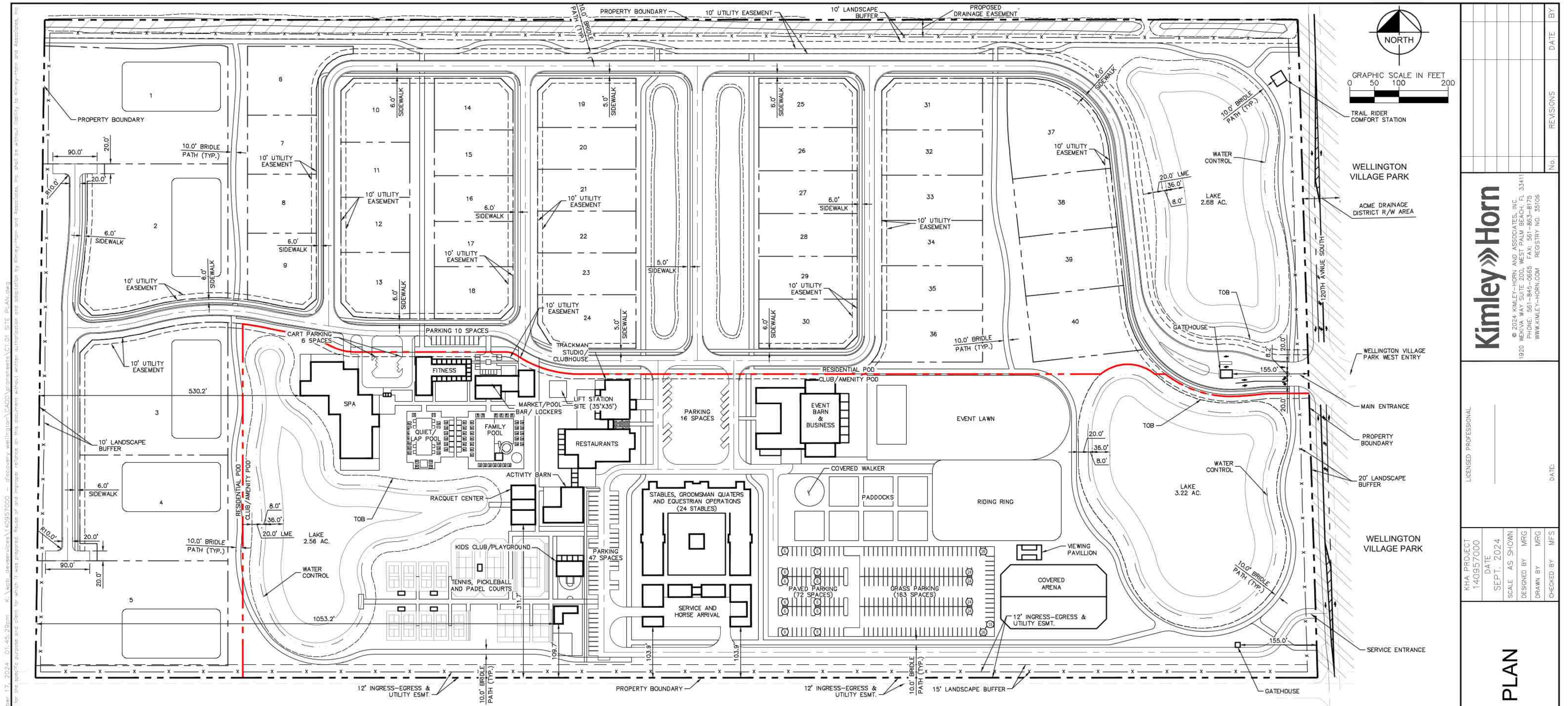


## Exhibit E - Conceptual Site Plan



ISLA CARROLL PROJECT TEAM

120TH AVENUE S, LLC  
3665 120<sup>TH</sup> AVENUE SOUTH  
WELLINGTON, FL 33414  
TEL: (212)-314-1900

## CLUB DEVELOPMENT PARTNER AND OPERATOR

DISCOVERY LAND COMPANY  
257 NORTH CANON DRIVE, SUITE 300  
BEVERLY HILLS, CA 90210

## PROJECT ARCHITECT AND PLANNERS

HART HOWERTON  
10 EAST 40TH STREET  
NEW YORK, NY 10016

## CIVIL AND TRAFFIC ENGINEERS

KIMLEY - HORN  
1920 WEKIVA WAY, SUITE 200  
WEST PALM BEACH, FL 33411

CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 20' 12" EAST, ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF THE STATE OF FLORIDA, TO THE POINT OF BEGINNING; THENCE SOUTHWEST ALONG THE EAST LINE OF SAID CERTAIN LANDS DEED TO SVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGE 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE, WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 22, 2881.50 FEET EAST, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 22, TO A DISTANCE OF 1338.36 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22; THE NORTHEAST CORNER OF SAID SECTION 22, ALSO BEING THE SOUTH LINE OF THOSE CERTAIN LANDS DEED TO SAID SVERT KLEFSTAD IN OFFICIAL RECORD BOOK 1097, PAGE 327 AND 328, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FURTHER BEING A LINE, WHICH TERMINATES ON THE SOUTH LINE OF SAID SECTION 22, 2881.50 FEET EAST, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO A DISTANCE OF 1405.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 1338.36 FEET; THENCE NORTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 22, TO A DISTANCE OF 1338.36 FEET, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO A DISTANCE OF 1338.36 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL, WITH THE NORTH LINE OF SAID SECTION 22 AND 1405.00 FEET SOUTH OF SAID AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 20' 12" EAST, ALONG SAID EAST LINE A DISTANCE OF 2622.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 75.00 FEET THEREOF FOR ROAD AND DRAINAGE  
RIGHT-OF-WAY.







SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CORNER AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01° 01' 12" E. ALONG THE EAST LINE OF THAT CERTAIN 75 FOOT WIDE CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1548, PAGES 388 AND 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO A POINT BEING THE POINT OF BEGINNING, THENCE SOUTHWEST 69° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1228.06 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, OF THE SOUTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1406.48 FEET; THENCE N89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 15.03 FEET TO A POINT ALONG THE WEST LINE OF A RIGHT-OF-WAY EASEMENT FOR THE CANALS OF THE PALM BEACH CANAL COMPANY, INC., AS SHOWN ON A MAP RECORDED IN OFFICIAL RECORDS BOOK 1548, PAGE 388, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, THENCE SOUTH 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, 89° 37' 48" WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, AND 2742.00 FEET SOUTH OF, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO THE NORTHEAST CORNER OF SAID SECTION 22, A DISTANCE OF 2607.48 FEET, TO THE POINT OF BEGINNING, THENCE SOUTH 01° 01' 12" E. ALONG THE EAST LINE OF THOSE CERTAIN LANDS DEEDED TO SAID SILVERT KLEFSTAD, AND THE NORTH LINE OF THOSE CERTAIN LANDS DEEDED TO ALBERT R. KRECK AND GRACE KRECK IN OFFICIAL RECORDS BOOK 1547, PAGE 387, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO A POINT 2754.94 FEET EAST OF THE WEST LINE OF SAID SECTION 22, AS MEASURED ALONG THE WESTERLY EXTENSION OF THE LAST HEREN DESCRIBED LINE, TO A POINT 15.03 FEET SOUTH OF THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 1337.90 FEET; THENCE SOUTH 89° 37' 48" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 AND 1406.00 FEET SOUTH OF AS MEASURED ALONG THE WEST LINE OF SAID SECTION 22, TO THE POINT OF BEGINNING, THENCE SOUTH 01° 01' 12" E. ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 2548.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
AND CONTAINING 3,448,711 SQUARE FEET OR 79.171 ACRES, MORE OR LESS.

LEGEND:

-  PROPERTY LINE  
 LOT LINE  
 RESIDENTIAL POD/  
CLUB POD BOUNDARY  
 UTILITY EASEMENT  
 FENCE  
 ACME DRAINAGE  
DISTRICT R/W AREA  
 PROPOSED DRAINAGE  
EASEMENT

### GENERAL NOTES

1. SINGLE FAMILY RESIDENCES ARE SELF-PARKED VIA GARAGES AND/OR PRIVATE DRIVEWAYS.
2. 3 RAIL EQUESTRIAN FENCE SHALL BE PROVIDED ALONG THE PROPERTY BOUNDARY PER VILLAGE OF WELLINGTON STANDARDS.
3. ALL BUILDINGS IN EXCESS OF 35 FEET SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA OF LDR SECTION 6.3.15.5.
4. PARKING FOR RESIDENTIAL UNITS WITH 4 OR MORE BEDROOMS SHALL PROVIDE 1 ADDITIONAL SPACE PER BEDROOM.
5. PARKING RATE TO BE DETERMINED AT TIME OF SITE PLAN REVIEW.



APPROVED BY:

	SHEET NUMBER	C1.01
ISLA CARROLL PREPARED FOR MCCOURT PARTNERS DEVELOPMENT LLC	WELLINGTON	FL
KHA PROJECT 140957000	DATE SEPT. 2024	LICENSED PROFESSIONAL _____
SCALE AS SHOWN	DESIGNED BY MRG	
DRAWN BY MRG	CHECKED BY MFS	
		DATE:
<div>Kimley»Horn</div> <div>© 2024, KIMLEY-HORN AND ASSOCIATES, INC. 1920 WINDY HILL ROAD, SUITE 200, FARMINGDALE, NY 11735 PHONE: 561-845-0868 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</div>		
No.	REVISIONS	DATE
		BY



