

LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, 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 APRIL 2024

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)
THIS INSTRUMENT WAS FILED FOR
RECORD AT 1:12 P. M.
THIS 27th
DAY OF September, 2024
AND DULY RECORDED IN:
PLAT BOOK 138
ON PAGE 51-63
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS LOTIS WELLINGTON PHASE 2 AND BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, 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 NORTHEAST CORNER OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 89°00'05" WEST, ALONG THE NORTH LINE OF SAID LOTIS WELLINGTON PLAT, A DISTANCE OF 1,726.77 FEET TO A POINT BEING ON A LINE LYING 15.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 8 AND TRACT 9, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 01°31'08" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 689.13 FEET TO A POINT BEING ON THE NORTH LINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 88°52'20" EAST, ALONG THE NORTH LINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 11.37 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 8 AND TRACT 9, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 01°31'08" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 658.61 FEET TO A POINT BEING ON THE SOUTH LINE OF BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°51'25" EAST, ALONG THE SOUTH LINE OF SAID BLACK DIAMOND - PHASE 1 PLAT, A DISTANCE OF 993.92 FEET TO THE NORTHWEST CORNER OF WELLINGTON RESERVE OFFICE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 01°19'59" EAST, ALONG THE WEST LINE AND SOUTHERLY EXTENSION THEREOF OF SAID WELLINGTON RESERVE OFFICE PARK PLAT, A DISTANCE OF 670.68 FEET TO A POINT BEING ON THE CENTERLINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3;

THENCE NORTH 88°52'20" EAST, ALONG THE CENTERLINE OF A 25 FOOT ROAD RESERVATION OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1,333.80 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7;

THENCE SOUTH 01°38'04" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, A DISTANCE OF 672.96 FEET TO THE NORTHEAST CORNER OF "VENRA DEVELOPMENT, LLC", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°16'38" WEST, ALONG THE NORTH LINE OF SAID "VENRA DEVELOPMENT, LLC" PLAT, A DISTANCE OF 363.59 FEET TO THE NORTHWEST CORNER OF SAID "VENRA DEVELOPMENT, LLC" PLAT;

THENCE SOUTH 01°38'01" WEST, ALONG THE WEST LINE OF SAID "VENRA DEVELOPMENT, LLC" PLAT, A DISTANCE OF 2.59 FEET TO THE NORTHEAST 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 SOUTH 88°59'36" WEST, ALONG THE NORTH LINE OF SAID WELLINGTON MUPD PLAT, A DISTANCE OF 280.85 FEET TO THE NORTHWEST CORNER OF SAID WELLINGTON MUPD PLAT;

THENCE SOUTH 01°09'58" EAST, ALONG THE WEST LINE OF SAID WELLINGTON MUPD PLAT, A DISTANCE OF 1.84 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 52.439 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, L6 AND L7, 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.
- TRACT L5, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS C1 AND C2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, 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.
- LOTS 1 THROUGH 172, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, 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.
- TRACT D1, 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 PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

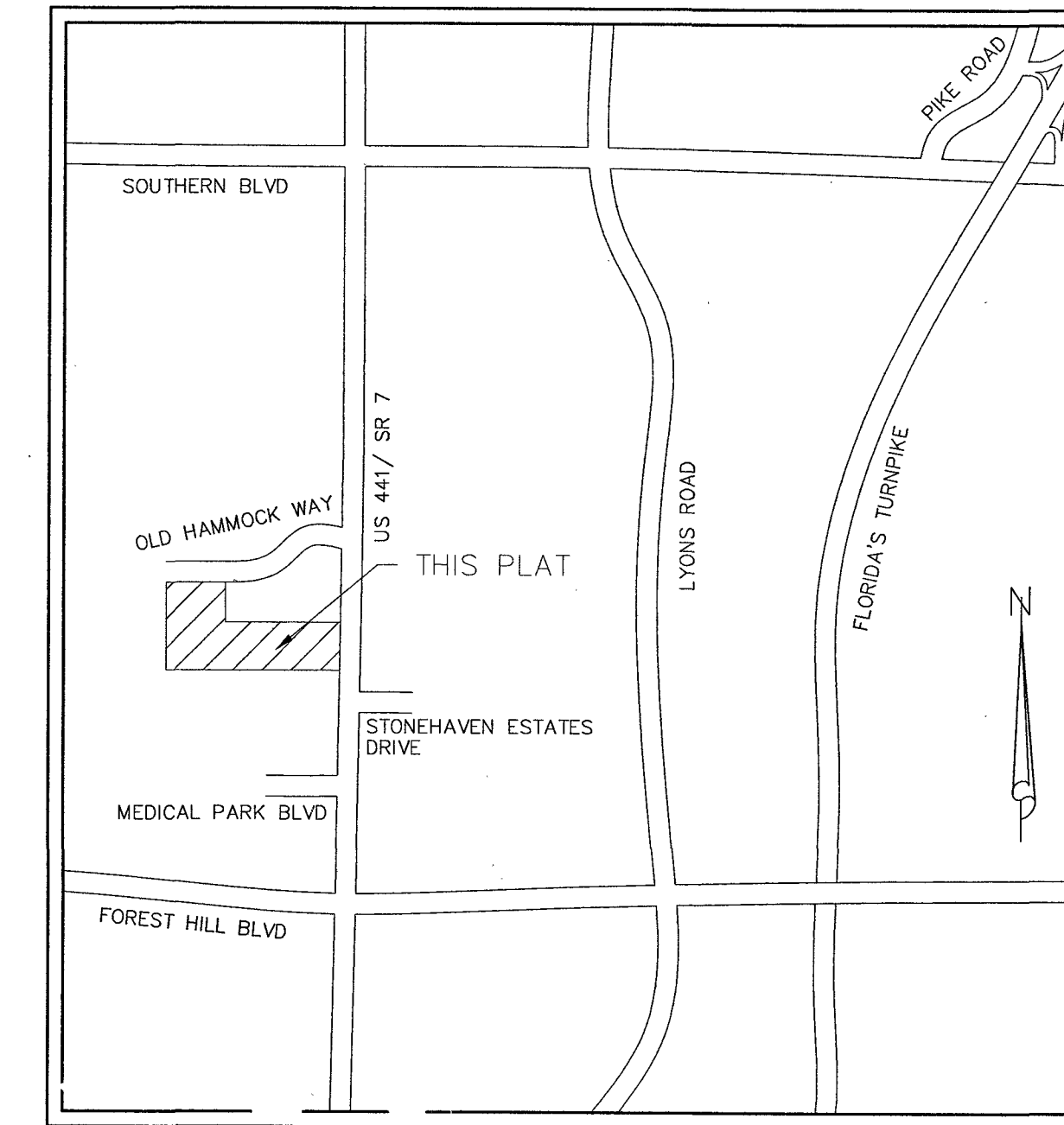
TRACT D1 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10-FOOT UTILITY EASEMENTS ADJACENT TO TRACT D1, AND NOT WITHIN SAID ROADWAY TRACT D1 CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND OTHER ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

- TRACT D2, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DEDICATIONS AND RESERVATIONS

TRACT D2 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10-FOOT UTILITY EASEMENTS ADJACENT TO TRACT D2, AND NOT WITHIN SAID ROADWAY TRACT D2 EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACT D2 CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND OTHER ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

- 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.
- TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES OF RESIDENTIAL RECREATION AREAS, WITH LIMITED OFFICE USE WITHIN TRACT R1. 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.
- 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.
- TRACTS W1 AND W2, 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 STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS OS1, OS2, OS3, OS4, OS12 AND OS13 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.
- TRACTS OS5, OS6, OS7, OS8, OS9, OS10 AND OS14 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 20.00 FOOT LAKE MAINTENANCE EASEMENT, 25.00 FOOT LAKE MAINTENANCE EASEMENT AND 25.00 FOOT LAKE MAINTENANCE ACCESS EASEMENT 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 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 EASEMENTS (U.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING POWER AND CABLE TELEVISION SYSTEMS. POWER AND CABLE TELEVISION PROVIDERS SHALL ONLY BE LOCATED IN THESE UTILITY EASEMENTS AND SHALL NOT BE LOCATED IN THE ROADWAY OR IN EXCLUSIVE WATER & SEWER EASEMENTS, EXCEPT AT PERPENDICULAR CROSSINGS. POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND CONCENTRATE PIPELINES SHALL NOT BE PRECLUDED FROM CROSSING OR UTILIZING THESE EASEMENTS WHERE REQUIRED.
- THE INSTALLATION OF POWER AND CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A POWER OR CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS SHOWN HEREON, (LYING WITHIN A PORTION OF TRACTS L1, L4, OS5, OS12 AND R2), 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.
- THE 5.00 FOOT DRAINAGE EASEMENT (D.E.) THE 7.50 FOOT DRAINAGE EASEMENT (D.E.) 10.00 FOOT DRAINAGE EASEMENT (D.E.) AND 12.00 FOOT DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENTS (W.S.E.) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LIFT STATION EASEMENT (L.S.E.) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY THE VILLAGE OF WELLINGTON, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.) 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 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF September 2024.

WITNESS: *[Signature]* LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME: JAMES S. GIERDA

WITNESS: *[Signature]* BY: LOTIS WELLINGTON 2 HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

PRINTED NAME: Angela Pickett

BY: LOTIS WELLINGTON 2 VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: JKM WELLINGTON CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: LOTIS CAPITAL FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

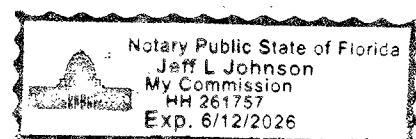
BY: *[Signature]* ADAM P. FREEDMAN, MANAGER

ACKNOWLEDGMENT

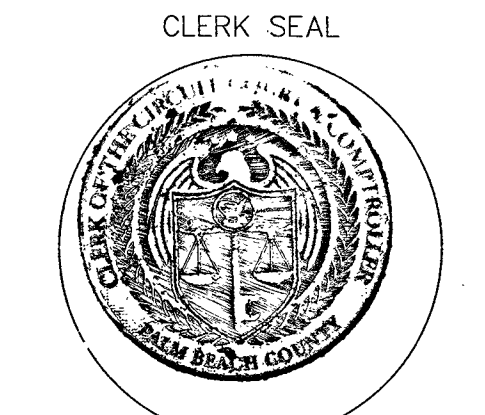
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF September, 2024, BY ADAM P. FREEDMAN, AS MANAGER OF LOTIS CAPITAL FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF JKM WELLINGTON CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2 VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2 HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LOTIS WELLINGTON 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

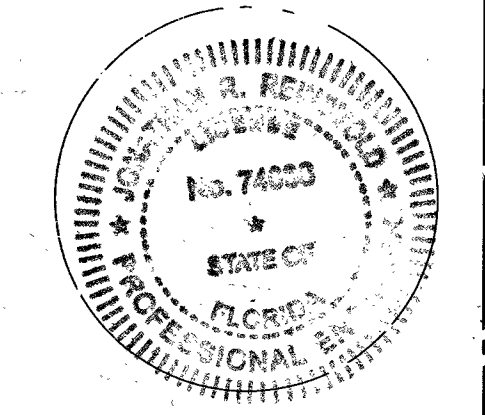
MY COMMISSION EXPIRES: 06/12/2026
SIGNATURE: *[Signature]*
PRINTED NAME: Jeff L. Johnson



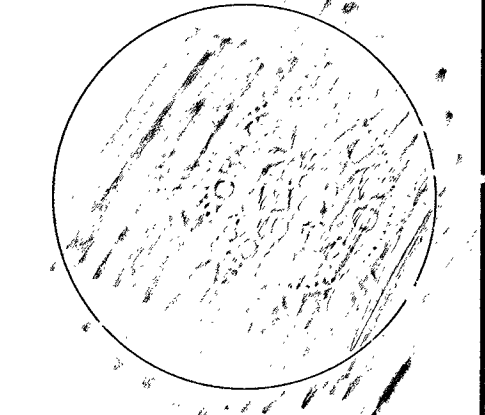
SHEET 1 OF 13



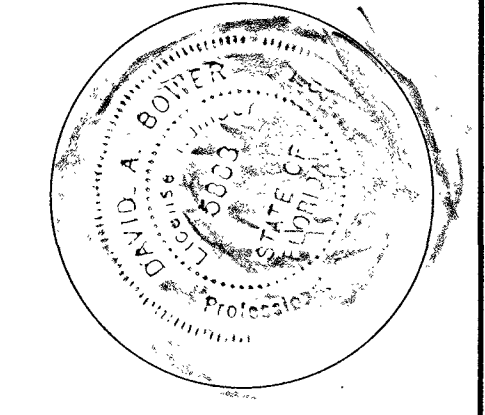
VILLAGE OF WELLINGTON ENGINEER



VILLAGE OF WELLINGTON



PREPARING LAND SURVEYOR



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@DULASURVEY.NET

SCALE: N/A CHECKED BY: DB DATE: 12/12/2023
DRAWN BY: MT JOB NO.: 21-013-001 PLAT

CFN 20240336215 PL BK 138 PG 51