

CFN 20220391354

OR BK 33854 PG 988

RECORDED 9/22/2022 12:45 PM

Deed Consideration Amt: \$10.00

DEED DOC \$0.70

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Pgs: 988 - 1005; (18pgs)

Prepared By and Return To:

Stephen J. Grave de Peralta, Esq. | PG Law
5030 Champion Blvd., Suite G11-281
Boca Raton, Florida 33496 | 561.325.6510

Property Appraiser's ID #:

73-42-43-27-05-018-0100	00-41-44-12-16-001-0010
73-42-43-27-05-018-0110	73-41-44-12-00-000-5010
73-42-43-27-05-018-0130	73-41-44-12-00-000-5020
73-42-43-27-05-018-0140	

GRANT OF EASEMENT

This Grant of Easement (hereinafter referred to as the "Grant of Easement" or "Easement") is made this 19th day of AUGUST, 2022 by **Lotis Wellington, LLC**, a Florida limited liability company, whose mailing address is 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431 (hereinafter referred to as "**Grantor**") in favor of **SST II 1341 S State Rd 7 LLC**, a Delaware limited liability company, whose mailing address is 10 Terrace Road, Ladera Ranch, California 92694 (hereinafter referred to as "**Grantee**").

WITNESSETH:

WHEREAS, Grantor is the owner of certain property situated in Palm Beach County, Florida, being more particularly described on Exhibit "A" attached hereto (the "**Grantor's Property**"); and

WHEREAS, Grantee is the owner of certain property situated in Palm Beach County, Florida being adjacent to Grantor's Property and more particularly described on Exhibit "B" attached hereto (the "**Grantee's Property**"); and

WHEREAS, with respect to Grantor's Property, Grantor shall be constructing thereon a mixed-use development of residential dwelling units, senior living facilities, retail, office, medical office, and commercial space, parking facilities and/or garages, utilities, ancillary improvements and amenities, and in connection therewith, the Village of Wellington has required that Grantor provide an easement to Grantee for drainage with respect to Grantee's Property; and

WHEREAS, Grantor is therefore desirous of granting and conveying to Grantee a non-exclusive perpetual easement for stormwater drainage from Grantee's Property (the "**Drainage Easement**") through that certain portion of the Grantor's Property as described on Exhibit "C" (the "**Drainage Easement Area**").

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby covenant, stipulate and agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein.

2. **Grant of Easement.**

(a) **Grant of Drainage Easement.** Grantor does hereby create, grant, declare and convey to Grantee and its successors and assigns, for the benefit of Grantee, its successors and assigns, tenants, and licensees, the Drainage Easement, which shall consist of a non-exclusive perpetual easement to allow stormwater to drain from Grantee's Property through the Drainage Easement Area.

(b) **Construction of Stormwater Drainage System.** Grantor shall be responsible for constructing and installing a stormwater drainage system and ancillary improvements thereto located wholly upon Grantor's Property which will allow the drainage of stormwater from Grantee's Property pursuant to this Easement. The improvements located on Grantor's Property allowing for the Grantee's stormwater drainage are hereinafter referred to as the "Drainage System."

(c) **Improvements, Trees, Landscaping, Roadways, and Sidewalks.** Grantor shall have the right to construct improvements within, and to plant and install trees, landscaping, roadways, and sidewalks within, the Drainage Easement Area. Grantor shall be responsible for all costs associated with construction of such improvements and the planting and installing of such trees, landscaping, roadways, and sidewalks; and upon completion of such construction, planting and installation, Grantor shall have sole responsibility for maintaining such improvements, trees, landscaping, roadways, and sidewalks.

(d) **Grantor's Maintenance.** Grantor shall operate, maintain, repair and replace the Drainage System in a good, safe, clean and orderly state of repair, condition and appearance.

(e) **Limitations of Easement.** For the avoidance of doubt, nothing set forth in this Easement is intended to grant to Grantee any right (i) to enter upon Grantor's Property for any purpose whatsoever; (ii) to take any action with respect to the installation, maintenance, or repair of the Drainage System; (iii) to discharge any stormwater upon, under, or through Grantor's Property in any manner whatsoever other than through the Drainage System; or (iv) to interfere in any manner with the development, construction, or use of all or any portion of Grantor's Property.

3. **Covenant Running With Land.** This Easement and all conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of Grantor or Grantee, as the case may be, and their respective successors and assigns.

4. **Governing Law.** This Easement shall be governed by and construed in accordance with the Laws of the State of Florida, and any action with respect hereto shall be brought in either the Circuit Court in and for Palm Beach County, Florida or the United States District Court for the 15th Judicial District of Florida.

5. **Grantor's Maintenance Standard.** The Drainage System shall be maintained in good order and condition, which obligation shall include, but shall not be limited to repairing any damage or breakage to improvements located beneath the pavement of Grantor's Property.

6. **No Warranty.** Grantor shall be constructing the Drainage System in accordance with the requirements of the Village of Wellington, but without any form of representation or warranty to Grantee or any of its successors and assigns that either the Drainage Easement or the Drainage System is adequate to allow for sufficient drainage of stormwater from Grantee's Property. Accordingly, except as otherwise set forth in this Easement, the Drainage System and the Drainage Easement are provided to Grantee "as is," without any warranty of any kind. Grantor, for itself and its successors and assigns, does hereby disclaim any and all warranties, either express or implied, including but not limited to any warranty of merchantability and/or fitness for a particular purpose.

7. **Breach and Remedy.** Should any party fail to timely perform any of its obligations hereunder and thereafter fail to perform such obligation within ten (10) days after receipt of any other party's written demand therefore, then the party giving such notice shall, as its sole and exclusive remedy in lieu of any other remedy provided at law or in this Easement, have the right to seek performance of such obligation by an action for specific performance.

8. **Limitation of Liability.** In no event shall Grantor or any of its successors, assigns, employees, or agents be liable for: (i) any special, incidental, exemplary, or consequential damages; or (ii) commercial loss of any kind (including loss of business or profits); or (iii) any damages of any kind arising in connection with this Easements, Grantor's Property, Grantee's Property, the Drainage Easement, or the Drainage System. This provision applies to all claims, whether based upon breach of warranty, breach of contract, negligence, or any other legal theory, and whether Grantor or any of its successors, assigns, employees, or agents have been advised of the possibility of such damage or loss. In furtherance of the foregoing, in the event of any breach of this Easement, Grantor's liability under this Easement shall not under any circumstances exceed the cost of performance of any construction or maintenance obligation with respect to the Drainage System required by this Easement.

9. **Complete Terms and Conditions.** This Easement contains all of the terms and conditions with respect to the subject matter hereof, and may not be modified or amended except as provided in Section 11.

10. **Effective Date.** This Easement shall take effect immediately upon recording in the public records of Palm Beach County, Florida.

11. **Amendment.** This Easement may be amended (including any modification of the Drainage Easement Area) only by a written document executed by Grantor (or its successors and assigns) and by the holders of all mortgages encumbering all or any portion of the Grantor's Property, but any such amendment shall only be effective provided that: (i) Village of Wellington shall have approved any such amendment, and (ii) Grantor shall perform, and shall be responsible for the cost of, any modifications to the Drainage System required as a result of such amendment.

12. **Interpretation.**

(a) If any provision of this Easement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law

(b) Nothing in this Easement shall be construed to make Grantor and Grantee (or any of their respective successors or assigns) partners or joint venturers or render any of said parties liable for the debts or obligations of the other.

(c) All sections and descriptive headings in this Easement are inserted for convenience only, and shall not affect the construction or interpretation hereof. All references in this Easement to the terms "herein," "hereunder," and words of similar import shall refer to this Easement, as distinguished from the paragraph, section or article within which such terms is located. The use of the word "shall" is not a synonym for "may" in that "shall" describes mandatory actions, not permissive actions. All pronouns and any variations thereof shall be deemed to be masculine, feminine, neuter, singular or plural as the identity of the person, entity or thing may require.

13. **No Third-Party Beneficiaries.** Nothing in this Easement shall confer upon any entity, other than the Grantor, the Grantee, and their respective successors and permitted assigns, any rights or remedies under or by reason of this Easement; provided, however, that a mortgagee shall be a third-party beneficiary hereunder to the extent such mortgagee is granted rights hereunder.

14. **Assignment.** Grantor shall have the right to assign all of its obligations under this Easement, other than the construction obligations set forth in Section 2(b), to Lotis Wellington Property Owner's Association, Inc., the Florida not-for-profit corporation formed for the purpose of performing certain functions with respect to the Grantor's Property, including all of the maintenance obligations and other obligations under this Easement.

15. **Counterparts.** This Easement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, together, shall constitute but one and the same instrument.

(Signatures appear on the following pages)

IN WITNESS WHEREOF, Grantor has executed this Easement as of the date set forth above.

GRANTOR:

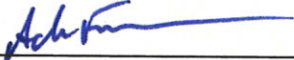
Lotis Wellington, LLC, a Florida limited liability company


By: Lotis Wellington Holding, LLC, a Florida limited liability company, Member

By: Lotis Wellington Venture, LLC, a Florida limited liability company, Member


By: JKM Wellington Capital, LLC, a Florida limited liability company, Member

By: Lotis Capital Fund, LLC, a Florida limited liability company, Member

By: 
Adam P. Freedman, Manager


Signature of Witness #1

Phil M. Kassner
Printed name of Witness #1

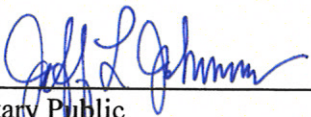

Signature of Witness #2

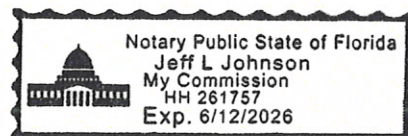
JAMES S. GLADD
Printed name of Witness #2

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of July, 2022, by Adam P. Freedman, as Manager of Lotis Capital Fund, LLC, a Florida limited liability company, as a Member of JKM Wellington Capital, LLC, a Florida limited liability company, as a Member of Lotis Wellington Venture, LLC, a Florida limited liability company, as a Member of Lotis Wellington Holding, LLC, a Florida limited liability company, as a Member of Lotis Wellington, LLC, a Florida limited liability company, who ☒ is personally known to me, or ☐ presented the following identification:

_____.


Notary Public
Name: JEFF L. JOHNSON
My Commission Expires: 6/12/2026



JOINDER AND CONSENT OF MORTGAGEE TO GRANT OF EASEMENT

The undersigned, being the owner and holder ("Mortgagee") of that certain Mortgage and Security Agreement in favor of LV Wellington, LLC recorded on recorded April 1, 2022 at Official Records Book 33438, Page 1180 of the Public Records of Palm Beach County, Florida, does hereby consent to the foregoing Grant of Easement; provided, however, in consenting to the foregoing Grant of Easement, Mortgagee does not undertake or assume any of the obligations or responsibilities of Mortgagor or any other party under the Easement.

IN WITNESS WHEREOF, the Mortgagee has hereunto set its hand and affixed its seal as of AUGUST 19, 2022.

Mortgagee:

LV Wellington, LLC,
a Florida limited liability company

By: LV Lending, LLC, a Florida limited
liability company, its Manager

By: [Signature]
Camilo Niño, Manager

[Signature]
Signature of Witness #1

Suan Lopez
Printed name of Witness #1

[Signature]
Signature of Witness #2

Alen Hernandez
Printed name of Witness #2

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of AUGUST, 2022, by Camilo Niño, as Manager of LV Lending, LLC, a Florida limited liability company, the Manager of LV Wellington, LLC, a Florida limited liability company, who ☒ is personally known to me, or ☐ presented the following identification: _____.

[Signature]
Notary Public

Name: RICARDO URIBE

My Commission Expires: July 18, 2025

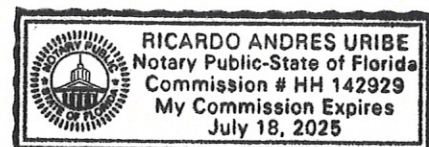


EXHIBIT "A"

GRANTOR'S PROPERTY

A parcel of land being comprised of Tract 10, Tract 11, a portion of Tract 13, Tract 14, Tract 15 and a portion of Tract 16, Block 18, together with a portion of the 25 foot wide Road Reservation lying between Tracts 10, 11, 12, 13, 14, 15 and 16, Block 18, together with a portion of the variable width Road Reservation lying West of Tract 10, 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, being more particularly described as follows:

BEGINNING at the Southwest 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 North 88°59'11" East, along the South line of said WELLINGTON MUPD Plat, a distance of 611.96 feet to the Southeast corner of said WELLINGTON MUPD Plat, said point being on the West Right-of-Way line of State Road No. 7 (U.S. 441) as laid out and in use;

thence South 01°37'52" West, along said West Right-of-Way line and the West line of Parcel 115, according to that certain Warranty Deed, as recorded in Official Records Book 9427, Page 665, of the Public Records of Palm Beach County, Florida, a distance of 686.86 feet to a point being on the South line of Tract 13, Block 18 of said Palm Beach Farms Co Plat No. 3;

thence South 89°00'05" West, along the South line of Tracts 13, 14, 15, 16, Block 18, of said Palm Beach Farms Co Plat No. 3, a distance of 2369.64 feet to a point being on a line lying 40.00 feet East of and parallel with (as measured at right angles) the West line of the East one-half of Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida;

thence North 01°28'32" East, along said parallel line, a distance of 660.33 feet to a point being on the North line of Tract 16, Block 18 of said Palm Beach Farms Co Plat No. 3;

thence South 89°00'05" West, along the North line of said Tract 16, Block 18 and the Westerly extension thereof, a distance of 40.04 feet to a point being on the West line of the East one-half of said Section 12;

thence North 01°28'32" East, along the West line of the East one-half of said Section 12, a distance of 685.35 feet to a point being on the Westerly extension of the North line of Tracts 10 and 11, Block 18 of said Palm Beach Farms Co Plat No. 3;

thence North 89°00'05" East, along said Westerly extension and the North line of Tracts 10 and 11, Block 18 of said Palm Beach Farms Co Plat No. 3, a distance of 1769.21 feet to a point being on the West line of said WELLINGTON MUPD Plat;

thence South 01°09'58" East, along the West line of said WELLINGTON MUPD, a distance of 658.44 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.

EXHIBIT "B"

GRANTEE'S PROPERTY

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

Being all of Wellington MUPD, according to the plat thereof recorded in Plat Book 101, Pages 132 and 133, Public Records of Palm Beach County, Florida.

Less Except from the above parcel the following described land:

A portion of Tract "A", Wellington MUPD, according to the plat thereof recorded in Plat Book 101, Pages 132 and 133, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Wellington MUPD; thence North 01 degrees 37' 54" East, along the East line of said Wellington MUPD, a distance of 203.22 feet to the Point of Beginning of the herein described parcel; thence continue along said East line for the following two courses, North 01 degrees 37' 54" East, a distance of 136.41 feet, thence North 01 degrees 38' 00" East, a distance of 28.02 feet to the most Easterly Northeast corner of said Wellington MUPD; thence South 88 degrees 16' 38" West, along the Northerly line of said Wellington MUPD and its Westerly extension a distance of 482.17 feet; thence South 00 degrees 59' 06" East, a distance of 149.02 feet; thence North 88 degrees 59' 44" East, a distance of 190.02 feet; thence South 00 degrees 59' 28" East, a distance of 21.44 feet; thence North 89 degrees 09' 16" East, a distance of 95.59 feet; thence North 67 degrees 22' 21" East, a distance of 14.17 feet; thence North 00 degrees 59' 56" West, a distance of 7.35 feet; thence North 89 degrees 00' 49" East, a distance of 175.84 feet to the Point of Beginning.

Together with Non-Exclusive Easement(s) as set forth and created by Declaration of Easements & Covenants recorded in Official Records Book 18091, Page 1064, together with First Supplemental Declaration of Easements and Covenants recorded in Official Records Book 21971, Page 1443 and Second Supplemental Declaration of Easements and Covenants recorded in Official Records Book 23360, page 1205.

Also being described as follows:

Tract "L" and a Portion of Tract "A" of Wellington MUPD, according to the plat thereof recorded in Plat Book 101, Pages 132 and 133, Public Records of Palm Beach County, Florida, and described as follows:

Beginning at a found 5/8" rod at the Southeast corner of said Tract "A" being the intersection of the West right of way line of State Road 7 and the North right of way line of Lake Worth Drainage canal; thence along said North right of way line South 88 degrees 59' 11" West, a distance of 611.96 feet to a found 5/8" rod & cap LB 7052; thence departing said North right of way line North 01 degrees 09' 58" West, a distance of 660.28 feet to a found 5/8" Rod & Cap LB 3300; thence North 88 degrees 59' 36" East, a distance of 280.84 feet to a point; thence South 01 degrees 38' 00" West, a distance of 297.81 feet to a found 5/8" iron Rod & Cap LB 7062; thence South 88 degrees 16' 38" West, a distance of 118.54 feet to a found 5/8" iron Rod & Cap LB 7062; thence

South 00 degrees 59' 06" East, a distance of 149.02 feet to a point; thence North 88 degrees 59' 44" East, a distance of 190.02 feet to a found 5/8" iron Rod & Cap LB 4471; thence South 00 degrees 59' 28" East, a distance of 21.44 feet to a point; thence North 89 degrees 09' 16" East, a distance of 95.59 feet to a point; thence North 67 degrees 22' 21" East, a distance of 14.17 feet; thence North 00 degrees 59' 56" West, a distance of 7.35 feet to a found nail hole; thence North 89 degrees 00' 49" East, a distance of 175.84 feet to a found 5/8" iron Rod & Cap LB 7052 being a point on the West right of way line of State Road 7; thence along said West right of way line South 01 degrees 37' 54" West, a distance of 203.22 feet to the Point of Beginning.

EXHIBIT “C”

DRAINAGE EASEMENT AREA

See attached.

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



DESCRIPTION:

A 15.00 foot wide strip of land being a portion of a 25 foot Road Reservation, a portion of a variable width Road Reservation, a portion of Tract 10, Block 18, a portion of Tract 13, Block 18, a portion of Tract 14, Block 18, a portion of Tract 15, Block 18, all being of 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. The centerline of said 15.00 foot wide strip of land being more particularly described as follows:

COMMENCING at the Southwest 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 North 88°59'11" East, along the South line of said WELLINGTON MUPD plat (as a basis of bearings), a distance of 24.54 feet to the POINT OF BEGINNING of the centerline of said 15.00 foot wide strip of land;

thence South 00°59'55" East, a distance of 42.28 feet;

thence South 79°48'47" West, a distance of 71.53 feet;

thence South 01°16'32" East, a distance of 72.03 feet;

thence South 88°58'25" West, a distance of 175.45 feet;

thence South 73°38'37" West, a distance of 50.17 feet;

(DESCRIPTION CONTINUED ON SHEET 2)

Dennis J. Leavy & Associates, Inc. Land Surveyors * Mappers 460 Business Park Way * Suite B Royal Palm Beach, Florida 33411 Phone: 561 753-0650 Email: survey@djl survey.net	SKETCH & DESCRIPTION FOR: LOTIS WELLINGTON, LLC		
	DRAWN: MT	SCALE: N/A	DATE: 07/25/22
	CHK: DB	JOB# 18-107-002SD8	SHEET: 1 OF 7

DESCRIPTION:

(DESCRIPTION CONTINUED FROM SHEET 1)

thence South 88°58'11" West, a distance of 35.00 feet;

thence North 81°24'09" West, a distance of 64.45 feet;

thence South 88°44'00" West, a distance of 153.83 feet;

thence North 47°50'21" West, a distance of 104.12 feet;

thence North 70°33'09" West, a distance of 1161.84 feet;

thence North 88°31'02" West, a distance of 97.94 feet to a point being on the North-South quarter section line of Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida and the POINT OF TERMINUS of the centerline of said 15.00 foot wide strip of land;

The side lines of said 15.00 foot wide strip of land to be lengthened or shortened to intersect the South line of said plat of Wellington MUPD and the North-South quarter section line of said Section 12;

Said lands situate, lying and being in Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida.

Containing 0.699 acres more or less.

SURVEYOR'S NOTES:

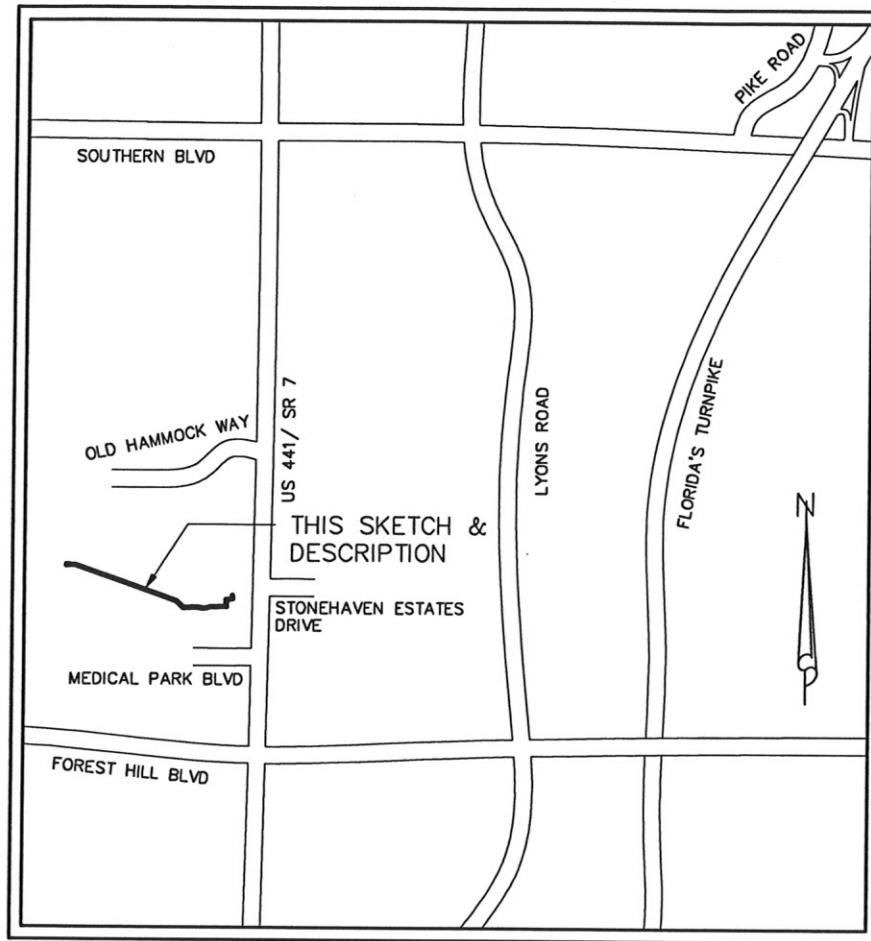
1. BEARINGS DEPICTED HEREON ARE BASED UPON THE SOUTH LINE OF WELLINGTON MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF NORTH 88°59'11" EAST.
2. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES 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.
3. 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.

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411

Phone: 561 753-0650 Email: survey@djleavy.com

SKETCH & DESCRIPTION
FOR: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 07/25/22
CHK: DB	JOB# 18-107-002SD8	SHEET: 2 OF 7



LOCATION MAP
(REFERENCE ONLY)
NOT TO SCALE

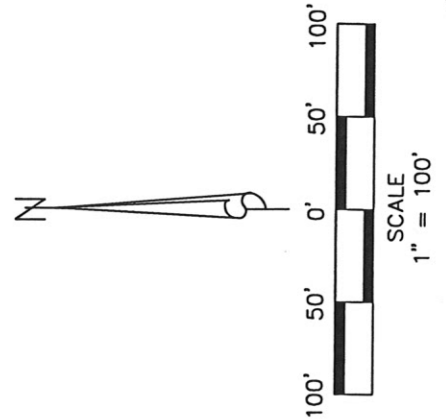
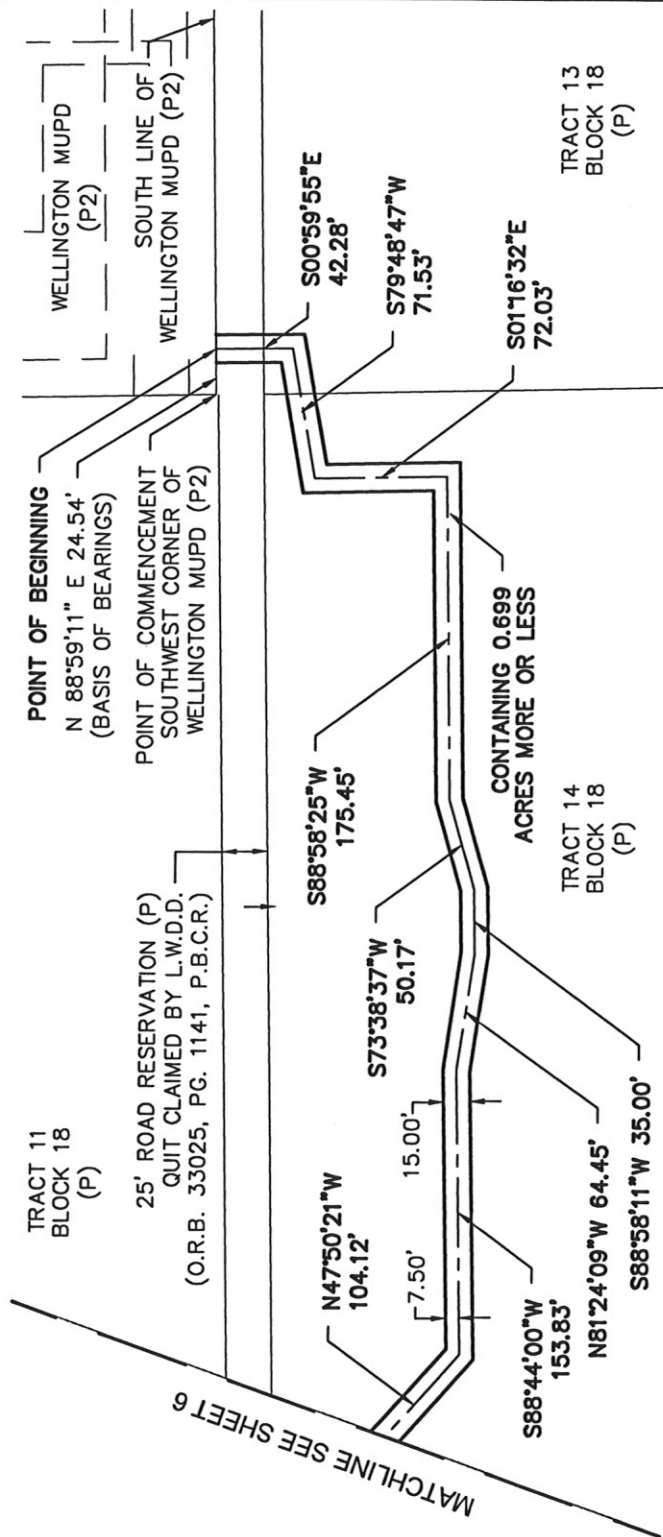
LEGEND:

(P)	THE PALM BEACH FARMS CO PLAT NO. 3. (P.B. 2, PG. 45-54, P.B.C.R.)	LB	LICENSED BUSINESS
(P2)	WELLINGTON MUPD (P.B. 101, PG. 132, P.B.C.R.)	L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
		O.R.B.	OFFICIAL RECORDS BOOK
		P.B.	PLAT BOOK
		P.B.C.R.	PALM BEACH COUNTY RECORDS
		PG.	PAGE

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

SKETCH & DESCRIPTION
FOR: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 07/25/22
CHK: DB	JOB# 18-107-002SD8	SHEET: 3 OF 7



Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411

Phone: 561 753-0650 Email: survey@djljasurvey.net

SKETCH & DESCRIPTION
FOR: LOTIS WELLINGTON, LLC

DRAWN: MT

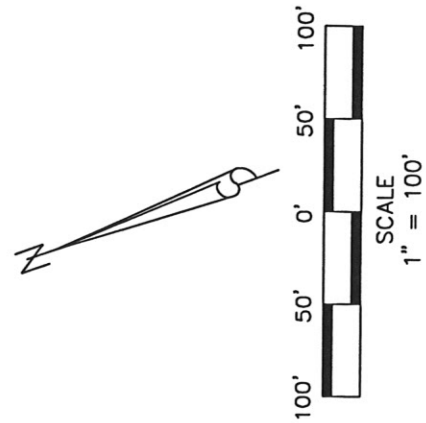
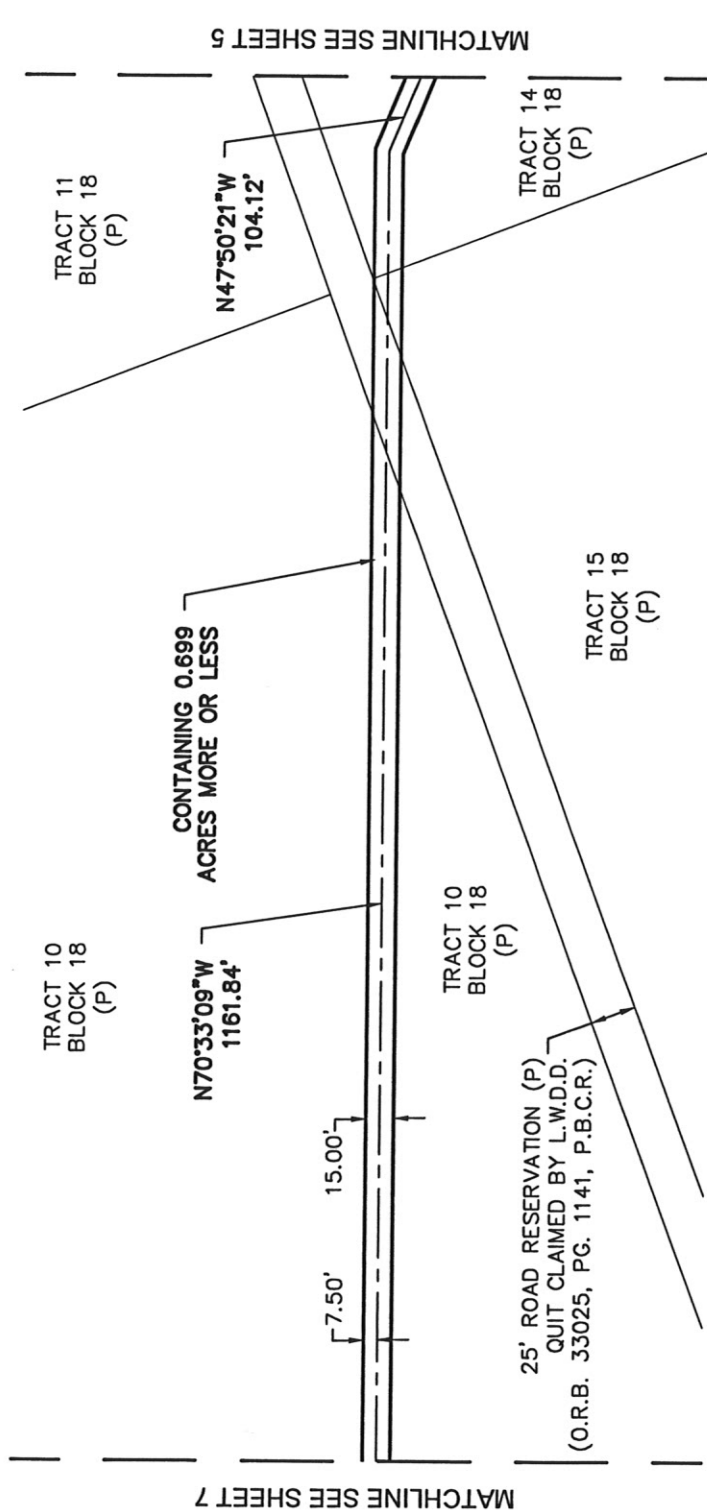
SCALE: 1"=100'

DATE: 07/25/22

CHK: DB

JOB# 18-107-002SD8

SHEET: 5 OF 7



Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411

Phone: 561 753-0650 Email: survey@djljasurvey.net

SKETCH & DESCRIPTION
FOR: LOTIS WELLINGTON, LLC

DRAWN: MT

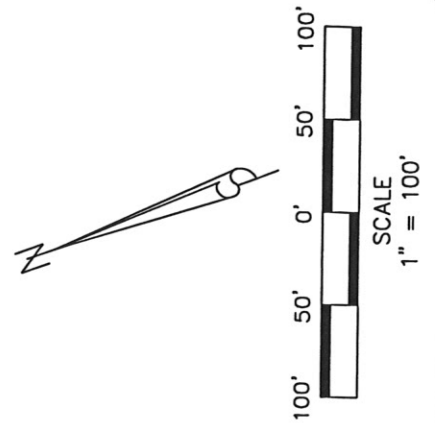
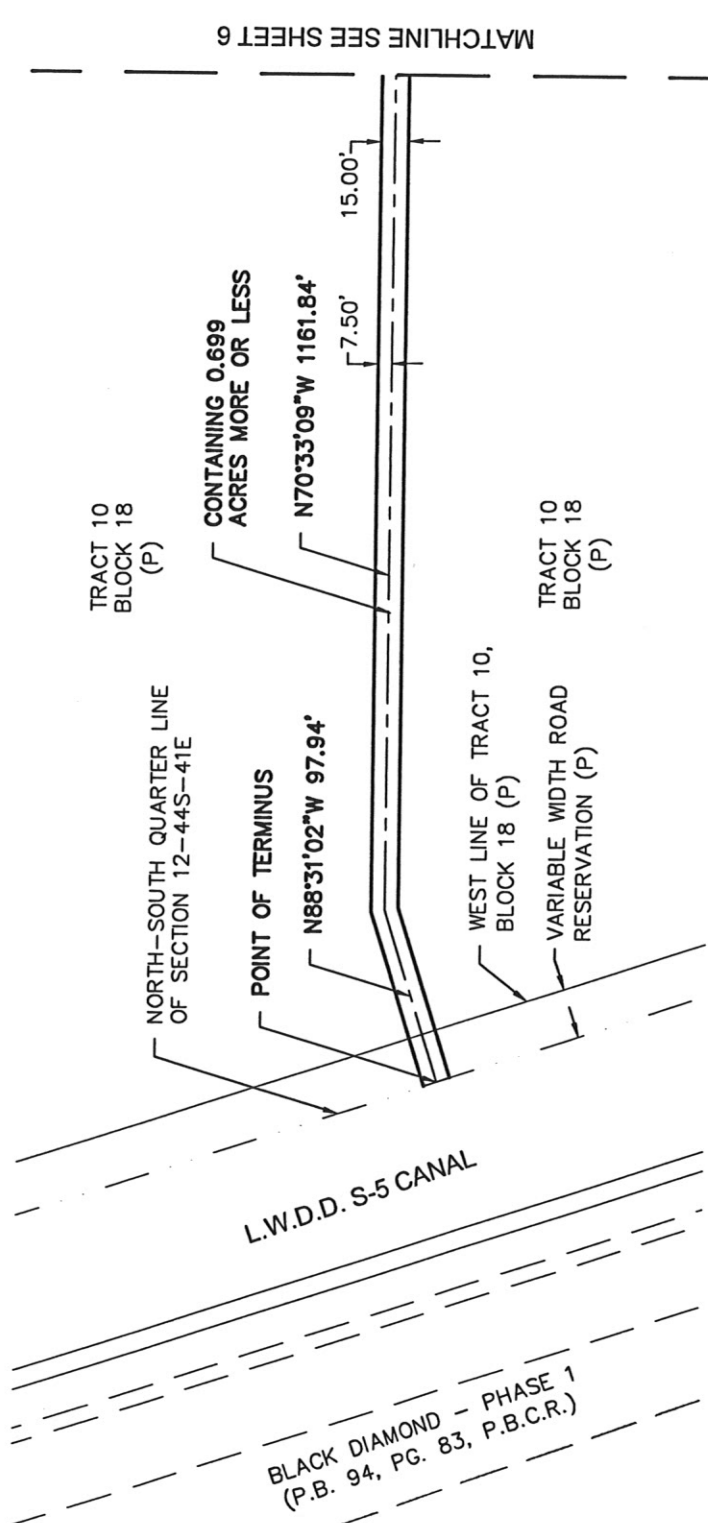
SCALE: 1"=100'

DATE: 07/25/22

CHK: DB

JOB# 18-107-002SD8

SHEET: 6 OF 7



Dennis J. Leavy & Associates, Inc.

Land Surveyors * Mappers

460 Business Park Way * Suite B

Royal Palm Beach, Florida 33411

Phone: 561 753-0650 Email: survey@djljasurvey.net

SKETCH & DESCRIPTION
FOR: LOTIS WELLINGTON, LLC

DRAWN: MT

SCALE: 1"=100'

DATE: 07/25/22

CHK: DB

JOB# 18-107-002SD8

SHEET: 7 OF 7