

# Staff Report Exhibit B: Lake Worth Drainage Districts Authorization Letter



13081 MILITARY TRAIL  
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors  
James M. Alderman  
Stephen Bedner  
Jeffrey P. Phipps, Sr.  
Harry Raucher  
John I. Whitworth III  
Executive Director  
Tommy B. Strowd, P.E.  
Attorney  
Mark A. Perry, P.A.

September 10, 2021

Mr. Tim Stillings  
Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, Florida 33414

**Re: Conditional No Objection to Abandonment Portions of LWDD S-5 Canal and LWDD L-7 Canal**  
**LWDD Record No.- RI-18-0113- Lotis**

Dear Mr. Stillings:

Lake Worth Drainage District Board of Supervisors on December 11, 2019 approved the sale of a portion of LWDD L-7 and a portion of the LWDD S-5 Canal as described on schedule "A" to Lotis Wellington, LLC. Once the sell has been completed the Lake Worth Drainage District has no objection to the abandonment of the land described in Ex. "A" by the Village of Wellington.

Sincerely,



Mark A. Perry  
District Counsel

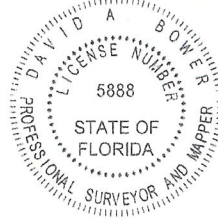
MAP/dla

# EXHIBIT "A"

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  
DN: c=US, o=DENNIS J LEAVY AND  
ASSOCIATES INC, ou=DENNIS J LEAVY  
AND ASSOCIATES INC, cn=David A  
Bower,  
0.9.2342.19200300.100.1.1=A01097C000  
00162AA61C1 4400000741  
Date: 2019.05.02 14:05:55 -0400'



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

## DESCRIPTION:

A parcel of land lying within a portion of Tracts 13, 14, 15 and 16, Block 18 and a portion of the 25 foot wide road reservation lying Northerly of Tracts 13 and 14 of said Block 18, Palm Beach Farms Co. Plat No. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Northwest corner of said Tract 16, Block 18; thence North 89°00'05" East (as a basis of bearings) along the North line of said Tract 16, a distance of 13.13 feet to a point on a line being 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 and the POINT OF BEGINNING; thence continue North 89°00'05" East along the North line of Tracts 16 and 15 of said Block 18, a distance of 1,101.13 feet to the Northeast corner of said Tract 15; thence North 01°16'18" West along the Southerly extension of the East line of Tract 10 of said Block 18, a distance of 25.00 feet to the Southeast corner of said Tract 10, also being on the North line of the 25 foot wide road reservation lying Northerly of Tracts 13 and 14 of said Block 18; thence North 89°00'05" East along the Northerly line of said 25 foot wide road reservation, a distance of 1,271.57 feet to a point being on the West right-of-way line of State Road No. 7 per the State of Florida Department of Transportation Right-of-Way Map, Section 93210-2519, dated: 4-24-95; thence South 01°37'52" West along said West right-of-way line, a distance of 45.05 feet to a point being on a line lying 20.00 feet South of and parallel with (as measured at right angles) the North line of Tracts 13 and 14 of said Block 18; thence South 89°00'05" West along said parallel line, a distance of 1,269.29 feet to a point being on the West line of said Tract 14; thence South 01°16'18" East along said West line, a distance of 16.00 feet to a point being on a line lying 36.00 feet South of and parallel with (as measured at right angles) the North line of Tracts 13 and 14 of said Block 18;

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 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: LOTIS WELLINGTON, LLC

DRAWN: DB	SCALE: N/A	DATE: 04/18/19
CHK: MT	JOB# 18-107 SD 2	SHEET: 1 OF 14

DESCRIPTION continued:

thence North 89°00'05" East along said parallel line, a distance of 1,208.47 feet to a point being on said West right-of-way line of State Road No. 7; thence South 01°37'52" West along said West right-of-way line, a distance of 3.90 feet to a point being on a line lying 39.90 feet South of and parallel with (as measured at right angles) the North line of Tract 13 of said Block 18; thence South 89°00'05" West along said parallel line, a distance of 608.94 feet to a point being on the West line of said Tract 13; thence South 01°16'18" East along said West line, a distance of 0.36 feet to a point being on a line lying 40.26 feet South of and parallel with (as measured at right angles) the North line of Tract 14 of said Block 18; thence South 89°00'05" West along said parallel line, a distance of 1,319.29 feet to a point being on the West line of Tract 15 of said Block 18; thence North 01°16'18" West along said West line, a distance of 0.49 feet to a point being on a line lying 39.77 feet South of and parallel with (as measured at right angles) the North line of Tract 16 of said Block 18; thence South 89°00'05" West along said parallel line, a distance of 429.86 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 16 of said Block 18; thence South 01°31'08" West along said parallel line, a distance of 620.54 feet to a point being on the South line of said Tract 16; thence South 89°00'05" West along said South line, a distance of 12.75 feet to a point on a line being 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 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 2.630 feet more or less.

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For: LOTIS WELLINGTON, LLC

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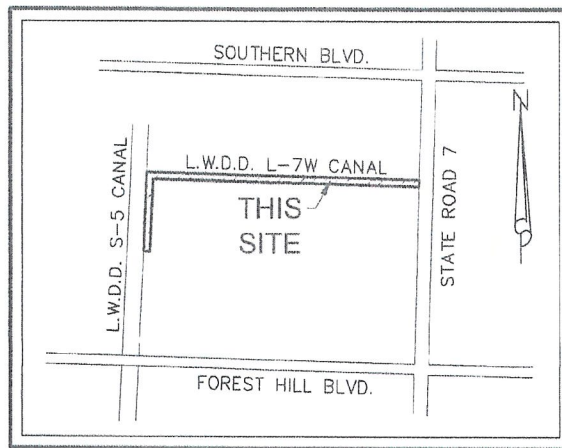
DATE: 04/18/19

CHK: MT

JOB# 18-107 SD 2

SHEET: 2 OF 14





LOCATION MAP  
NOT TO SCALE

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CHK: MT	JOB# 18-107 SD 2	SHEET: 3 OF 14

### SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE BASED UPON THE NORTH LINE OF TRACT 16, BLOCK 18, PALM BEACH FARMS Co. PLAT No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF NORTH 89°00'05" 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. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
3. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS (DAVID A. BOWER) LICENSE NUMBER IS LS #5888.
4. THIS IS NOT A SURVEY.

### LEGEND:

B.E. = BUFFER EASEMENT  
D.E. = DRAINAGE EASEMENT  
LB = LICENSED BUSINESS  
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  
U.E. = UTILITY EASEMENT  
W.M.E. = WATER MAIN EASEMENT

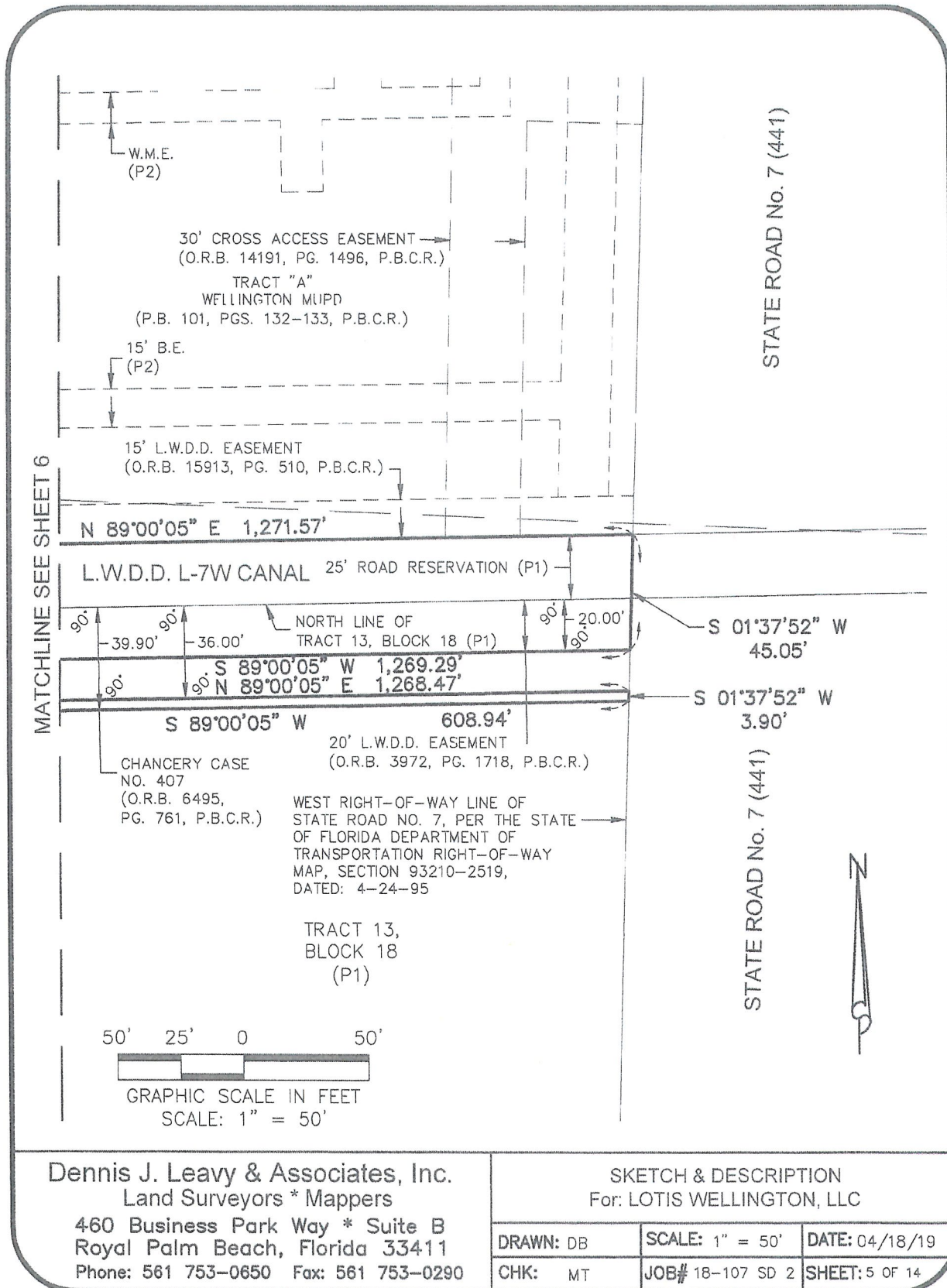
### PLAT LEGEND:

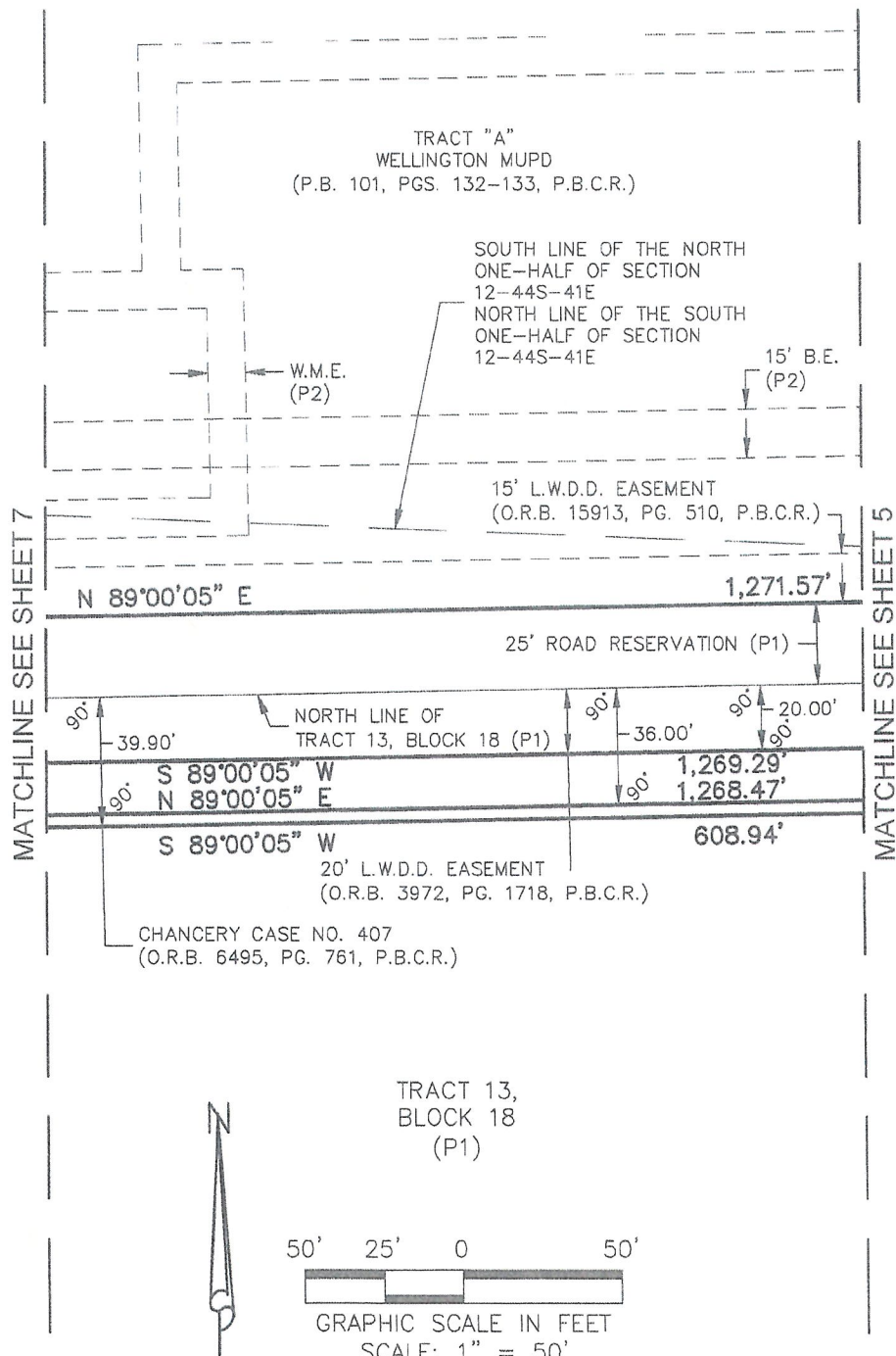
(P1) = PER THE PLAT OF PALM BEACH FARMS Co. PLAT No. 3  
(P.B. 2, PG. 45, P.B.C.R.)  
(P2) = PER THE PLAT OF WELLINGTON MUPD  
(P.B. 101, PG. 132, P.B.C.R.)

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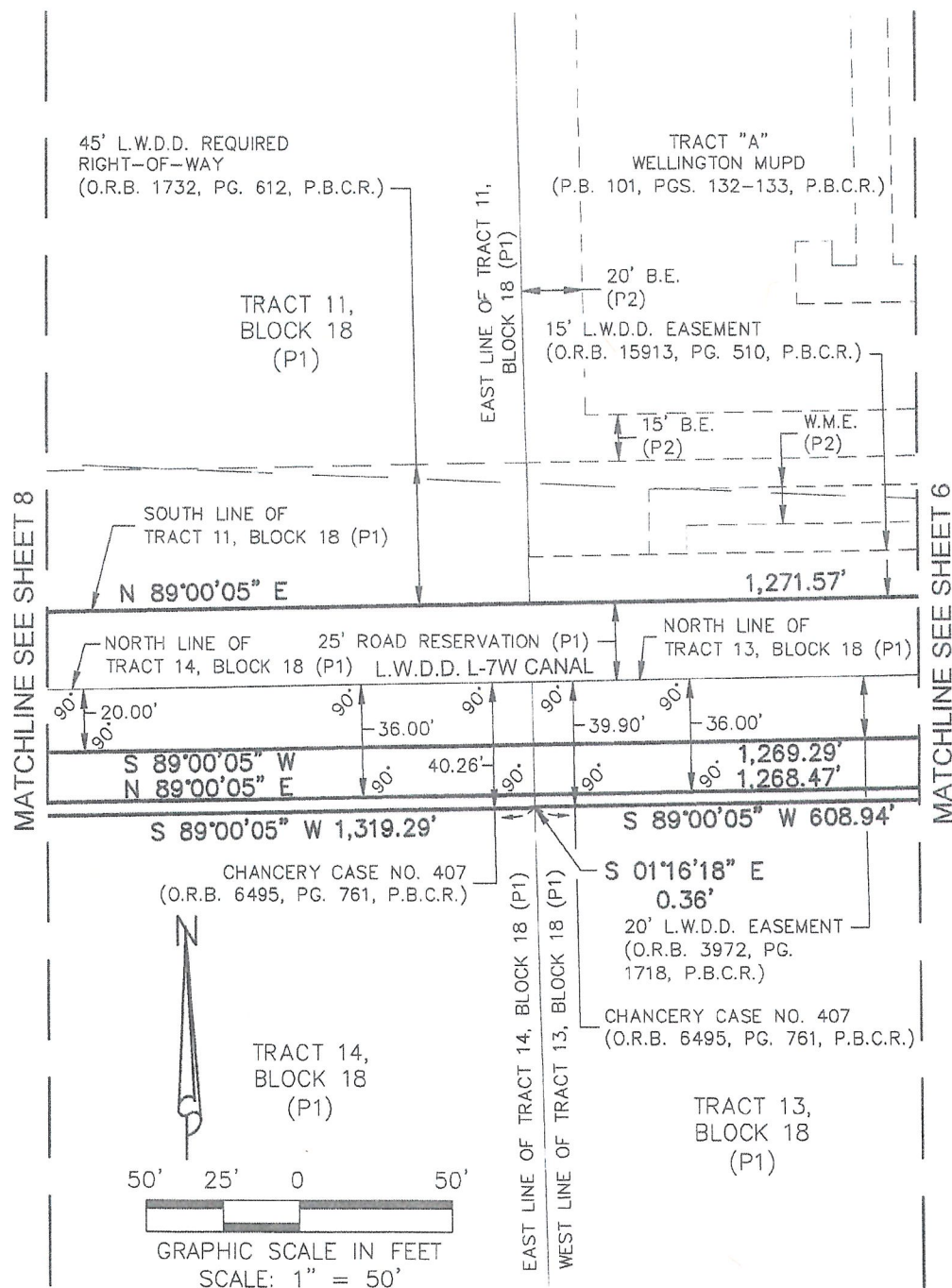


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SKETCH & DESCRIPTION  
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DRAWN: DB	SCALE: 1" = 50'	DATE: 04/18/19
CHK: MT	JOB# 18-107 SD 2	SHEET: 6 OF 14





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SKETCH & DESCRIPTION  
For: LOTIS WELLINGTON, LLC

DRAWN: DB

SCALE: 1" = 50'

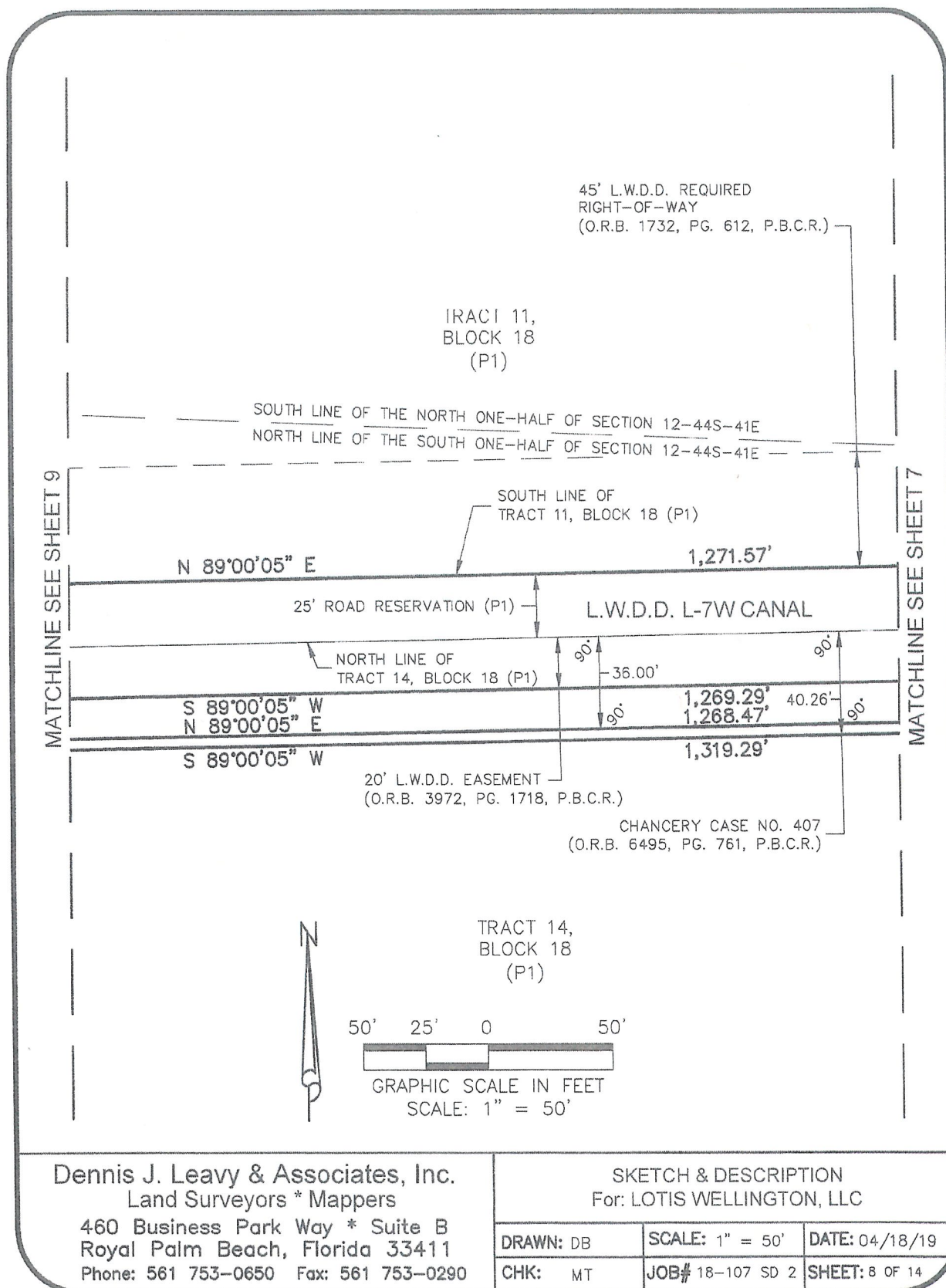
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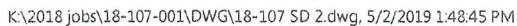
CHK: MT

JOB# 18-107 SD 2

SHEET: 7 OF 14









50' 25' 0 50'  
GRAPHIC SCALE IN FEET  
SCALE: 1" = 50'

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

TRACT 10,  
BLOCK 18  
(P1)

MATCHLINE SEE SHEET 11

SOUTH LINE OF  
TRACT 10, BLOCK 18 (P1)

25' ROAD RESERVATION (P1)

N 89°00'05" E

1,101.13'

NORTH LINE OF  
TRACT 15, BLOCK 18 (P1)

L.W.D.D. L-7W CANAL

40.26'

S 89°00'05" W

1,319.29'

20' L.W.D.D. EASEMENT  
(O.R.B. 3972, PG. 1718, P.B.C.R.)

CHANCERY CASE NO. 407  
(O.R.B. 6495, PG. 761, P.B.C.R.)

TRACT 15,  
BLOCK 18  
(P1)

MATCHLINE SEE SHEET 9

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SCALE: 1" = 50'

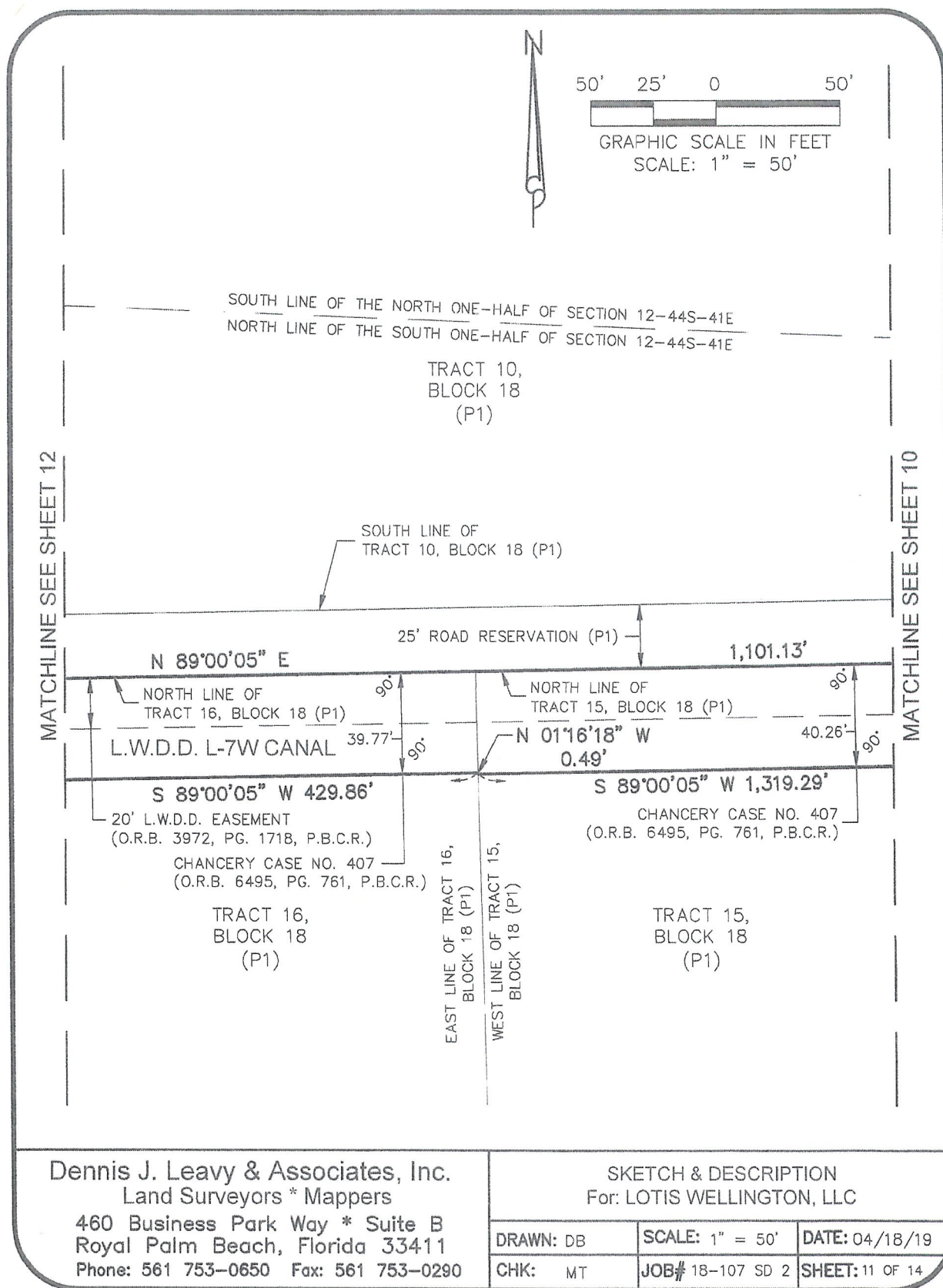
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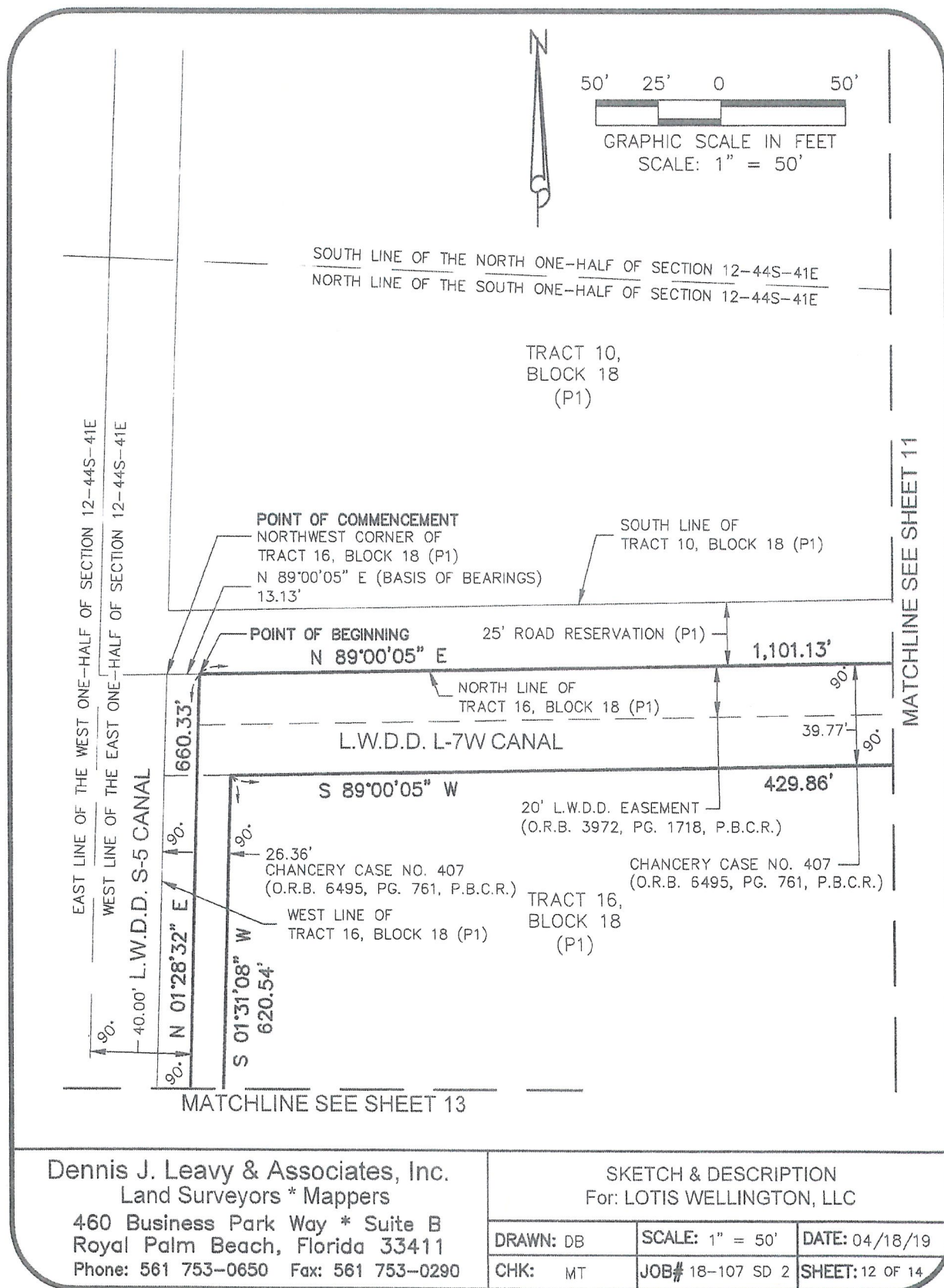
CHK: MT

JOB# 18-107 SD 2

SHEET: 10 OF 14







50' 25' 0 50'

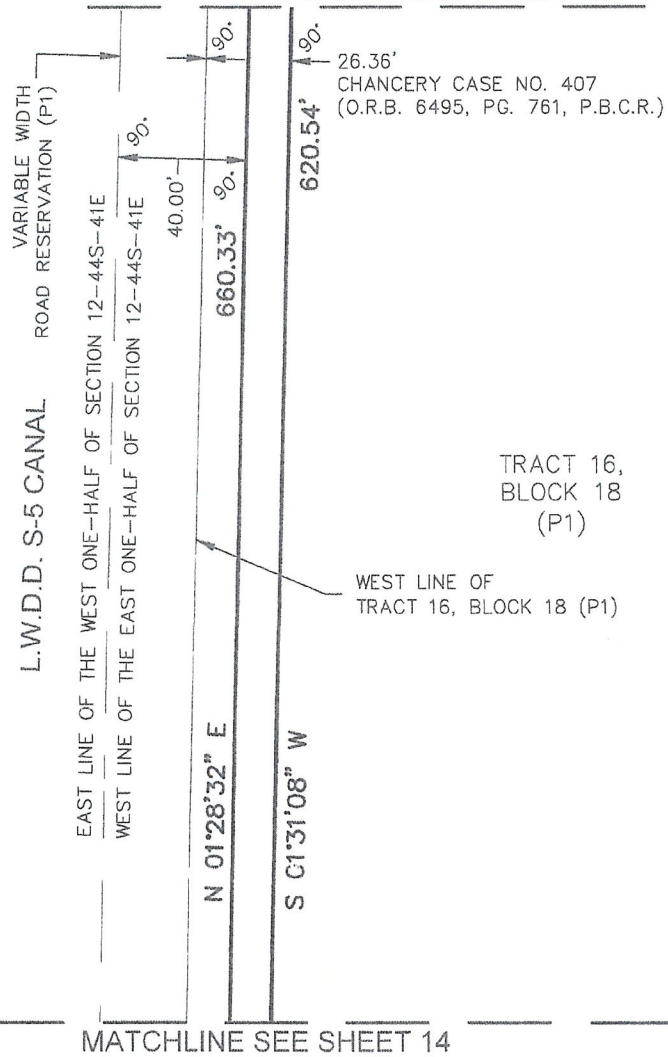


GRAPHIC SCALE IN FEET

SCALE: 1" = 50'



MATCHLINE SEE SHEET 12



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DRAWN: DB

SCALE: 1" = 50'

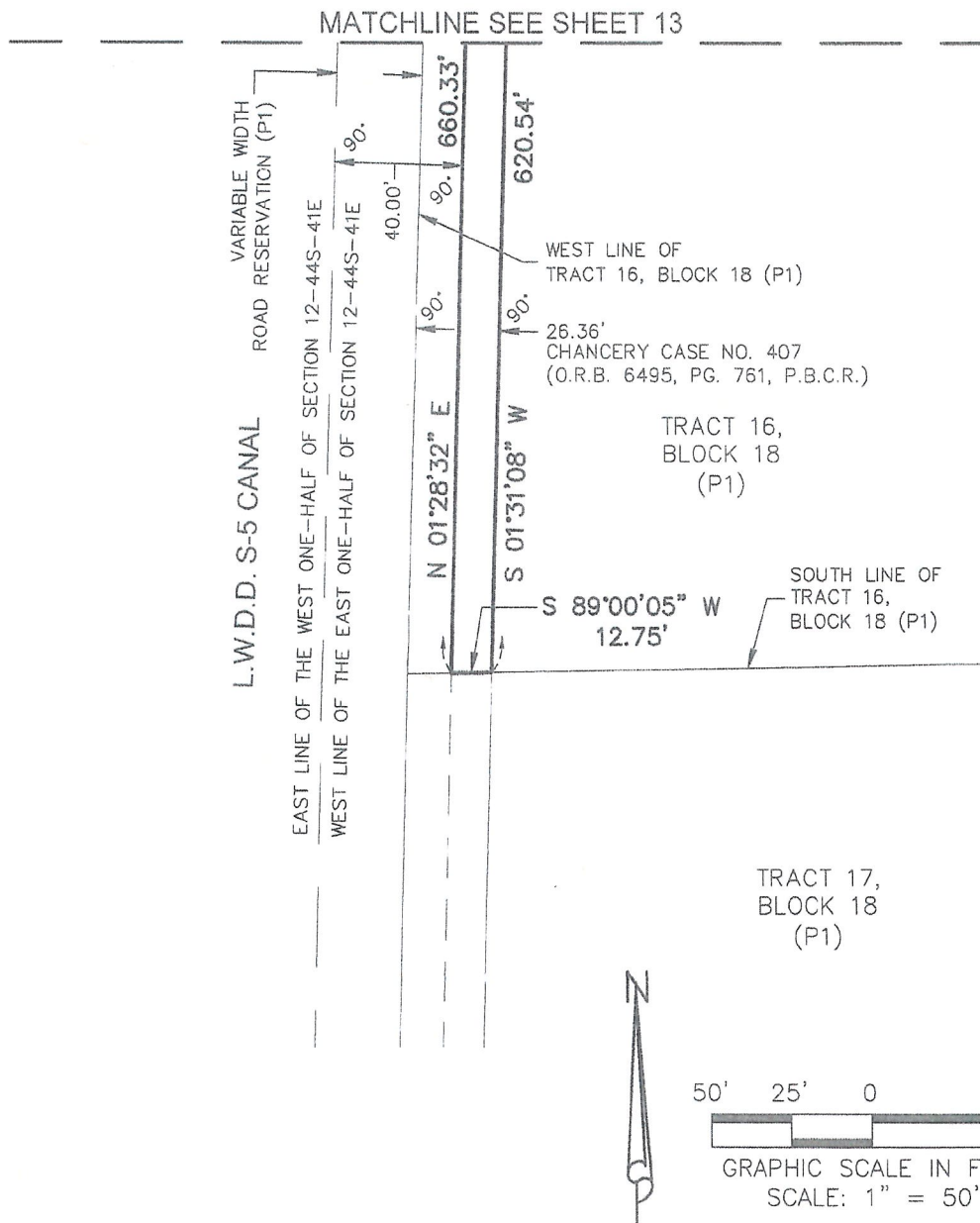
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JOB# 18-107 SD 2

SHEET: 13 OF 14





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