

LOTIS WELLINGTON

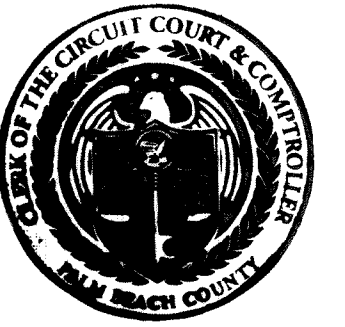
BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION 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 SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST 2022

131

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 1:17 P.M. THIS 14 DAY OF October 2022 AND DULY RECORDED IN: PLAT BOOK 134 ON PAGE 131-141 JAMES S. GIELDA SHARON P. BOCK CLERK CIRCUIT COURT BY: [Signature] DEPUTY CLERK

SHEET 1 OF 11



DESCRIPTION AND DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN ON HEREON AS LOTIS WELLINGTON AND BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, 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 AND LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, 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 AND THE WESTERLY EXTENSION THEREOF, 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 TO) 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 WESTERLY EXTENSION OF 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 WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 16, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 40.04 FEET TO 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.

CONTAINING 64.33 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS L1, L2, L3, L4, L5, L6, L7, L8, L9 AND L10, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, (LYING WITHIN A PORTION OF TRACTS G, L2 AND L3), ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS C1, C2, C3, C4, C5, C6, C7, C8, C9 AND C10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS D1, D2 AND D3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT P, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR A PRESERVE AND FOR SURFACE WATER MANAGEMENT PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREA INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE PRESERVE OR DRAINAGE SYSTEM.
- TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GREENWAY PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT W, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DESCRIPTION AND DEDICATIONS

- TRACTS OS1 AND OS2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 20.00 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 10.00 FOOT UTILITY EASEMENT (UE) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE LIMITED ACCESS EASEMENTS (LAE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSOR AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21ST DAY OF SEPTEMBER, 2022.

WITNESS: [Signature] LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME: Richard Kasser BY: LOTIS WELLINGTON HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER

WITNESS: Nicholas Pagano BY: LOTIS WELLINGTON VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER

PRINTED NAME: Nicholas Pagano BY: JKM WELLINGTON CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER

BY: [Signature] BY: LOTIS CAPITAL FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEMBER

BY: [Signature] BY: ADAM P. FREEDMAN, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 21ST DAY OF SEPTEMBER, 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 KNOW TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/12/2026

SIGNATURE: [Signature]

PRINTED NAME: Jeff L. Johnson

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

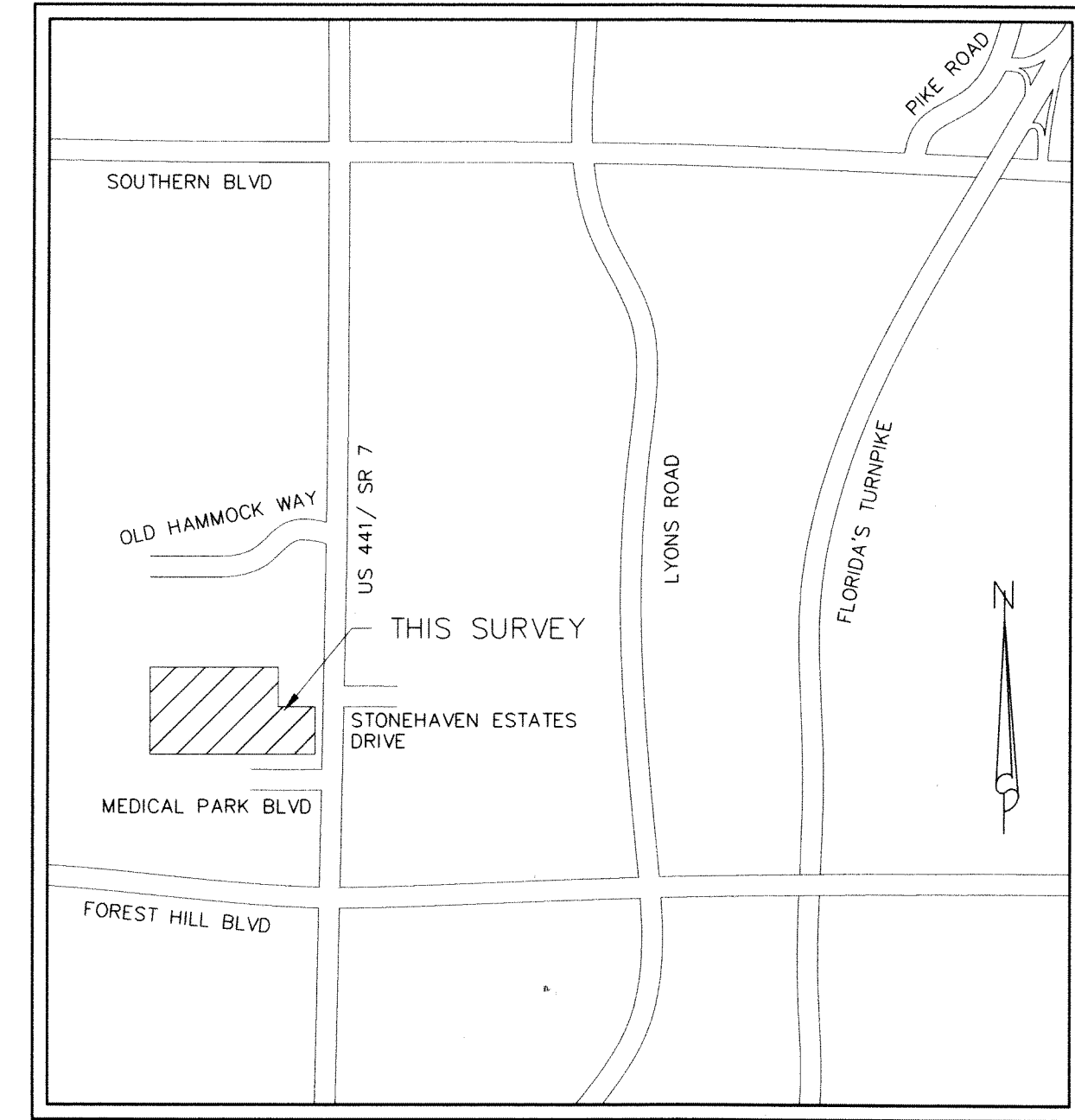
LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21ST DAY OF SEPTEMBER, 2022.

WITNESS: [Signature] LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT

PRINTED NAME: Richard Kasser BY: [Signature]

WITNESS: Nicholas Pagano BY: JAMES S. GIELDA, PRESIDENT

PRINTED NAME: Nicholas Pagano



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 21ST DAY OF SEPTEMBER, 2022, BY JAMES GIELDA, WHO IS PERSONALLY KNOW TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/12/2026

SIGNATURE: [Signature]

PRINTED NAME: Jeff L. Johnson

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN J. GRAVE DE PERALTA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9-21-2022 BY: [Signature] STEPHEN J. GRAVE DE PERALTA, ESQ. PGLAW

VILLAGE OF WELLINGTON ENGINEER

THIS PLAT IS HEREBY APPROVED FOR THIS 13th DAY OF October, 2022 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S. DATED THIS 13th DAY OF October, 2022.

BY: [Signature] JONATHAN REINSVOLD, P.E. VILLAGE ENGINEER

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

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|--------------|--------------------------|------------------|
| SCALE: N/A | CHECKED BY: DB | DATE: 02/16/2022 |
| DRAWN BY: MT | JOB NO.: 18-107-001 PLAT | |

LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. COLLABORATION SEAL March 17, 2020 FLORIDA

LOTIS WELLINGTON LLC LIMITED LIABILITY COMPANY SEAL October 29, 2018 FLORIDA

VILLAGE OF WELLINGTON ENGINEERS SEAL

VILLAGE OF WELLINGTON SEAL

PREPARING: LAND SURVEYOR SEAL

CFN 20220412851PL BK 134 PG 131