

# 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

### AREA TABULATION

TRACT C1	137,099.18	SQUARE FEET	3.147	ACRES	LOT 21	5,400.00	SQUARE FEET	0.124	ACRES	LOT 72	5,400.00	SQUARE FEET	0.124	ACRES	LOT 123	2,000.00	SQUARE FEET	0.046	ACRES
TRACT C2	60,185.02	SQUARE FEET	1.382	ACRES	LOT 22	5,400.00	SQUARE FEET	0.124	ACRES	LOT 73	5,400.00	SQUARE FEET	0.124	ACRES	LOT 124	4,237.50	SQUARE FEET	0.097	ACRES
TRACT D1	72,036.92	SQUARE FEET	1.654	ACRES	LOT 23	5,400.00	SQUARE FEET	0.124	ACRES	LOT 74	5,394.26	SQUARE FEET	0.124	ACRES	LOT 125	4,337.50	SQUARE FEET	0.100	ACRES
TRACT D2	281,357.49	SQUARE FEET	6.459	ACRES	LOT 24	5,400.00	SQUARE FEET	0.124	ACRES	LOT 75	6,314.13	SQUARE FEET	0.145	ACRES	LOT 126	2,000.00	SQUARE FEET	0.046	ACRES
TRACT G	23,580.86	SQUARE FEET	0.541	ACRES	LOT 25	6,480.00	SQUARE FEET	0.149	ACRES	LOT 76	5,431.81	SQUARE FEET	0.125	ACRES	LOT 127	2,000.00	SQUARE FEET	0.046	ACRES
TRACT L1	13,415.97	SQUARE FEET	0.308	ACRES	LOT 26	5,400.00	SQUARE FEET	0.124	ACRES	LOT 77	6,420.00	SQUARE FEET	0.147	ACRES	LOT 128	2,000.00	SQUARE FEET	0.046	ACRES
TRACT L2	5,677.16	SQUARE FEET	0.130	ACRES	LOT 27	5,400.00	SQUARE FEET	0.124	ACRES	LOT 78	5,940.00	SQUARE FEET	0.136	ACRES	LOT 129	2,000.00	SQUARE FEET	0.046	ACRES
TRACT L3	3,814.05	SQUARE FEET	0.088	ACRES	LOT 28	5,400.00	SQUARE FEET	0.124	ACRES	LOT 79	5,400.00	SQUARE FEET	0.124	ACRES	LOT 130	3,300.00	SQUARE FEET	0.076	ACRES
TRACT L4	7,028.50	SQUARE FEET	0.161	ACRES	LOT 29	5,400.00	SQUARE FEET	0.124	ACRES	LOT 80	5,400.00	SQUARE FEET	0.124	ACRES	LOT 131	3,300.00	SQUARE FEET	0.076	ACRES
TRACT L5	41,776.63	SQUARE FEET	0.959	ACRES	LOT 30	5,400.00	SQUARE FEET	0.124	ACRES	LOT 81	5,400.00	SQUARE FEET	0.124	ACRES	LOT 132	2,000.00	SQUARE FEET	0.046	ACRES
TRACT L6	19,179.37	SQUARE FEET	0.440	ACRES	LOT 31	7,242.49	SQUARE FEET	0.166	ACRES	LOT 82	5,400.01	SQUARE FEET	0.124	ACRES	LOT 133	2,000.00	SQUARE FEET	0.046	ACRES
TRACT L7	4,078.59	SQUARE FEET	0.094	ACRES	LOT 32	6,891.48	SQUARE FEET	0.158	ACRES	LOT 83	5,427.82	SQUARE FEET	0.125	ACRES	LOT 134	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS1	23,386.97	SQUARE FEET	0.537	ACRES	LOT 33	5,410.82	SQUARE FEET	0.124	ACRES	LOT 84	5,570.00	SQUARE FEET	0.128	ACRES	LOT 135	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS2	15,437.30	SQUARE FEET	0.354	ACRES	LOT 34	5,417.53	SQUARE FEET	0.124	ACRES	LOT 85	5,827.15	SQUARE FEET	0.134	ACRES	LOT 136	4,237.50	SQUARE FEET	0.097	ACRES
TRACT OS3	11,743.65	SQUARE FEET	0.270	ACRES	LOT 35	7,837.18	SQUARE FEET	0.180	ACRES	LOT 86	6,106.72	SQUARE FEET	0.140	ACRES	LOT 137	4,337.50	SQUARE FEET	0.100	ACRES
TRACT OS4	16,158.90	SQUARE FEET	0.371	ACRES	LOT 36	5,433.95	SQUARE FEET	0.125	ACRES	LOT 87	6,887.50	SQUARE FEET	0.158	ACRES	LOT 138	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS5	34,127.62	SQUARE FEET	0.783	ACRES	LOT 37	5,440.66	SQUARE FEET	0.125	ACRES	LOT 88	5,400.00	SQUARE FEET	0.124	ACRES	LOT 139	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS6	8,624.92	SQUARE FEET	0.198	ACRES	LOT 38	6,952.16	SQUARE FEET	0.160	ACRES	LOT 89	5,400.00	SQUARE FEET	0.124	ACRES	LOT 140	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS7	2,400.00	SQUARE FEET	0.055	ACRES	LOT 39	6,887.19	SQUARE FEET	0.158	ACRES	LOT 90	5,400.00	SQUARE FEET	0.124	ACRES	LOT 141	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS8	3,001.14	SQUARE FEET	0.069	ACRES	LOT 40	5,399.86	SQUARE FEET	0.124	ACRES	LOT 91	5,400.00	SQUARE FEET	0.124	ACRES	LOT 142	3,300.00	SQUARE FEET	0.076	ACRES
TRACT OS9	11,120.37	SQUARE FEET	0.255	ACRES	LOT 41	5,399.86	SQUARE FEET	0.124	ACRES	LOT 92	5,400.00	SQUARE FEET	0.124	ACRES	LOT 143	3,300.00	SQUARE FEET	0.076	ACRES
TRACT OS10	7,950.00	SQUARE FEET	0.183	ACRES	LOT 42	5,399.86	SQUARE FEET	0.124	ACRES	LOT 93	6,887.50	SQUARE FEET	0.158	ACRES	LOT 144	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS11	7,950.00	SQUARE FEET	0.183	ACRES	LOT 43	5,399.86	SQUARE FEET	0.124	ACRES	LOT 94	5,400.00	SQUARE FEET	0.124	ACRES	LOT 145	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS12	21,230.12	SQUARE FEET	0.487	ACRES	LOT 44	5,399.86	SQUARE FEET	0.124	ACRES	LOT 95	5,400.00	SQUARE FEET	0.124	ACRES	LOT 146	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS13	8,232.65	SQUARE FEET	0.189	ACRES	LOT 45	6,887.32	SQUARE FEET	0.158	ACRES	LOT 96	6,887.50	SQUARE FEET	0.158	ACRES	LOT 147	2,000.00	SQUARE FEET	0.046	ACRES
TRACT OS14	840.00	SQUARE FEET	0.019	ACRES	LOT 46	6,887.68	SQUARE FEET	0.158	ACRES	LOT 97	5,400.00	SQUARE FEET	0.124	ACRES	LOT 148	4,237.50	SQUARE FEET	0.097	ACRES
TRACT P	163,500.47	SQUARE FEET	3.753	ACRES	LOT 47	5,400.14	SQUARE FEET	0.124	ACRES	LOT 98	5,400.00	SQUARE FEET	0.124	ACRES	LOT 149	3,800.00	SQUARE FEET	0.087	ACRES
TRACT R1	52,746.43	SQUARE FEET	1.211	ACRES	LOT 48	5,400.14	SQUARE FEET	0.124	ACRES	LOT 99	5,400.00	SQUARE FEET	0.124	ACRES	LOT 150	2,000.00	SQUARE FEET	0.046	ACRES
TRACT R2	15,964.70	SQUARE FEET	0.366	ACRES	LOT 49	5,400.14	SQUARE FEET	0.124	ACRES	LOT 100	6,887.50	SQUARE FEET	0.158	ACRES	LOT 151	2,000.00	SQUARE FEET	0.046	ACRES
TRACT W1	373,899.13	SQUARE FEET	8.584	ACRES	LOT 50	5,400.14	SQUARE FEET	0.124	ACRES	LOT 101	4,337.50	SQUARE FEET	0.100	ACRES	LOT 152	2,000.00	SQUARE FEET	0.046	ACRES
TRACT W2	84,343.77	SQUARE FEET	1.936	ACRES	LOT 51	5,400.14	SQUARE FEET	0.124	ACRES	LOT 102	2,000.00	SQUARE FEET	0.046	ACRES	LOT 153	2,000.00	SQUARE FEET	0.046	ACRES
LOT 1	5,400.00	SQUARE FEET	0.124	ACRES	LOT 52	6,887.15	SQUARE FEET	0.158	ACRES	LOT 103	2,000.00	SQUARE FEET	0.046	ACRES	LOT 154	3,550.00	SQUARE FEET	0.081	ACRES
LOT 2	5,400.00	SQUARE FEET	0.124	ACRES	LOT 53	7,430.80	SQUARE FEET	0.171	ACRES	LOT 104	2,000.00	SQUARE FEET	0.046	ACRES	LOT 155	3,550.00	SQUARE FEET	0.081	ACRES
LOT 3	5,400.00	SQUARE FEET	0.124	ACRES	LOT 54	5,400.00	SQUARE FEET	0.124	ACRES	LOT 105	2,000.00	SQUARE FEET	0.046	ACRES	LOT 156	2,000.00	SQUARE FEET	0.046	ACRES
LOT 4	6,120.00	SQUARE FEET	0.140	ACRES	LOT 55	5,400.00	SQUARE FEET	0.124	ACRES	LOT 106	3,300.00	SQUARE FEET	0.076	ACRES	LOT 157	2,000.00	SQUARE FEET	0.046	ACRES
LOT 5	5,760.00	SQUARE FEET	0.132	ACRES	LOT 56	5,400.00	SQUARE FEET	0.124	ACRES	LOT 107	3,300.00	SQUARE FEET	0.076	ACRES	LOT 158	2,000.00	SQUARE FEET	0.046	ACRES
LOT 6	5,400.00	SQUARE FEET	0.124	ACRES	LOT 57	5,400.00	SQUARE FEET	0.124	ACRES	LOT 108	2,000.00	SQUARE FEET	0.046	ACRES	LOT 159	2,000.00	SQUARE FEET	0.046	ACRES
LOT 7	5,400.00	SQUARE FEET	0.124	ACRES	LOT 58	5,400.00	SQUARE FEET	0.124	ACRES	LOT 109	2,000.00	SQUARE FEET	0.046	ACRES	LOT 160	3,100.00	SQUARE FEET	0.071	ACRES
LOT 8	5,400.00	SQUARE FEET	0.124	ACRES	LOT 59	5,400.00	SQUARE FEET	0.124	ACRES	LOT 110	2,000.00	SQUARE FEET	0.046	ACRES	LOT 161	3,100.00	SQUARE FEET	0.071	ACRES
LOT 9	5,400.00	SQUARE FEET	0.124	ACRES	LOT 60	5,400.00	SQUARE FEET	0.124	ACRES	LOT 111	2,000.00	SQUARE FEET	0.046	ACRES	LOT 162	2,000.00	SQUARE FEET	0.046	ACRES
LOT 10	6,120.00	SQUARE FEET	0.140	ACRES	LOT 61	5,400.00	SQUARE FEET	0.124	ACRES	LOT 112	4,237.50	SQUARE FEET	0.097	ACRES	LOT 163	2,000.00	SQUARE FEET	0.046	ACRES
LOT 11	5,760.00	SQUARE FEET	0.132	ACRES	LOT 62	5,400.00	SQUARE FEET	0.124	ACRES	LOT 113	4,337.50	SQUARE FEET	0.100	ACRES	LOT 164	2,000.00	SQUARE FEET	0.046	ACRES
LOT 12	5,400.00	SQUARE FEET	0.124	ACRES	LOT 63	5,400.00	SQUARE FEET	0.124	ACRES	LOT 114	2,000.00	SQUARE FEET	0.046	ACRES	LOT 165	2,000.00	SQUARE FEET	0.046	ACRES
LOT 13	5,400.00	SQUARE FEET	0.124	ACRES	LOT 64	5,400.00	SQUARE FEET	0.124	ACRES	LOT 115	2,000.00	SQUARE FEET	0.046	ACRES	LOT 166	3,100.00	SQUARE FEET	0.071	ACRES
LOT 14	5,400.00	SQUARE FEET	0.124	ACRES	LOT 65	5,400.00	SQUARE FEET	0.124	ACRES	LOT 116	2,000.00	SQUARE FEET	0.046	ACRES	LOT 167	3,100.00	SQUARE FEET	0.071	ACRES
LOT 15	5,400.00	SQUARE FEET	0.124	ACRES	LOT 66	5,431.65	SQUARE FEET	0.125	ACRES	LOT 117	2,000.00	SQUARE FEET	0.046	ACRES	LOT 168	2,000.00	SQUARE FEET	0.046	ACRES
LOT 16	5,400.00	SQUARE FEET	0.124	ACRES	LOT 67	5,453.13	SQUARE FEET	0.125	ACRES	LOT 118	3,300.00	SQUARE FEET	0.076	ACRES	LOT 169	2,000.00	SQUARE FEET	0.046	ACRES
LOT 17	5,400.00	SQUARE FEET	0.124	ACRES	LOT 68	5,439.32	SQUARE FEET	0.125	ACRES	LOT 119	3,300.00	SQUARE FEET	0.076	ACRES	LOT 170	2,000.00	SQUARE FEET	0.046	ACRES
LOT 18	5,400.00	SQUARE FEET	0.124	ACRES	LOT 69	5,406.83	SQUARE FEET	0.124	ACRES	LOT 120	2,000.00	SQUARE FEET	0.046	ACRES	LOT 171	2,000.00	SQUARE FEET	0.046	ACRES
LOT 19	5,400.00	SQUARE FEET	0.124	ACRES	LOT 70	5,400.00	SQUARE FEET	0.124	ACRES	LOT 121	2,000.00	SQUARE FEET	0.046	ACRES	LOT 172	3,800.00	SQUARE FEET	0.087	ACRES
LOT 20	5,400.00	SQUARE FEET	0.124	ACRES	LOT 71	5,400.00	SQUARE FEET	0.124	ACRES	LOT 122	2,000.00	SQUARE FEET	0.046	ACRES	TOTAL	2,284,247.14	SQUARE FEET	52.439	ACRES

THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599  
460 BUSINESS PARK WAY, SUITE B  
ROYAL PALM BEACH, FLORIDA 33411  
(561) 753 - 0650

**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

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