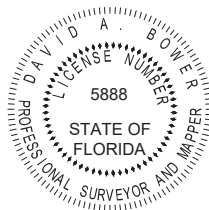


Staff Report Exhibit E: Sketch and Legal Description

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: 2021.04.22
12:45:23 -04'00'



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

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF A 25 FOOT WIDE ROAD RESERVATION, 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, 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 LINE AND NORTH LINE OF TRACT 13, BLOCK 18, A DISTANCE OF 241.47 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 AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°00'05" WEST ALONG SAID NORTH LINE OF TRACT 13, BLOCK 18, A DISTANCE OF 610.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT 13, BLOCK 18, SAID NORTH LINE OF TRACT 13, BLOCK 18 ALSO BEING THE SOUTH LINE OF SAID 25 FOOT WIDE ROAD RESERVATION;

THENCE NORTH 01°16'18" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF TRACT 12, BLOCK 18;

(DESCRIPTION CONTINUED ON SHEET 2 OF 6)

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@DJLASURVEY.NET 561 753-0290

SKETCH & DESCRIPTION
For: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 04/14/21
CHK: DAB	JOB# 18-107-5 SD	SHEET: 1 OF 6

DESCRIPTION:

(DESCRIPTION CONTINUED FROM SHEET 1 OF 6)

THENCE NORTH 89°00'05" EAST ALONG THE SOUTH LINE OF SAID TRACT 12, BLOCK 18, A DISTANCE OF 612.23 FEET TO A POINT BEING ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, SAID SOUTH LINE OF TRACT 12, BLOCK 18 ALSO BEING THE NORTH LINE OF SAID 25 FOOT WIDE ROAD RESERVATION;

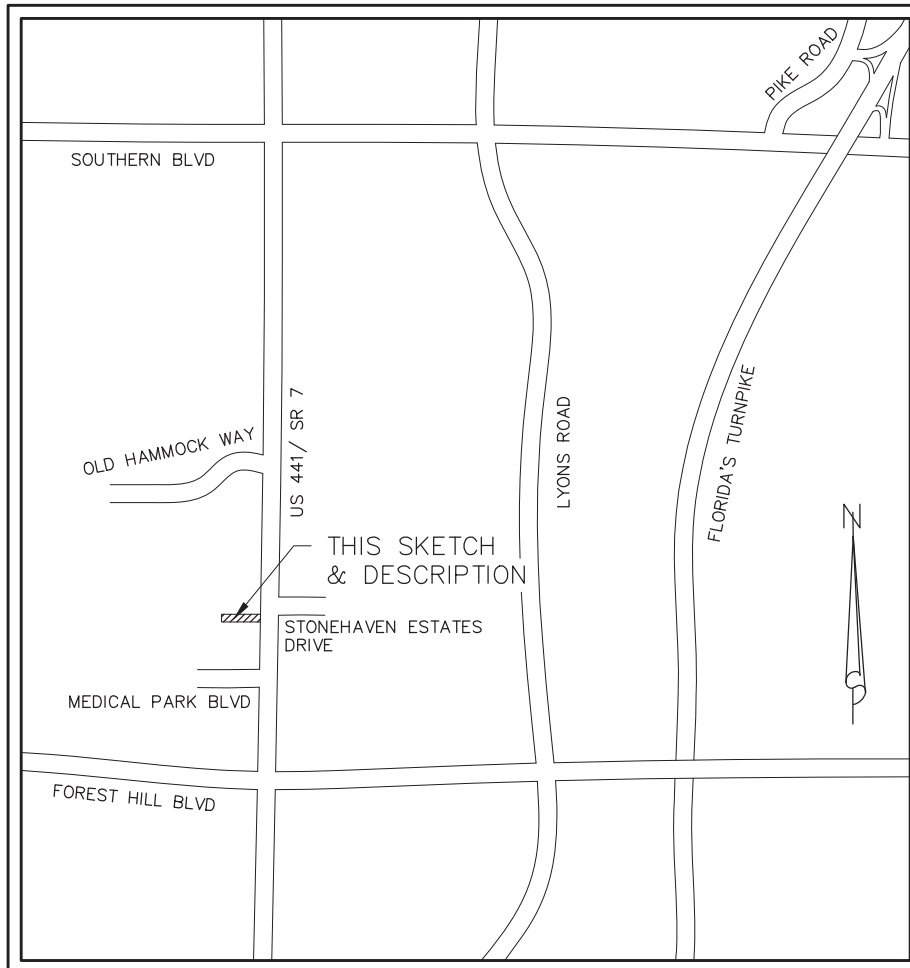
THENCE SOUTH 01°37'52" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 15,290 SQUARE FEET MORE OR LESS.

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SKETCH & DESCRIPTION For: LOTIS WELLINGTON, LLC		
DRAWN: MT	SCALE: N/A	DATE: 04/14/21
CHK: DAB	JOB# 18-107-5 SD	SHEET: 2 OF 6



LOCATION MAP
(REFERENCE ONLY)
NOT TO SCALE

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SKETCH & DESCRIPTION
For: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 04/14/21
CHK: DAB	JOB# 18-107-5 SD	SHEET: 3 OF 6

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 IS 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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SKETCH & DESCRIPTION
For: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: N/A	DATE: 04/14/21
CHK: DAB	JOB# 18-107-5 SD	SHEET: 4 OF 6

MATCHLINE SEE SHEET 6 OF 6

DESCRIBED AREA
CONTAINING
15,290 SQUARE FEET
MORE OR LESS

TRACT 13
BLOCK 18
(P)

WELLINGTON MUPD
(P.B. 101, PG. 132, P.B.C.R.)

NORTH LINE OF TRACT
13, BLOCK 18 (P)

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

POINT OF BEGINNING

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

S01°37'52"W
25.03'

STATE ROAD No. 7 (441)

EAST LINE OF THE
SOUTHEAST QUARTER OF
SEC 12, TWN 44S, RNG 41E
(BASIS OF BEARINGS)

EASTERLY
EXTENSION LINE OF
THE NORTH LINE
OF TRACT 13,
BLOCK 18 (P)

S01°30'21"W
15.89'

EAST QUARTER CORNER OF
SECTION 12, TOWNSHIP 44S,
RANGE 41E
(POINT OF COMMENCEMENT)



0 40' 80'



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

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SKETCH & DESCRIPTION
For: LOTIS WELLINGTON, LLC

DRAWN: MT

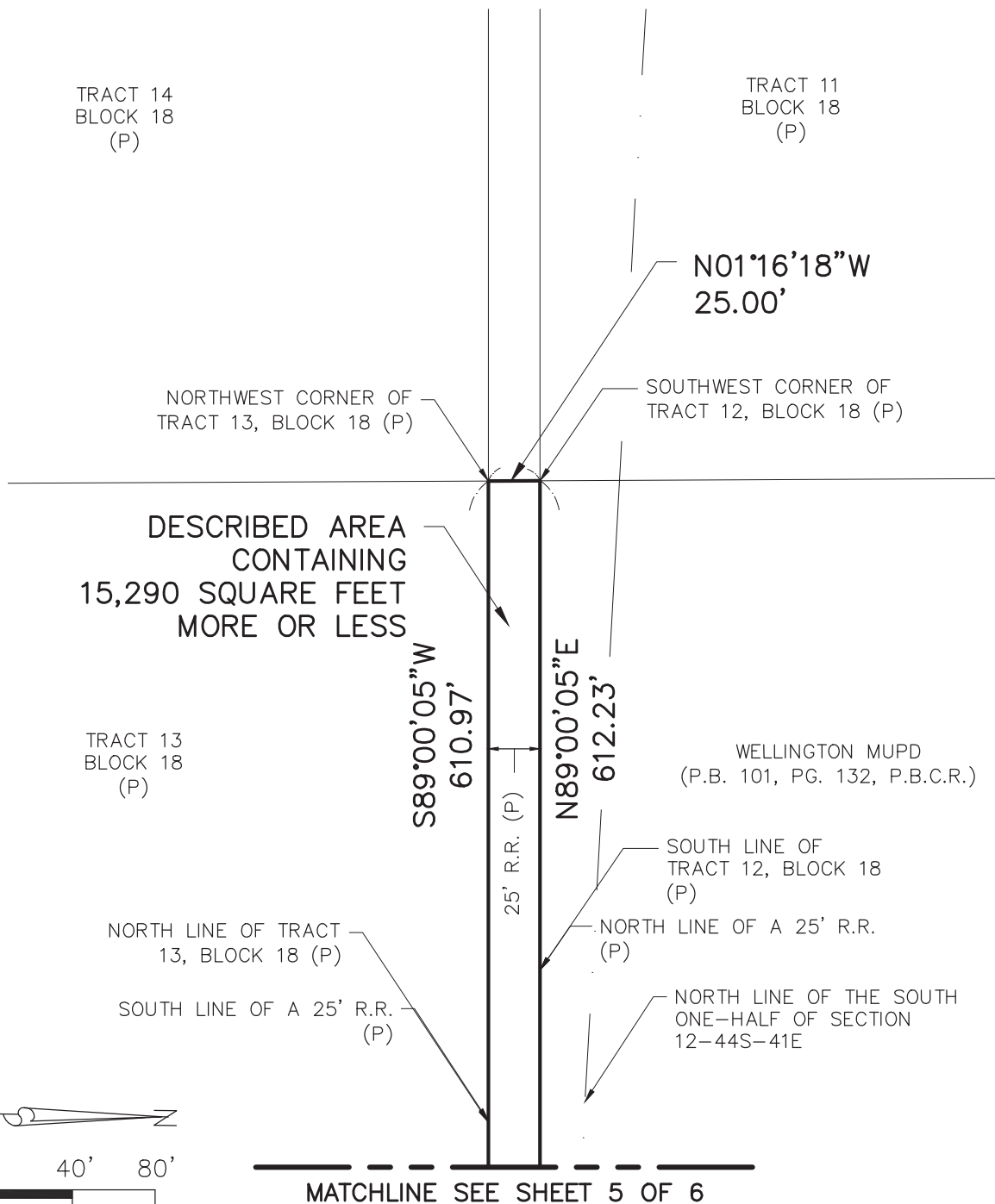
SCALE: 1"=80'

DATE: 04/14/21

CHK: DAB

JOB# 18-107-5 SD

SHEET: 5 OF 6



0 40' 80'



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

MATCHLINE SEE SHEET 5 OF 6

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SKETCH & DESCRIPTION
 For: LOTIS WELLINGTON, LLC

DRAWN: MT	SCALE: 1"=80'	DATE: 04/14/21
CHK: DAB	JOB# 18-107-5 SD	SHEET: 6 OF 6