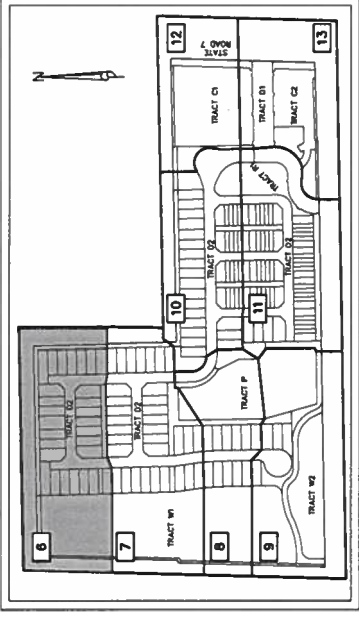


MATCHLINE SEE SHEET 7 OF 13

MATCHLINE SEE SHEET 7 OF 13

LEGEND:

- AL ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FOOT LIMITED ACCESS EASEMENT
- L.A.E. LAKE BUFFER EASEMENT
- L.W.D. LAKE WORTH BEACH DISTRICT
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PERMANENT CONTROL POINT
- PAGE
- PERMANENT REFERENCE MONUMENT
- RADIUS
- R UTILITY EASEMENT
- U.E. WATER AND SEWER EASEMENT
- W.S.E. PERMANENT REFERENCE MONUMENT STAMPED TO #500'
- PERMANENT CONTROL POINT STAMPED TO #500'



SHEET KEY MAP
(NOT TO SCALE)

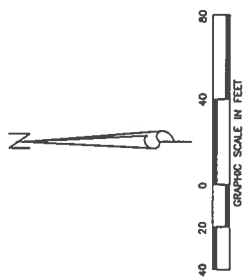
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THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0850

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0850 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=40'
DRAWN BY: MT
CHECKED BY: DB
JOB NO.: 21-013-001 PLAT
DATE: 12/12/2023



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

WEST LINE AND SOUTHERLY EXTENSION THEREOF OF WELLINGTON RESERVE OFFICE PARK (P.B. 103, PG. 178, P.B.C.R.) TRACT "P" (P.B. 103, PG. 178, P.B.C.R.) (NOT A PART OF THIS PLAT)

NORTHWEST CORNER OF WELLINGTON RESERVE OFFICE PARK (P.B. 103, PG. 178, P.B.C.R.) SET PRM "LB 6599"

BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.) SOUTH LINE OF BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.) (NOT A PART OF THIS PLAT)

BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.) TRACT "C-1" (P.B. 94, PG. 83, P.B.C.R.) SOUTH LINE OF BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.) (NOT A PART OF THIS PLAT)

10' U.E. BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.) 10' L.A.E. BLACK DIAMOND - PHASE 1 (P.B. 94, PG. 83, P.B.C.R.)

SET PRM "LB 6599"

WEST LINE OF TRACT 8 AND TRACT 9 BLOCK 18 THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 43-54, P.B.C.R.)

L.W.D. S-6 CANAL

CENTRELINE OF EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

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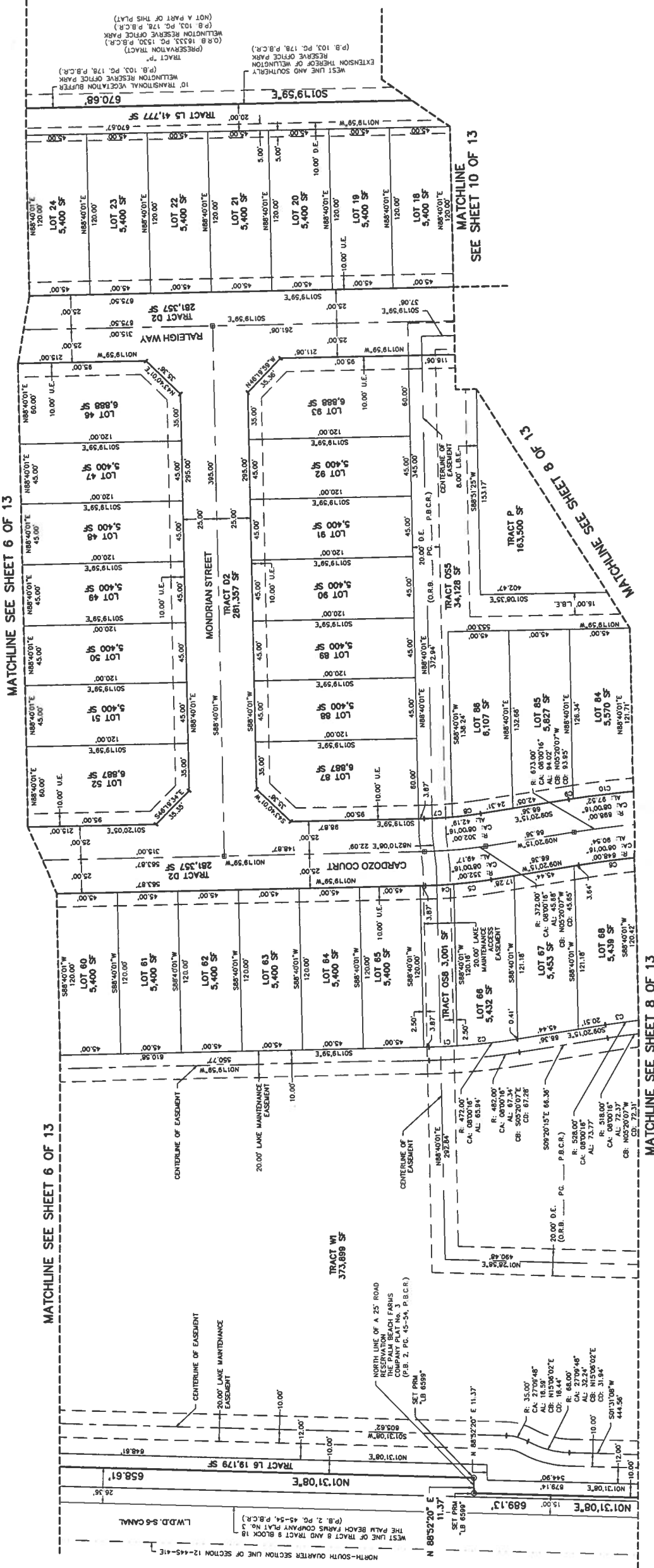
20.00' LAKE MAINTENANCE EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

LOTIS WELLINGTON PHASE 2

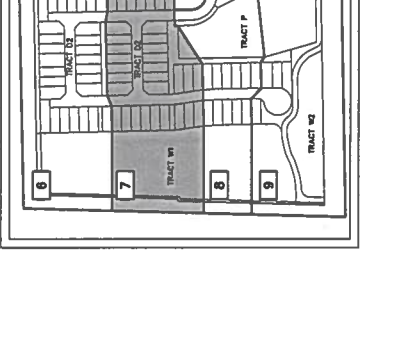
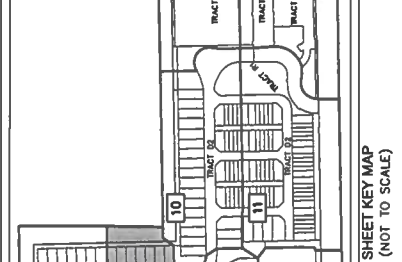
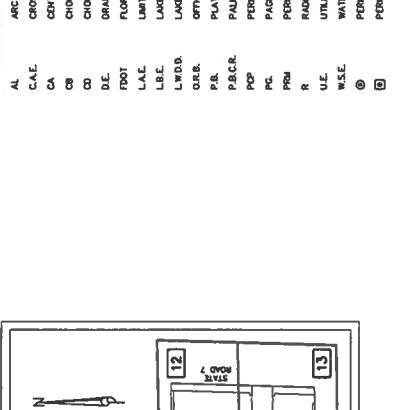
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 APRIL 2024

CURVE NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	472.00'	002°33'57"	21.14'
C2	472.00'	005°26'19"	44.80'
C3	528.00'	002°41'51"	24.86'
C4	352.00'	003°26'28"	21.14'
C5	352.00'	004°33'47"	28.03'
C6	648.00'	003°40'56"	41.65'
C7	302.00'	004°00'43"	21.15'
C8	302.00'	003°59'33"	21.04'
C9	698.00'	000°16'43"	3.39'
C10	698.00'	003°42'50"	45.25'



MATCHLINE SEE SHEET 6 OF 13

MATCHLINE SEE SHEET 8 OF 13



THIS INSTRUMENT WAS PREPARED BY:
 DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
 OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
 460 BUSINESS PARK WAY, SUITE B
 ROYAL PALM BEACH, FLORIDA 33411
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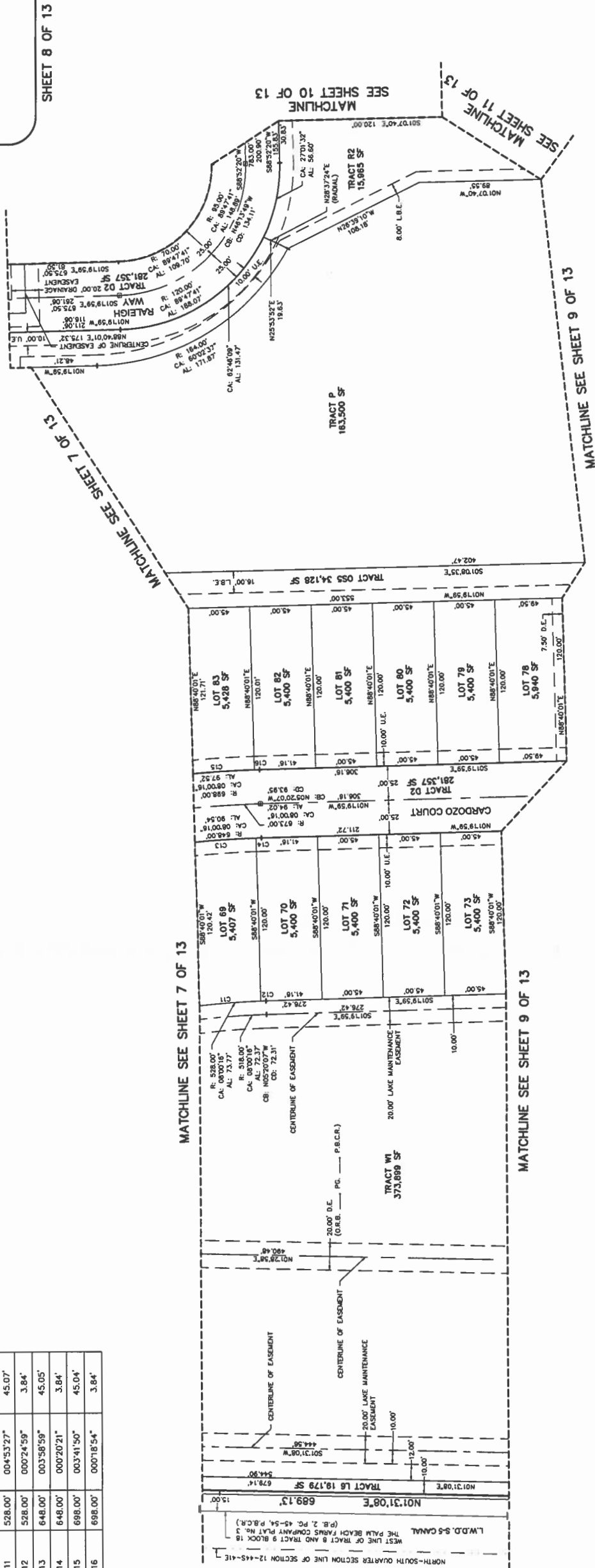
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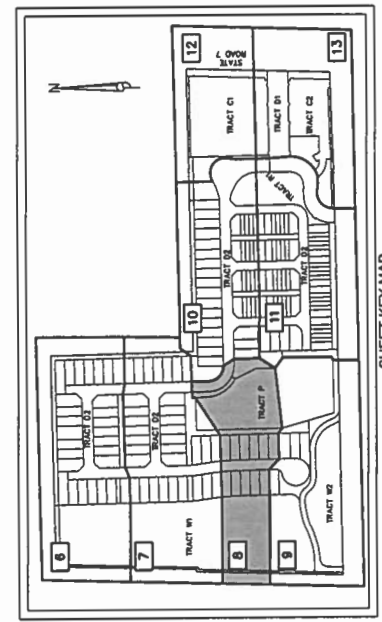
LOTIS WELLINGTON PHASE 2

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APRIL 2024

CURVE DATA			
CURVE NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C11	528.00'	00°45'32.7"	45.07'
C12	528.00'	00°24'59"	3.84'
C13	648.00'	00°35'58.59"	45.05'
C14	648.00'	00°20'21"	3.84'
C15	698.00'	00°41'50"	45.04'
C16	698.00'	00°18'54"	3.84'



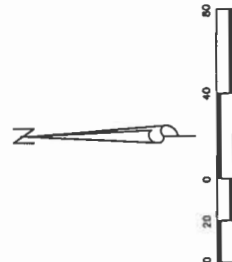
- LEGEND:**
- A ARC LENGTH
 - C.A.E. CROSS ACCESS EASEMENT
 - CA CENTRAL ANGLE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - D.E. DRAINAGE EASEMENT
 - FLORIDA DEPARTMENT OF TRANSPORTATION
 - FOOT
 - L.A.E. LAKE BUFFER EASEMENT
 - L.B.E. LAKE BUFFER EASEMENT
 - L.D.D. LAKE NORTH DRAINAGE DISTRICT
 - O.A.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - POP PERMANENT CONTROL POINT
 - PLC PLACED
 - PRM PERMANENT REFERENCE MONUMENT
 - R RADUS
 - U.E. UTILITY EASEMENT
 - U.L. WATER AND SEWER EASEMENT
 - W.S.E. WATERSHED REFERENCE MONUMENT STAMPED 'LB #599'
 - PERMANENT CONTROL POINT STAMPED 'LB #699'



NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT OR NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESUMPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5886 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE 304
ROYAL PALM BEACH, FLORIDA 33411
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DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
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SCALE: 1"=40' CHECKED BY: DB DATE: 12/12/2023
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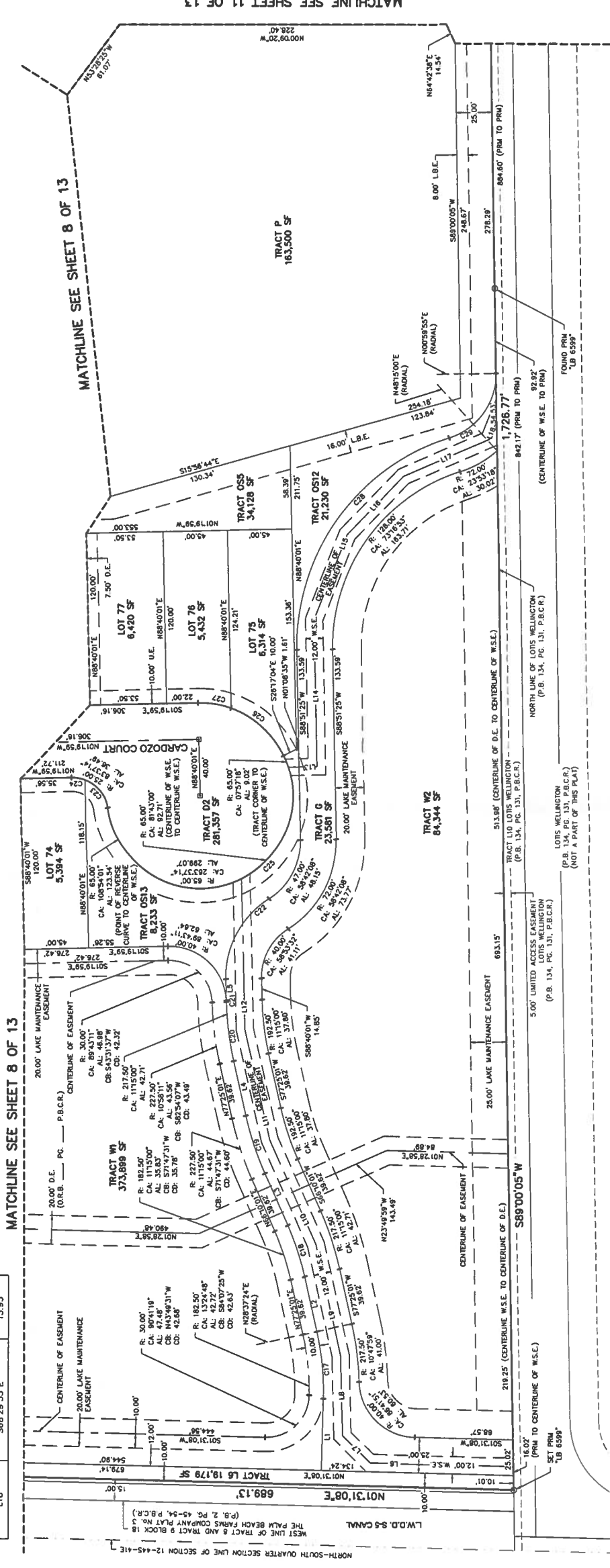


LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
APRIL 2024

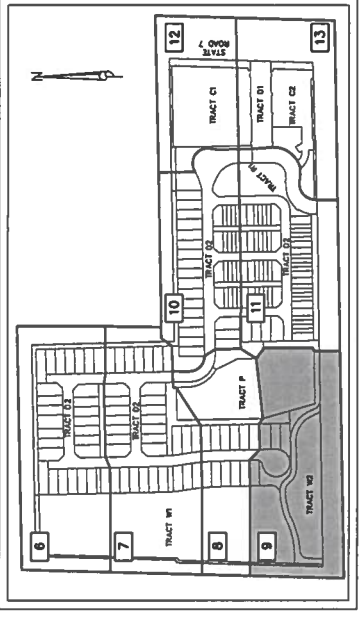
LINE NUMBER	BEARING	LENGTH
L1	S88°28'52"E	50.17'
L2	N77°25'01"E	39.62'
L3	N66°10'01"E	39.62'
L4	N77°25'01"E	39.62'
L5	S88°40'01"W	14.85'
L6	N01°31'08"E	100.20'
L7	N44°46'20"E	27.12'
L8	N88°40'01"E	56.02'
L9	N77°25'01"E	80.00'
L10	N66°10'01"E	80.00'
L11	N77°25'01"E	80.00'
L12	N88°40'01"E	105.16'
L13	S01°19'59"E	19.90'
L14	N88°51'25"E	103.15'
L15	S68°38'35"E	63.09'
L16	S46°08'35"E	56.66'
L17	S23°38'35"E	65.28'
L18	S68°29'55"E	13.93'

CURVE NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C17	192.50'	014°06'07"	47.38'
C18	192.50'	011°15'00"	37.80'
C19	217.50'	011°15'00"	42.71'
C20	217.50'	010°58'11"	41.64'
C21	217.50'	000°16'48"	1.06'
C22	65.00'	058°53'32"	66.81'
C23	65.00'	061°25'44"	26.80'
C24	25.00'	022°11'31"	9.68'
C25	65.00'	198°34'19"	225.27'
C26	65.00'	044°19'33"	50.29'
C27	65.00'	020°43'22"	23.51'
C28	153.00'	073°16'53"	195.69'
C29	47.00'	073°08'13"	59.99'



LEGEND:

- AL ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- FD FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. LIMITED ACCESS EASEMENT
- L.B.E. LAKE BUFFER EASEMENT
- L.W.D. LAKE WITH DRAINAGE DISTRICT
- O.B.L. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- POP. PERMANENT CONTROL POINT
- PRM. PERMANENT REFERENCE MONUMENT
- TRM. TRIMMER
- R. U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- W.S.E. PERMANENT REFERENCE MONUMENT STAMPED LB #599*
- W.S.E. PERMANENT CONTROL POINT STAMPED LB #599*



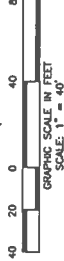
NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT OR NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESUMPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
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(561) 753-0650

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PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
SCALE: 1"=40'
DRAWN BY: MT
CHECKED BY: DB
JOB NO.: 21-013-001 PLAT
DATE: 12/12/2023

MATCHLINE SEE SHEET 11 OF 13

MATCHLINE SEE SHEET 8 OF 13

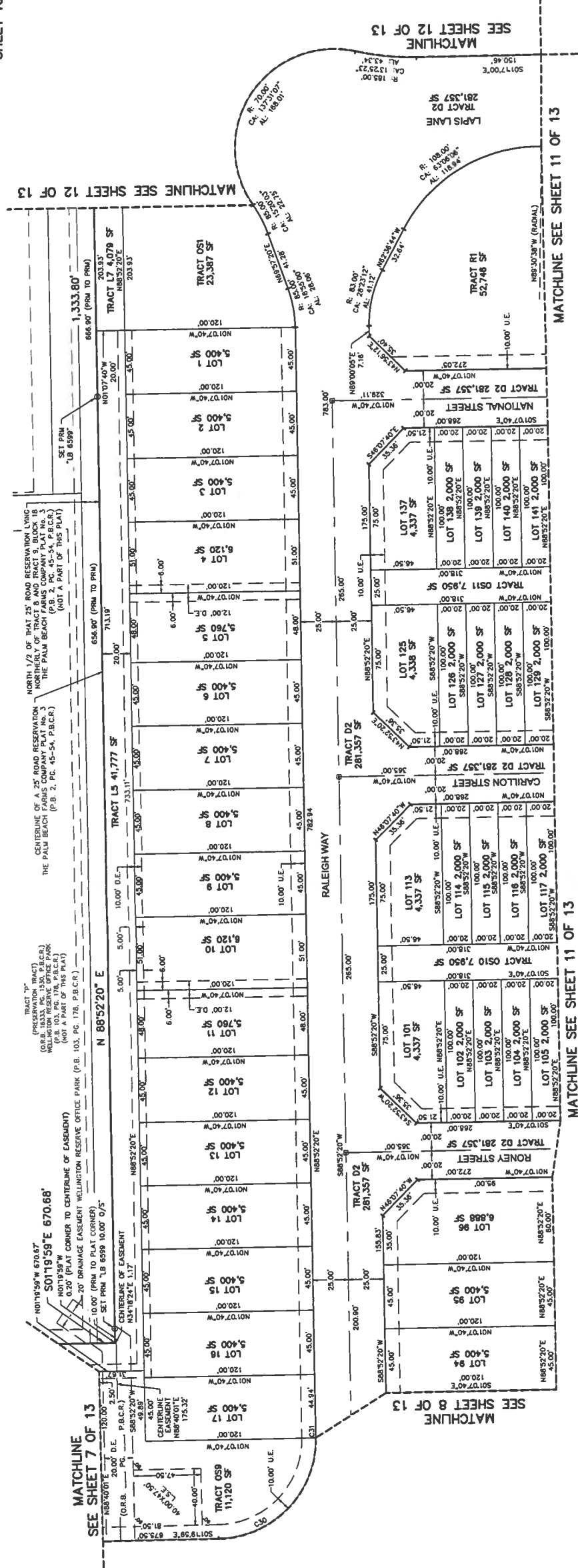


LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
APRIL 2024

CURVE DATA			
CURVE NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C30	70.00'	089°44'31"	108.64'
C31	70.00'	000°03'10"	0.06'

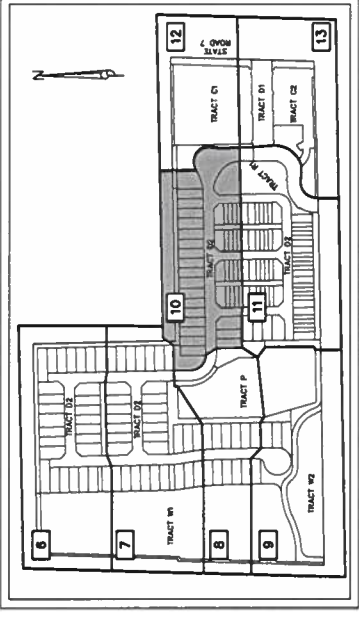
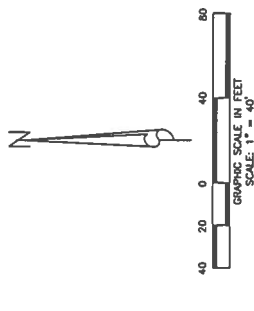
SHEET 10 OF 13



MATCHLINE SEE SHEET 11 OF 13

SEE SHEET 12 OF 13

MATCHLINE SEE SHEET 12 OF 13



LEGEND:

- A ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- F.D. FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. LIMITED ACCESS EASEMENT
- L.B.E. LAKE BUFFER EASEMENT
- L.W.D. LAKE WORTH DRAINAGE DISTRICT
- O.D.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.P.P. PERMANENT CONTROL POINT
- P.P. PERMANENT REFERENCE POINT
- P.M. PERMANENT REFERENCE MONUMENT
- R. RANKS
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- W.R. PERMANENT REFERENCE MONUMENT STAMPED 'LB #599'
- W.P. PERMANENT CONTROL POINT STAMPED 'LB #599'

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENTS, AND THE DETERMINATION BY THE GRANOR NOT TO BE INTERPRETED TO DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT OR NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESRIPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5688 IN THE OFFICES
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DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=40'
DRAWN BY: MT
CHECKED BY: DB
DATE: 12/12/2023
JOB NO.: 21-013-001 PLAT

LOTIS WELLINGTON PHASE 2

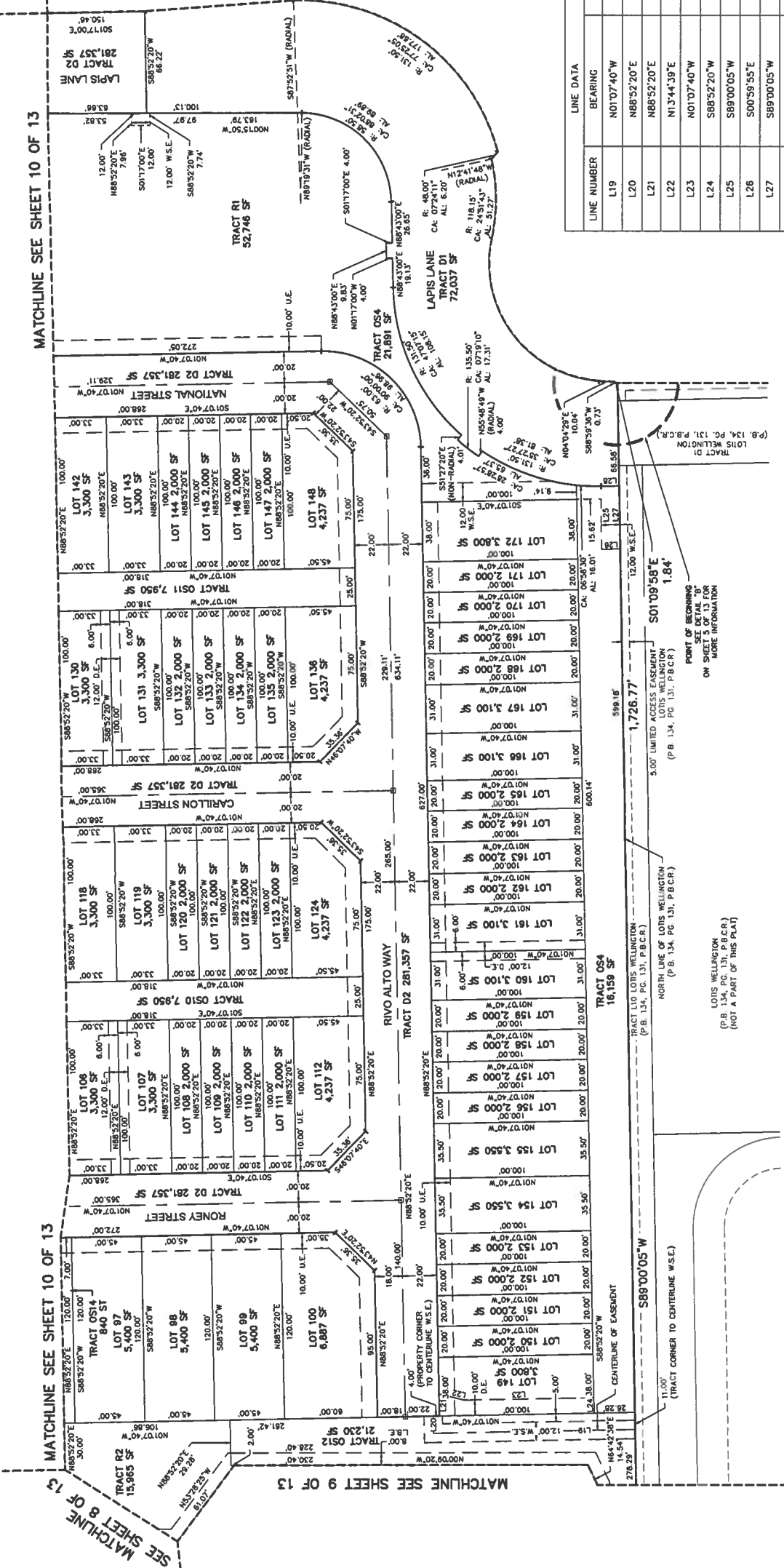
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 APRIL 2024

SHEET 11 OF 13

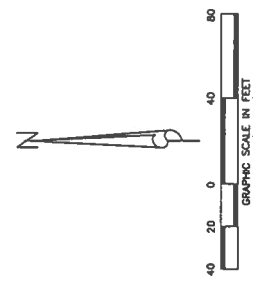
MATCHLINE SEE SHEET 10 OF 13

MATCHLINE SEE SHEET 10 OF 13

SEE SHEET 13 OF 13

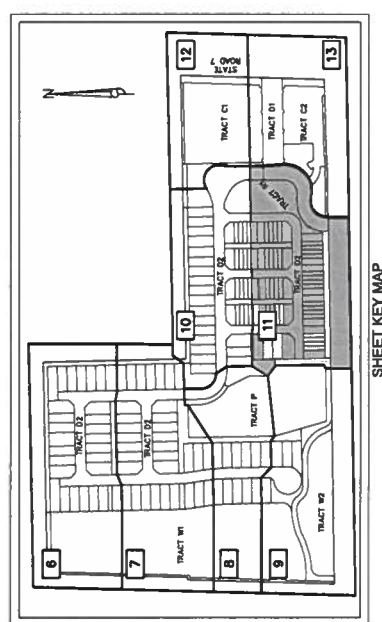


LINE NUMBER	BEARING	LENGTH
L19	N01°07'40"W	130.26'
L20	N88°52'20"E	11.00'
L21	N88°52'20"E	14.33'
L22	N13°44'39"E	16.87'
L23	N01°07'40"W	83.69'
L24	S88°52'20"W	10.00'
L25	S89°00'05"W	32.01'
L26	S00°59'55"E	12.00'
L27	S89°00'05"W	40.21'
L28	N00°59'55"W	11.66'



LEGEND:

- AL ARC LENGTH
- CA CROSS ACCESS EASEMENT
- CAE CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- DE DRAINAGE EASEMENT
- FD FLORIDA DEPARTMENT OF TRANSPORTATION
- LAE LIMITED ACCESS EASEMENT
- LBE LAKE BUFFER EASEMENT
- LWD LAKE WORTH WINDSHIELD RESTRICT
- ORR OFFICIAL RECORDS BOOK
- PUB PLAT BOOK
- PIE.CR PALM BEACH COUNTY RECORDS
- POP PERMANENT CONTROL POINT
- PE PERMANENT EASEMENT
- PRM PERMANENT REFERENCE MONUMENT
- RAZERS
- R UTILITY EASEMENT
- U.E. WATER AND SEWER EASEMENT
- W.S.E. WINDSHIELD RESTRICT
- ⊙ PERMANENT REFERENCE MONUMENT STAMPED "18 #599"
- ⊙ PERMANENT CONTROL POINT STAMPED "18 #599"



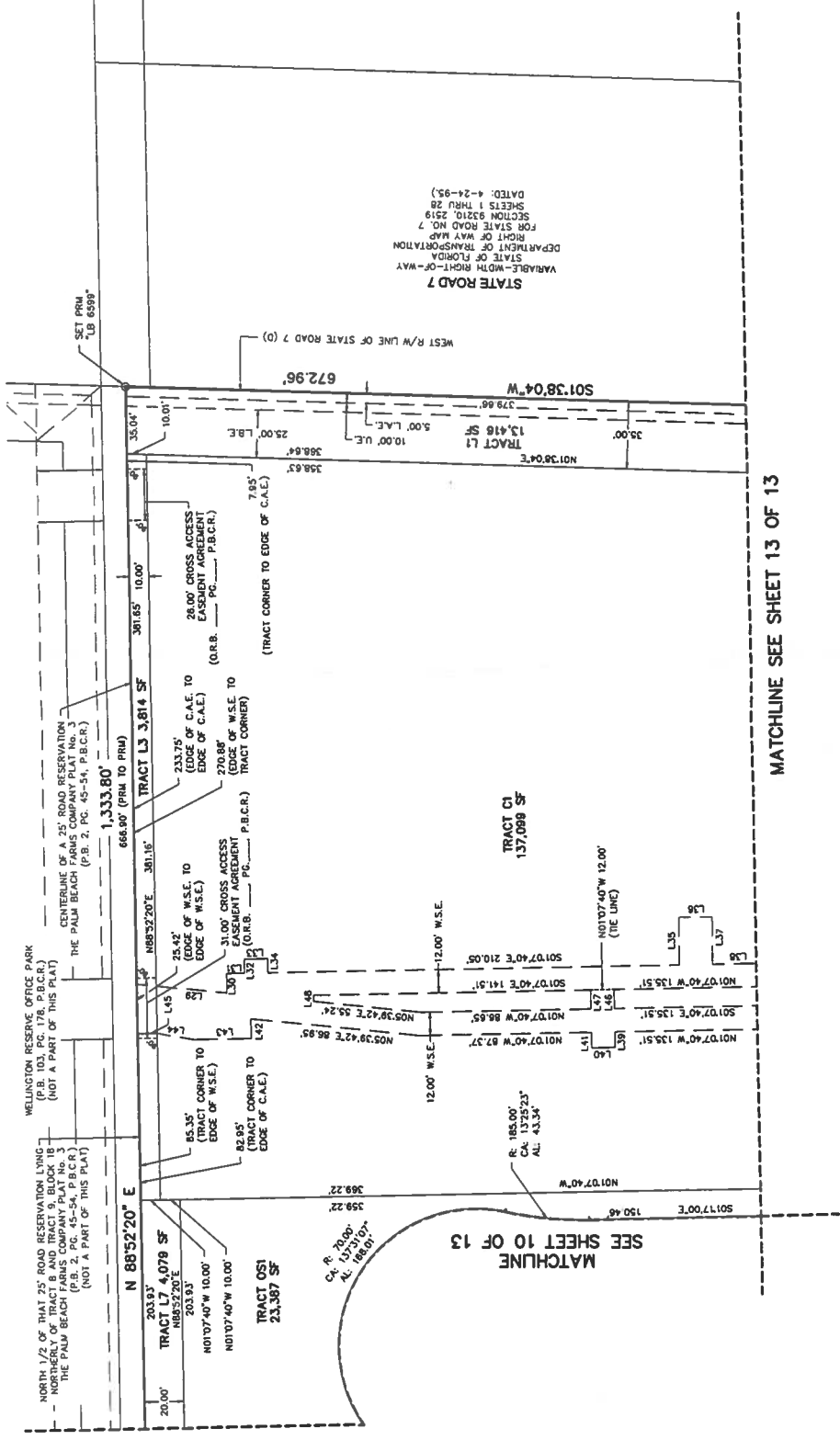
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THIS INSTRUMENT WAS PREPARED BY:
 DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
 OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
 460 BUSINESS PARK WAY, SUITE B
 ROYAL PALM BEACH, FLORIDA 33411
 (561) 753-0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
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 PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
 SCALE: 1"=40' CHECKED BY: DB DATE: 12/12/2023
 DRAWN BY: MT JOB NO.: 21-013-001 PLAT

LOTIS WELLINGTON PHASE 2

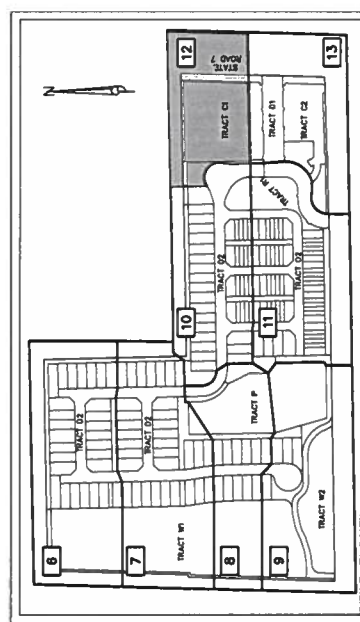
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APRIL 2024



STATE ROAD 7
VARIABLE-WIDTH RIGHT-OF-WAY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
SECTION 2210 255
552
FOR STATE ROAD NO. 7
DATED: 4-24-95.

LEGEND:

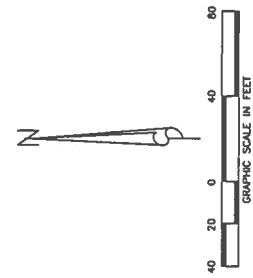
- AL ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- F.D.E. FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. LIMITED ACCESS EASEMENT
- L.B.E. LAKE BUFFER EASEMENT
- L.W.D.O. LAKE WITH DRAINAGE DISTRICT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- POP. PERMANENT CONTROL POINT
- PL PERMANENT REFERENCE POINT
- PR PERMANENT REFERENCE POINT
- R. RADIUS
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- ⊙ PERMANENT REFERENCE POINT STAMPED 'LB #599'
- ⊙ PERMANENT CONTROL POINT STAMPED 'LB #699'



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460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753-0650

LINE NUMBER	BEARING	LENGTH
L29	S05°39'42"W	46.32'
L30	N88°52'20"E	10.04'
L31	S01°07'40"E	9.17'
L32	N88°52'20"E	7.17'
L33	S01°07'40"E	12.00'
L34	S88°52'20"W	7.17'
L35	N88°52'20"E	24.17'
L36	S01°07'40"E	17.00'
L37	S88°52'20"W	24.17'
L38	S01°07'40"E	77.00'
L39	S88°52'20"W	8.00'
L40	N01°07'40"W	12.00'
L41	N88°52'20"E	8.00'
L42	S88°52'20"W	10.11'
L43	N01°07'40"W	29.50'
L44	N10°07'20"E	18.86'
L45	N01°07'40"W	10.00'
L46	S88°52'20"W	9.83'
L47	S88°52'20"W	9.83'
L48	S88°52'20"W	3.30'



MATCHLINE SEE SHEET 13 OF 13

MATCHLINE SEE SHEET 10 OF 13

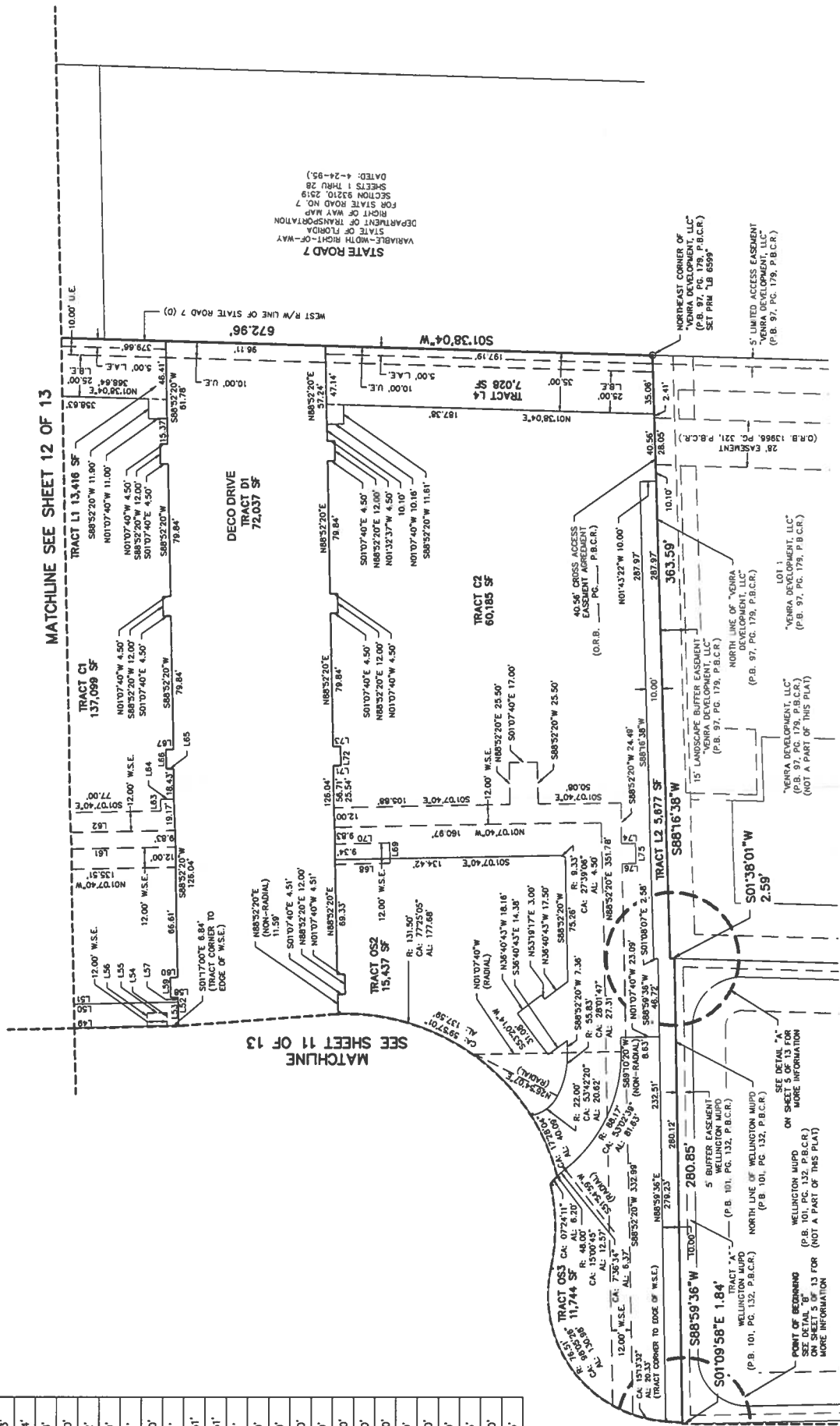
SHEET KEY MAP
(NOT TO SCALE)

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
SCALE: 1"=40' CHECKED BY: DB DATE: 12/12/2023
DRAWN BY: MT JOB NO.: 21-013-001 PLAT

LOTIS WELLINGTON PHASE 2

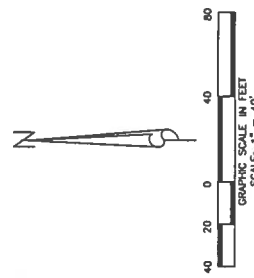
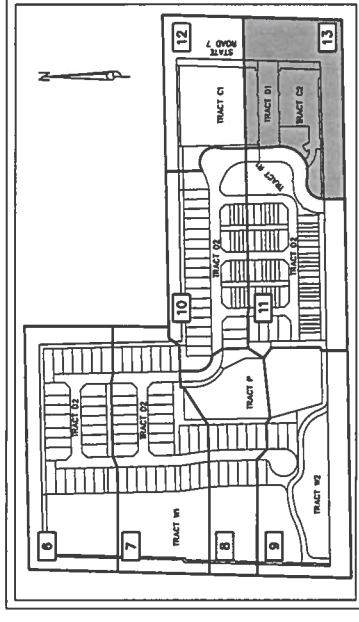
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APRIL 2024

LINE NUMBER	BEARING	LENGTH
L49	S01°07'00"E	150.46'
L50	N01°07'40"W	359.22'
L51	N01°07'40"W	369.22'
L52	S88°52'20"W	16.93'
L53	S88°52'20"W	14.04'
L54	S88°52'20"W	7.98'
L55	S01°07'40"E	12.00'
L56	N88°52'20"E	8.02'
L57	S88°52'20"W	2.89'
L58	S01°07'40"E	4.51'
L59	S88°52'20"W	12.00'
L60	N01°07'40"W	4.51'
L61	S01°07'40"E	135.51'
L62	N01°07'40"W	135.51'
L63	N88°52'20"E	7.17'
L64	S01°07'40"E	8.00'
L65	N01°07'40"W	4.50'
L66	S88°52'20"W	12.00'
L67	S01°07'40"E	4.50'
L68	S01°07'40"E	33.00'
L69	N88°52'20"E	12.00'
L70	N01°07'40"W	33.00'
L71	S01°07'40"E	4.50'
L72	N88°52'20"E	12.00'
L73	N01°07'40"W	4.50'
L74	S01°07'40"E	8.45'
L75	S88°52'20"W	12.00'
L76	N01°07'40"W	8.45'



LEGEND:

- AL ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- FOOT FOOT
- L.A.L. LIMITED ACCESS EASEMENT
- L.L.E. LAKE NORTH DRAINAGE DISTRICT
- L.W.O.D. OFFICIAL RECORDS BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PALM BEACH COUNTY RECORDS
- P.C.P. PERMANENT CONTROL POINT
- P.C. PERMANENT REFERENCE POINT
- P.R.M. PERMANENT REFERENCE POINT
- R. RADIAL
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- ⊙ PERMANENT REFERENCE POINT STAMPED "R #599"
- ⊙ PERMANENT CONTROL POINT STAMPED "R #599"



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THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #6868 IN THE OFFICES
OF DENNIS J. LEAVY & ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
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