

Resolution No. 2021-14 Exhibit A Sketch and Legal 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: 2021.04.01
16:36:44 -04'00'



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

DESCRIPTION:

A VARIABLE WIDTH STRIP OF LAND LYING WITHIN A PORTION OF BLOCK 18, THE PALM BEACH FARMS CO PLAT NO. 3., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THOUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°30'21" WEST (AS A BASIS OF BEARINGS) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 15.89 FEET TO A POINT BEING ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 13, BLOCK 18; THENCE SOUTH 89°00'05" WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF SAID TRACT 13, A DISTANCE OF 852.44 TO THE NORTHEAST CORNER OF TRACT 14, BLOCK 18 AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°00'05" WEST ALONG THE NORTH LINE OF TRACTS 14, 15 AND 16, ALL OF BLOCK 18, A DISTANCE OF 1,773.60 FEET TO THE NORTHWEST CORNER OF TRACT 16, BLOCK 18, SAID NORTH LINE OF TRACTS 14, 15 AND 16 ALSO BEING THE SOUTH LINE OF A 25 FOOT WIDE ROAD RESERVATION AS DEPICTED ON SAID PLAT OF PALM BEACH COUNTY FARMS CO PLAT NO. 3; THENCE CONTINUE SOUTH 89°00'05" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 16, A DISTANCE OF 26.90 FEET TO A POINT BEING ON THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 12, SAID NORTH-SOUTH QUARTER LINE ALSO BEING THE WEST LINE OF A VARIABLE-WIDTH ROAD

2	04/01/21	REVISE CONFIGURATION	MT
1	12/04/19	REVISE PER VOW COMMENTS	MT
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 03/25/19
CHK: DAB	JOB# 18-107-1 SD	SHEET: 1 OF 10

DESCRIPTION:

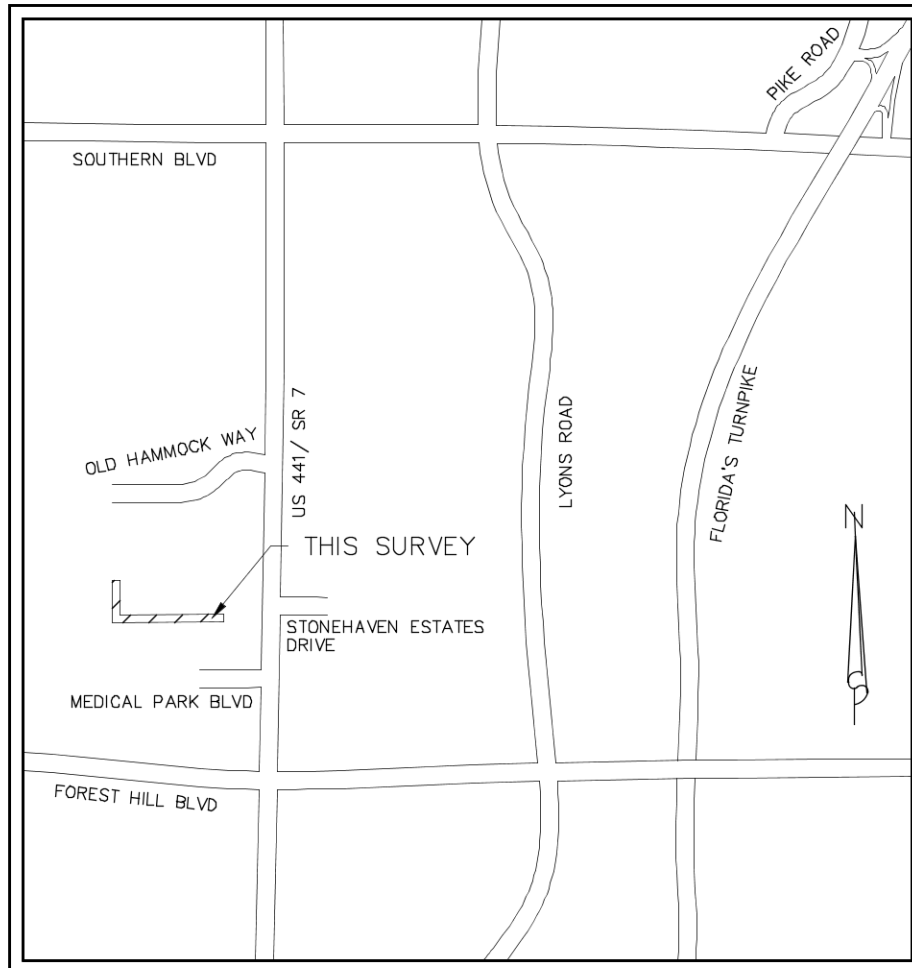
RESERVATION AS DEPICTED ON SAID PLAT OF PALM BEACH COUNTY FARMS CO PLAT NO. 3; THENCE NORTH 01°28'32" EAST ALONG SAID NORTH-SOUTH QUARTER LINE A DISTANCE OF 685.35 FEET TO A POINT BEING ON THE WESTERLY EXTENSION LINE OF THE NORTH LINE OF TRACT 10, BLOCK 18; THENCE NORTH 89°00'05" EAST ALONG SAID WESTERLY EXTENSION LINE OF THE NORTH LINE OF SAID TRACT 10, A DISTANCE OF 27.42 FEET TO THE NORTHWEST CORNER OF TRACT 10, BLOCK 18, ALSO BEING THE EAST LINE OF A VARIABLE-WIDTH ROAD RESERVATION AS DEPICTED ON SAID PLAT OF PALM BEACH COUNTY FARMS CO PLAT NO. 3; THENCE SOUTH 01°31'08" WEST ALONG SAID EAST LINE AND THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 660.35 FEET TO A POINT BEING ON THE SOUTH LINE OF TRACTS 10 AND 11, BLOCK 18, SAID SOUTH LINE OF TRACTS 10 AND 11, ALSO BEING THE NORTH LINE OF A 25 FOOT WIDE ROAD RESERVATION AS DEPICTED ON SAID PLAT OF PALM BEACH COUNTY FARMS CO PLAT NO. 3; THENCE NORTH 89°00'05" EAST ALONG SAID SOUTH LINE OF TRACTS 10 AND 11 AND SAID NORTH ROAD RESERVATION LINE, A DISTANCE OF 1,772.38 FEET TO THE SOUTHEAST CORNER OF TRACT 11, BLOCK 18; THENCE SOUTH 01°16'18" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF TRACT 14, BLOCK 18 AND 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 1.444 ACRES MORE OR LESS.

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LOCATION MAP
(REFERENCE ONLY)
NOT TO SCALE

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SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST AS DERIVED FROM PALM BEACH COUNTY SECTION CORNER HISTORY DATED MAY 2018, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF SOUTH 01°30'21" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. 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. 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.
6. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

LEGEND:

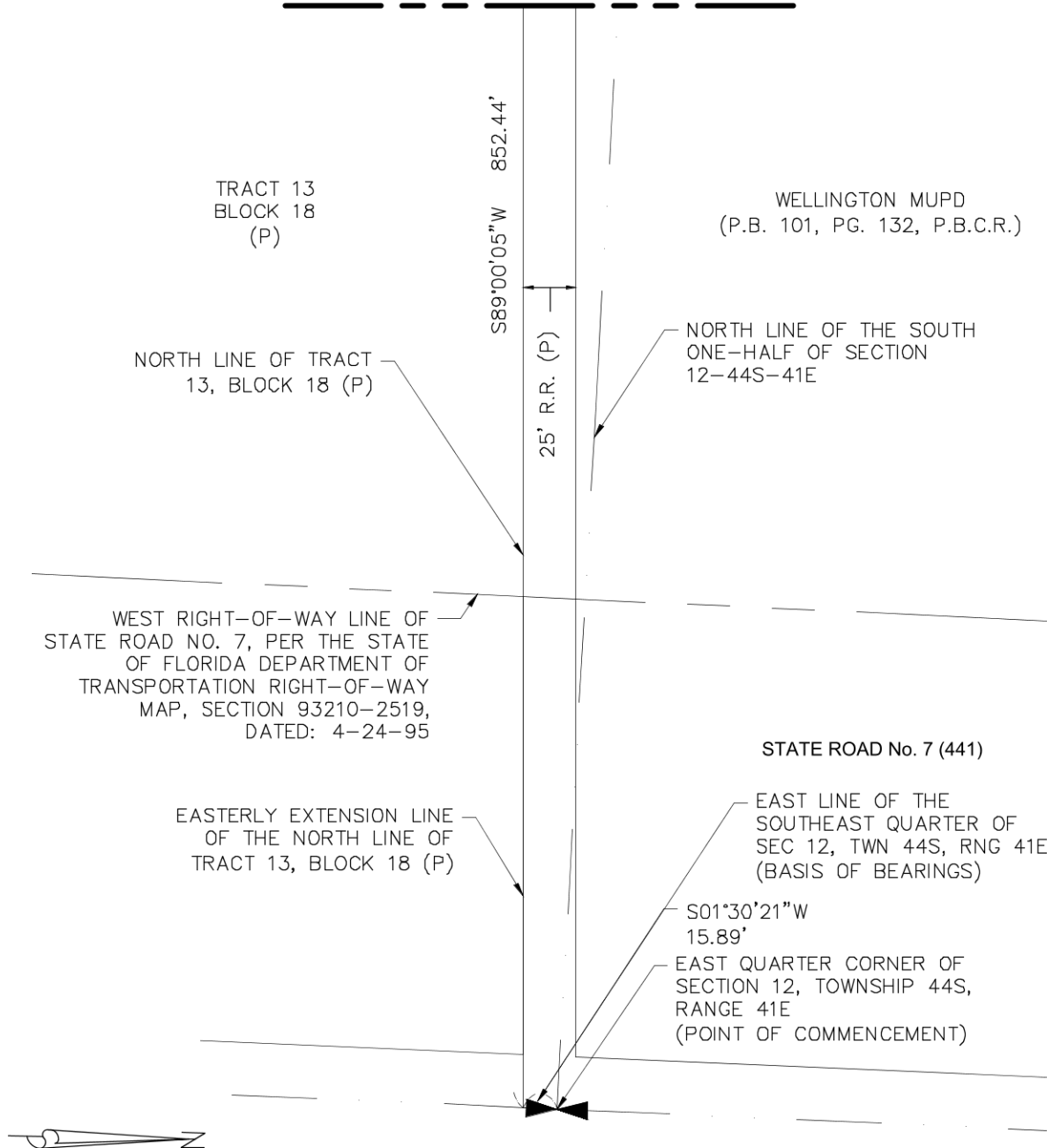
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
RNG = RANGE
R.R. = ROAD RESERVATION
SEC = SECTION
TWN = TOWNSHIP
(P) = PER THE PALM BEACH FARMS CO PLAT NO. 3
(P.B. 2, PGS. 45-56, P.B.C.R.)

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MATCHLINE SEE SHEET 6 OF 10



0 40' 80'



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

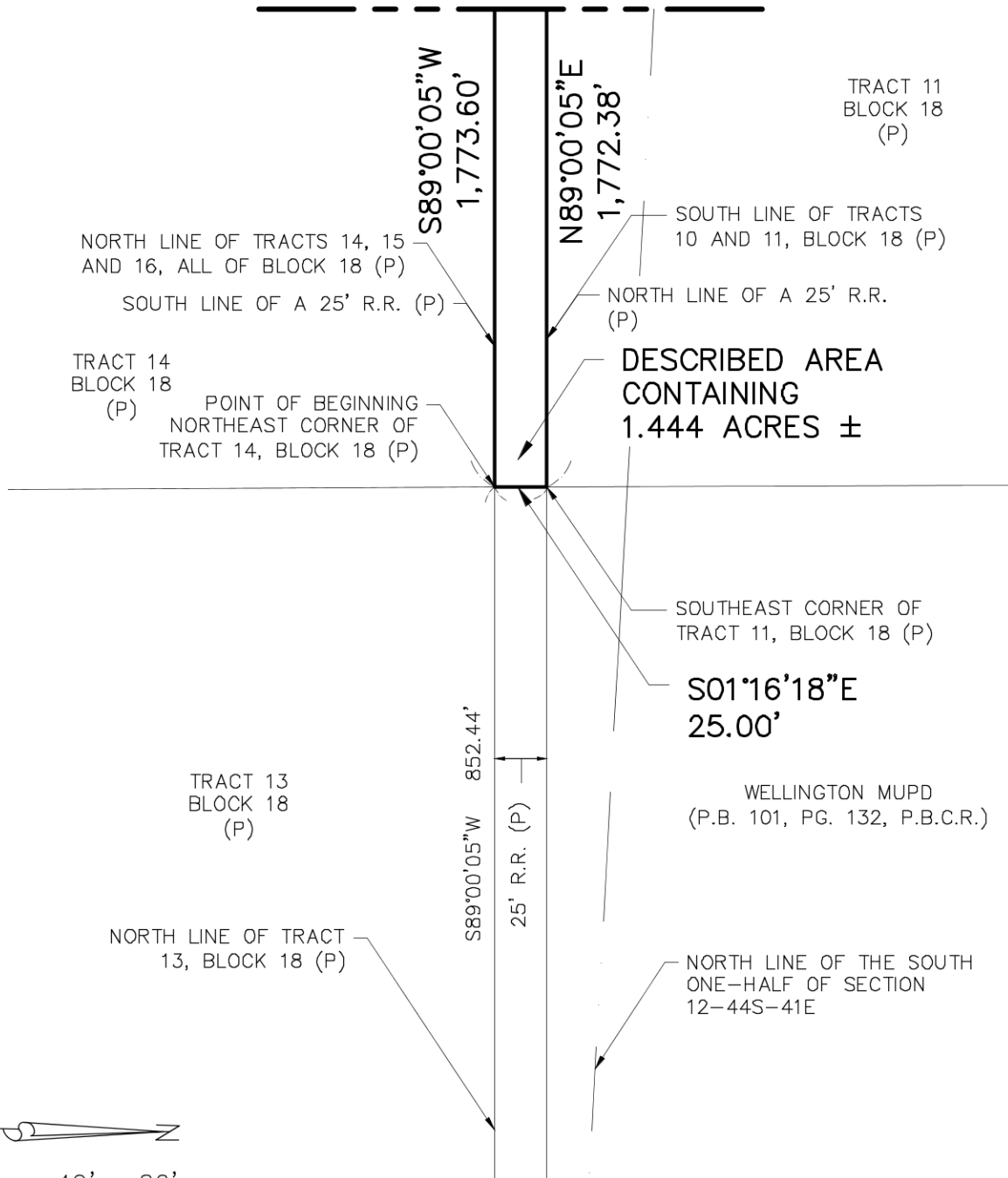
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CHK: DAB	JOB# 18-107-1 SD	SHEET: 5 OF 10

MATCHLINE SEE SHEET 7 OF 10



0 40' 80'



GRAPHIC SCALE IN FEET
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MATCHLINE SEE SHEET 5 OF 10

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MATCHLINE SEE SHEET 8 OF 10

DESCRIBED AREA
CONTAINING
1.444 ACRES \pm

TRACT 15
BLOCK 18
(P)

TRACT 10
BLOCK 18
(P)

TRACT 14
BLOCK 18
(P)

TRACT 11
BLOCK 18
(P)

NORTH LINE OF THE
SOUTH ONE-HALF
OF SECTION
12-44S-41E

NORTH LINE OF TRACTS 14, 15
AND 16, ALL OF BLOCK 18
(P)

SOUTH LINE OF A 25' R.R.
(P)

SOUTH LINE OF TRACTS 10 AND
11, BLOCK 18
(P)

NORTH LINE OF A 25' R.R.
(P)

S89°00'05"W 1,773.60'

N89°00'05"E 1,772.38'

25' R.R. (P)



0 40' 80'



GRAPHIC SCALE IN FEET
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MATCHLINE SEE SHEET 6 OF 10

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CHK: DAB

JOB# 18-107-1 SD

SHEET: 7 OF 10

MATCHLINE SEE SHEET 9 OF 10

TRACT 16
BLOCK 18
(P)

DESCRIBED AREA
CONTAINING
1.444 ACRES ±

TRACT 10
BLOCK 18
(P)

S89°00'05"W 1,773.60'

25' R.R. (P)

N89°00'05"E 1,772.38'

NORTH LINE OF
THE SOUTH
ONE-HALF OF
SECTION
12-44S-41E

TRACT 15
BLOCK 18
(P)

NORTH LINE OF TRACTS 14, 15
AND 16, ALL OF BLOCK 18
(P)

SOUTH LINE OF A 25' R.R.
(P)

SOUTH LINE OF TRACTS 10 AND
11, BLOCK 18
(P)

NORTH LINE OF A 25' R.R.
(P)



0 40' 80'



GRAPHIC SCALE IN FEET
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MATCHLINE SEE SHEET 7 OF 10

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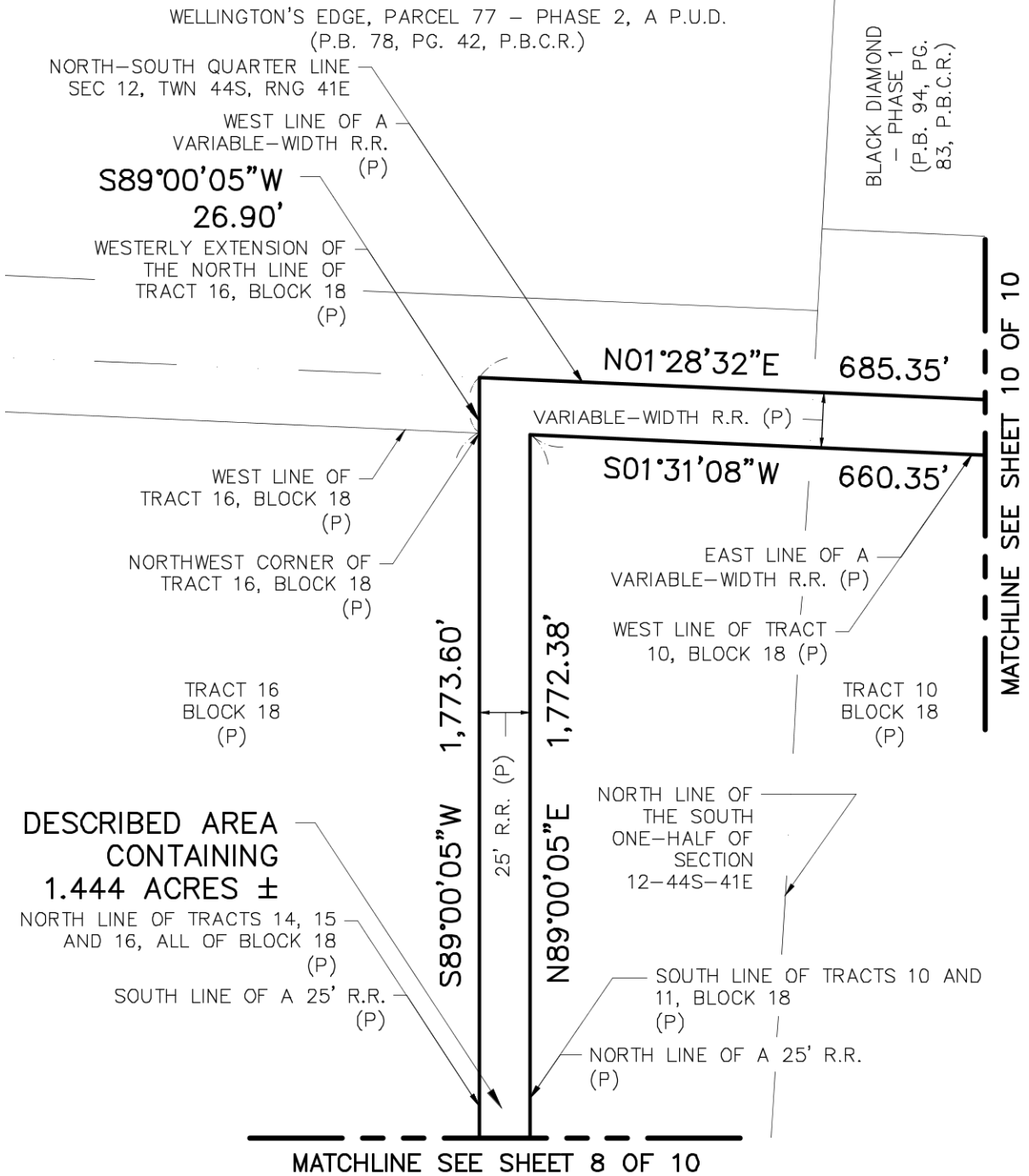
SCALE: 1"=80'

DATE: 03/25/19

CHK: DAB

JOB# 18-107-1 SD

SHEET: 8 OF 10



0 40' 80'



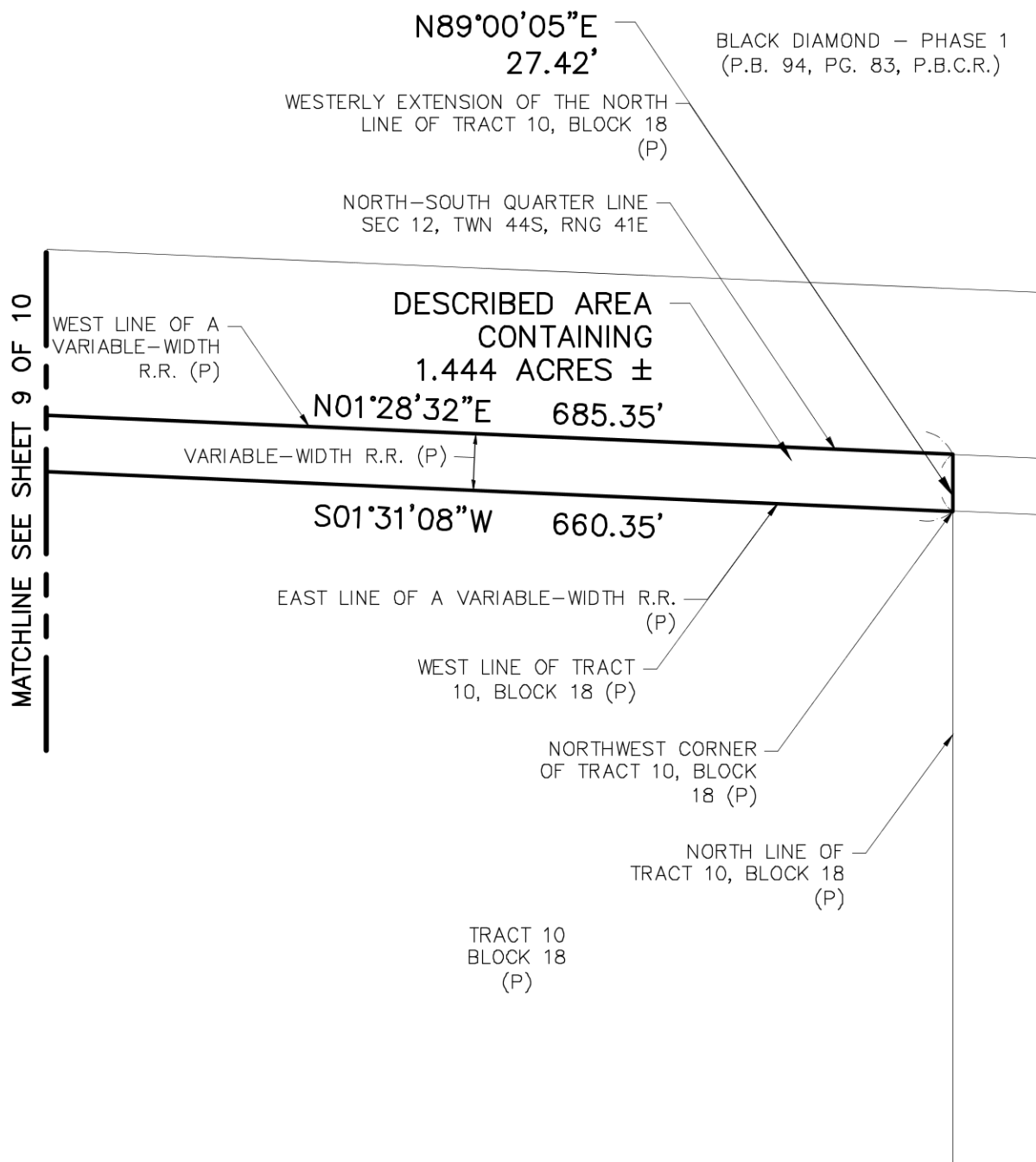
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