DESCRIPTION:

PARCEL 1

TRACT 10, BLOCK 18, TOGETHER WITH ADJOINING ROAD RIGHTS-OF-WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 10, BLOCK 18; THENCE S 01° 25' 44" E, ALONG THE EAST LINE OF SAID TRACT AND ITS SOUTHERLY EXTENSION, 685.80 FEET TO THE NORTHEAST CORNER OF TRACT 15, BLOCK 18 OF SAID PLAT, ALSO BEING IN THE SOUTH LINE OF A 25-FOOT ROAD OF SAID PLAT; THENCE S 88° 57' 04" W, ALONG SAID SOUTH LINE OF THE 25-FOOT ROAD AND THE NORTH LINE OF TRACT 15 AND TRACT 16, BLOCK 18 OF SAID PLAT AND THE WESTERLY EXTENSION OF SAID LINE, 1148.19 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST AND THE WEST LINE OF A VARIABLE-WIDTH ROAD OF SAID PLAT; THENCE N 01° 28' 35" E, ALONG SAID NORTH-SOUTH QUARTER LINE AND SAID WEST LINE OF THE VARIABLE-WIDTH ROAD, 685.85 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 10, BLOCK 18; THENCE, LEAVING SAID WEST LINE OF THE VARIABLE-WIDTH ROAD, 685.85 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 10, BLOCK 18; THENCE, LEAVING SAID WEST LINE OF THE VARIABLE-WIDTH ROAD, 685.85 FEET TO THE INTERSECTION AND THE NORTH LINE OF THE VARIABLE-WIDTH ROAD, 685.85 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 10, BLOCK 18; THENCE, LEAVING SAID WEST LINE OF THE VARIABLE-WIDTH ROAD, N 88° 55' 13" E, ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID TRACT 10, BLOCK 18, A DISTANCE OF 1113.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2

TRACT 11, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ABOVE BEING THE REAL PROPERTY DESCRIBED UNDER TAX CERTIFICATE NUMBER 817 IN THE TAX DEED RECORDED IN DEED BOOK 987, PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

TOGETHER WITH DRIVEWAY AND NORTH/SOUTH ACCESS EASEMENT

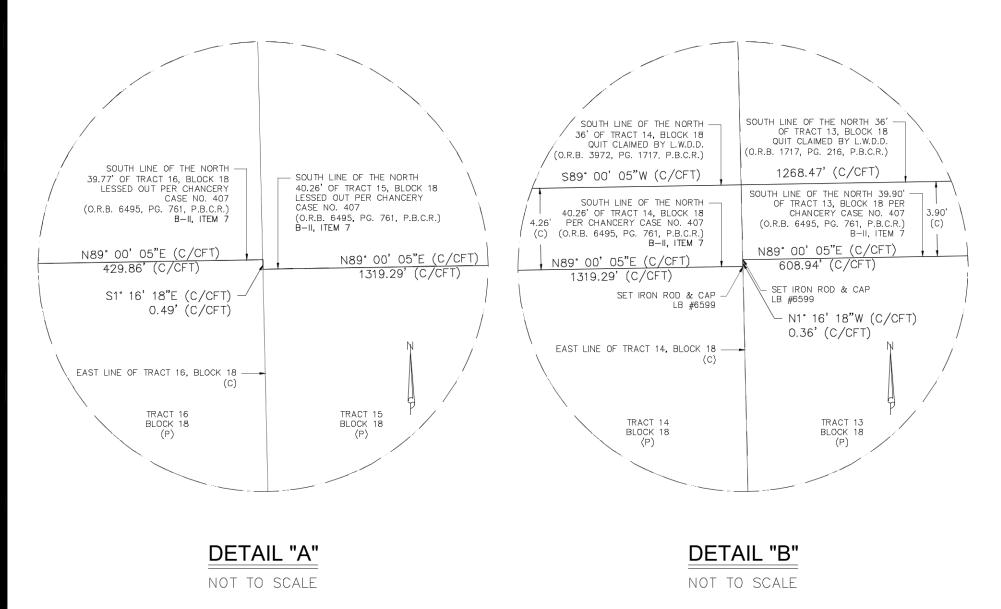
COMMENCING AT THE NE CORNER OF TRACT 13, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE RUN S 01° 33' 43" W 318 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 13 ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF SR 7/US 441 AND THE POINT OF BEGINNING OF A 100 FOOT WIDE EASEMENT LYING 50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE RUN S 88° 57' 39" W (ASSUMED BEARING) AND PARALLEL TO THE NORTH LINE OF SAID TRACT 13, TO A POINT ON THE WEST LINE OF SAID TRACT 13; THENCE CONTINUE S 88° 57' 39" W TO A POINT 80 FEET WEST OF THE WEST LINE OF SAID TRACT 13, SAME POINT LYING IN TRACT 14, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING THE POINT OF TERMINUS OF THE 100 FOOT WIDE EASEMENT AND THE POINT OF BEGINNING OF AN 80 FOOT WIDE EASEMENT, BEING THE EAST 80 FEET OF THE NORTH 318 FEET, MORE OR LESS, OF SAID TRACT 14, SAME BEING THE WEST 80 FEET OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 11, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 01° 25' 44" W (ASSUMED BEARING) TO THE NORTH LINE OF SAID TRACT 14, AND THE POINT OF TERMINUS OF THE 80 FOOT EASEMENT.

PARCEL 3

TRACTS 13, LESS THE RIGHT OF WAY FOR STATE ROAD 7 (US 441), AND TRACTS 14, 15, AND 16, ALL IN BLOCK 18, THE PALM BEACH FARMS COMPANY PLAT NO. 3, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE; LESS AND EXCEPT THAT PORTION OF TRACT 13 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED DATED SEPTEMBER 4, 1996 AND RECORDED SEPTEMBER 6, 1996 IN OFFICIAL RECORDS BOOK 9427, PAGE 665 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, WELLINGTON, FLORIDA.

CONTAINING 2,711,566 SQUARE FEET OR 62.25 ACRES, MORE OR LESS.



HYDOGRAPHIC SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS HYDROGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J17-050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES. FOR THE FIRM, WHIDDEN SURVEYING & MAPPING, INC.

DATED: November 20th, 2018

THOMAS E. WHIDDEN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA STATE OF FLORIDA LICENSE No. 6225

ALTA/NSPS LAND TITLE SURVEY

For: LOTIS WELLINGTON, LLC

Located in: Section 12, Township 44 South, Range 41 East Village of Wellington, Palm Beach County, Florida

REPORT OF SURVEY:

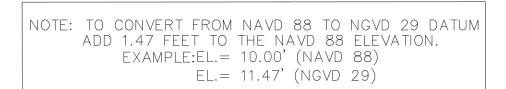
- 1. The survey depicted hereon has been classified as a Boundary Survey, as defined in Rule 5J-17.050 (12) of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended.
- This survey has been prepared in the office of Dennis J. Leavy & Associates, Inc. located at: 460 Business Park Way, Suite B, Royal Palm Beach, Florida whose certificate of authorization number is LB 6599 and certifying surveyor's (David A. Bower) license number is LS 5888.
- 3. This survey lies in Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.
- 4. Underground apparent use and/or improvements, if any, have not been located as part of this survey.
- 5. The description shown hereon is as it appears in the American Land Title Association Commitment For Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY, Issuing Agent: Southeast Guaranty & Title, Inc., File No.: 201810003, Effective Date: September 18, 2018 at 8:00 AM.
- This instrument may not be reproduced in part or whole without the written consent of Dennis J. Leavy & Associates, Inc.
- 7. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 8. Measurements shown hereon are expressed in feet and decimal parts thereof unless otherwise noted.
- 9. Bearings depicted hereon are relative to the South line of Section 12, Township 44S, Range 41E, according to the Palm Beach County Engineering and Public Works Department's Section Corner History Database dated May 2018. Said line being monumented and having a bearing of North 87°44'43" West.
- 10. Calculated bearings depicted hereon are based upon the North American Datum of 1983, on the 1990 adjustment for the Florida Transverse Mercator East Zone per the Palm Beach County sectional data sheets.
- 11. By graphic plotting only the subject property lies within Zone AE whose elevation= 15.4 Feet and Zone X, as shown on the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Map Numbers: 12099C0562F & 12099C0564F, Community: Village of Wellington, Number: 125157, Panels 0562 & 0564, Suffix: F, Effective Date: October 5, 2017.
- 12. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- 13. In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- 14. Date of field survey: December 14, 2018, as recorded in Field Book 471, Pages 56 through 59 & Field Book 472, Pages 03 through 05, 07, 08, 11 through 19, 23 through 50 and 55.
- 15. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work, or research.
- 16. This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns, should any of the foregoing exist.
- Benchmarks of Origin: Palm Beach County Benchmark "BALLENGER" and "PLUTOID" whose published elevations are 23.463' and 18.134' respectively, based on the North American Vertical Datum of 1988.
- 19. Elevations referenced hereon are based on the North American Vertical Datum of 1988 (NAVD 88).
- 20. This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns, should any of the foregoing exist.

All of those certain survey related items (Schedule B-II, Items 4, 5, 6, 7, 8, 9, 10, 11 and 12 mentioned in the American Land Title Association Commitment issued by CHICAGO TITLE INSURANCE COMPANY, Issuing Agent: Southeast Guaranty & Title, Inc., File No.: 201810003, Effective Date: September 18, 2018 at 8:00 AM have been shown hereon either graphically or by note.

Schedule B, Section II:

- ITEM 4. Restrictions, covenants, conditions, road rights-of-way and easements as shown on the plat of PALM BEACH FARMS COMPANY PLAT NO. 3 recorded in Plat Book 2, Pages 45 through 54, which provides for rights-of-way for small lateral ditches and roads in favor of other tracts. (Affects the subject property, as graphically depicted hereon)
- ITEM 5. Reservations in favor of Lake Worth Drainage District recorded in Deed Book 534, Page 366 and Official Records Book 93, Page 85. (Affects the subject property, graphically unplottable)
- ITEM 6. Reservations in favor of Everglades Drainage District recorded in Deed Book 733, Page 44. (Affects the subject property, graphically unplottable)
- ITEM 7. Right of Way of Lake Worth Drainage District S-5 Canal and L-7 Canal which may be shown in Official Records Book 1732, Page 612 (As graphically depicted hereon) and Official Records Book 6495, Page 761 (As graphically depicted hereon) and as shown on sketch in Interlocal Service Agreement recorded in Official Records Book 27227, Page 1896. (Affects the subject property, graphically unplottable)
- ITEM 8. Easement contained in instrument recorded in Official Records Book 3972, Page 1718. (Affects the subject property, as graphically depicted hereon)
- ITEM 9. Easement contained in instrument recorded in Official Records Book 3972, Page 1720. (Affects the subject property, as graphically depicted hereon)
- ITEM 10. Interlocal Service Agreement recorded in Official Records Book 27227, Page 1896. (Affects the subject property, graphically unplottable)
- ITEM 11. Reservations for minerals in favor of Palm Beach County recorded in Official Records Book 27457, Page 1. (Affects the subject property, graphically unplottable)
- ITEM 12. Easement Agreement, with Covenants, Conditions and Restrictions recorded in Official Records Book 27457, Page 3. (Affects the subject property, as graphically depicted hereon).

NOTE: All recording references refer to the Public Records of Palm Beach County, Florida.



Staff Report Exhibit C: Survey



LOCATION MAP (REFERENCE ONLY) NOT TO SCALE

LEGEND:

(C)	CALCULATED	•	BENCH M
(CFT)	CALCULATED FROM FIELD TRAVERSE		
(D)	PER DESCRIPTION		BOLLARD
AVG	AVERAGE		CATCH BA
BE	BUFFER EASEMENT	-‡-	CONC LIG
	CHAIN LINK FENCE	D	DRAINAGE
CONC	CONCRETE	<u>দ</u> ন্দ	FIBER OP
	DEED BOOK	v	
	EAST	FOC RISER	FIBER OP
	ELEVATION	FO	FIBER OP
	EDGE OF PAVEMENT		FOUND PF
HDPE INV	HIGH-DENSITY POLYETHYLENE INVERT	MICV	IRRIGATIO
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT	OMP	METAL PC
LB#	LICENSED BUSINESS NUMBER	S	SANITARY
	LANDSCAPE BUFFER EASEMENT		
	LAKE MAINTENANCE EASEMENT	۲	SET IRON
Ν	NORTH		SIGN
	OFFICIAL RECORD BOOK	ş	SPRINKLE
	OVERHEAD WIRE	TR	TRAFFIC H
	PLAT BOOK		
	PALM BEACH COUNTY	W	WATER ME
	PALM BEACH COUNTY RECORDS PAGE	WV	WATER VA
	PAGE Polyvinyl Chloride	\bigcirc	WOODEN
	RIGHT-OF-WAY		
RNG	RANGE		T INDEX:
	RAW WATER MAIN EASEMENT	FLA	
S	SOUTH	(-	
S.R.	STATE ROAD	(P)	THE PALM BE Plat No. 3.
тов	TOP OF BANK		(P.B. 2, PG.
TON	TOP OF NUT	(P2)	BLACK DIAMO
TWN	TOWNSHIP		(P.B. 94, PG.
W	WEST		
WSE	WATER & SEWER EASEMENT	(P3)	WELLINGTON'S PHASE 2. A I (P.B. 78, PG.
		(P4)	WELLINGTON'S PHASE 1. A F (P.B. 76. PG

SYMBOL LEGEND:

BENCH MARK
BOLLARD
CATCH BASIN
CONC LIGHT POLE
DRAINAGE MANHOLE
FIBER OPTIC CABLE MARKER
FIBER OPTIC CABLE RISER
FIBER OPTIC CABLE HANDHOLE
FOUND PRM
IRRIGATION CONTROL VALVE
METAL POST
SANITARY MANHOLE
SET IRON ROD & CAP
SIGN
SPRINKLER HEAD
TRAFFIC HANDHOLE
WATER METER
WATER VALVE ON CONC PAD
WOODEN POWER POLE

P)	THE PALM BEACH FARMS COMPANY PLAT No. 3. (P.B. 2, PG. 45, P.B.C.R.)
P2)	BLACK DIAMOND – PHASE I (P.B. 94, PG. 83, P.B.C.R.)
P3)	WELLINGTON'S EDGE, PARCEL 77 – PHASE 2. A P.U.D. (P.B. 78, PG. 42, P.B.C.R.)
Ρ4)	WELLINGTON'S EDGE, PARCEL 77 – PHASE 1. A P.U.D. (P.B. 76, PG. 163, P.B.C.R.)
P5)	WELLINGTON MUPD (P.B. 101, PG. 132, P.B.C.R.)

BOUNDARY SURVEY CERTIFICATION:

- TO: 1. Lotis Wellington, LLC
- 2. Chicago Title Insurance Company
- Southeast Guaranty & Title, Inc.
 Law Office of Paul A. Krasker, P.A.
- 5. PG Law.
- 6. Farm Credit of Florida, ACA

This is to certify that this survey is classified as a Boundary Survey as defined in Rule 5J-17.050 (12) of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended and was made in accordance with the 2016 Minimum Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8 and 11 of Table A thereof. The fieldwork was completed on December 12th, 2018.

DATED: December 14th, 2018

DAVID A. BOWER STATE OF FLORIDA

PROFESSIONAL SURVEYOR & MAPPER No. LS 5888

12/14/18	DATE DWG. NO. MT DAB DRAWN BY APPROVED BY	SEE NOTES N/A FIELD BOOK / PAGE SCALE
TLE SURVEY	NGTON, LLC D AAS RANGE A1E	IGTON, FLORIDA
ALTA/NSPS LAND TITLE SURVEY	FOR: LOTIS WELLINGTON, LLC	VILLAGE OF WELLINGTON, FLORIDA

