

## EXHIBIT "B"

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE SOUTH 89°37'58" EAST, ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 00°01'11" WEST, ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, SECTION 13 OF SAID PLAT; THENCE SOUTH 00°00'16" EAST, ALONG THE EAST LINE OF SOUTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 1547.53 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°44'18" EAST, A DISTANCE OF 1353.39 FEET; THENCE SOUTH 00°00'14" WEST, A DISTANCE OF 665.82 FEET; THENCE NORTH 89°51'44" WEST, A DISTANCE OF 126.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 420.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'00", A DISTANCE OF 268.66 FEET TO POINT OF TANGENCY; THENCE SOUTH 53°29'16" WEST, A DISTANCE OF 165.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'09", A DISTANCE OF 193.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'35" WEST, A DISTANCE OF 661.44 FEET; THENCE NORTH 89°37'43" WEST, A DISTANCE OF 189.95 FEET; THENCE NORTH 00°00'16" WEST, A DISTANCE OF 906.06 FEET; THENCE SOUTH 89°44'18" EAST, A DISTANCE OF 189.95 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 1,298,202 SQUARE FEET OR 29.803 ACRES, MORE OR LESS.

**NOTE:**

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 13, HAVING A BEARING OF NORTH 89°44'18" EAST.

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

### WATERSIDE - KL WATERSIDE LLC SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
1	2-18-2022	Revise per New Boundary	SWM
2	3-01-2022	Revise per County Eng. Comments	SWM
3	3-03-2022	Revise Description per Comments	SWM
4	4-13-2022	Revise Sketch and Description	SWM

Prepared For: KOLTER LAND PARTNERS, LLC

**Date: DECEMBER 10, 2021**

**SURVEYOR'S CERTIFICATE**

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary A. Rager**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

Digitally signed by Gary Rager  
DN: cn=G. Rager, ou=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary.Rager@geopointsurvey.com, Date: 2022.04.14 15:05:59 -0400

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**GeoPoint**  
Surveying, Inc.

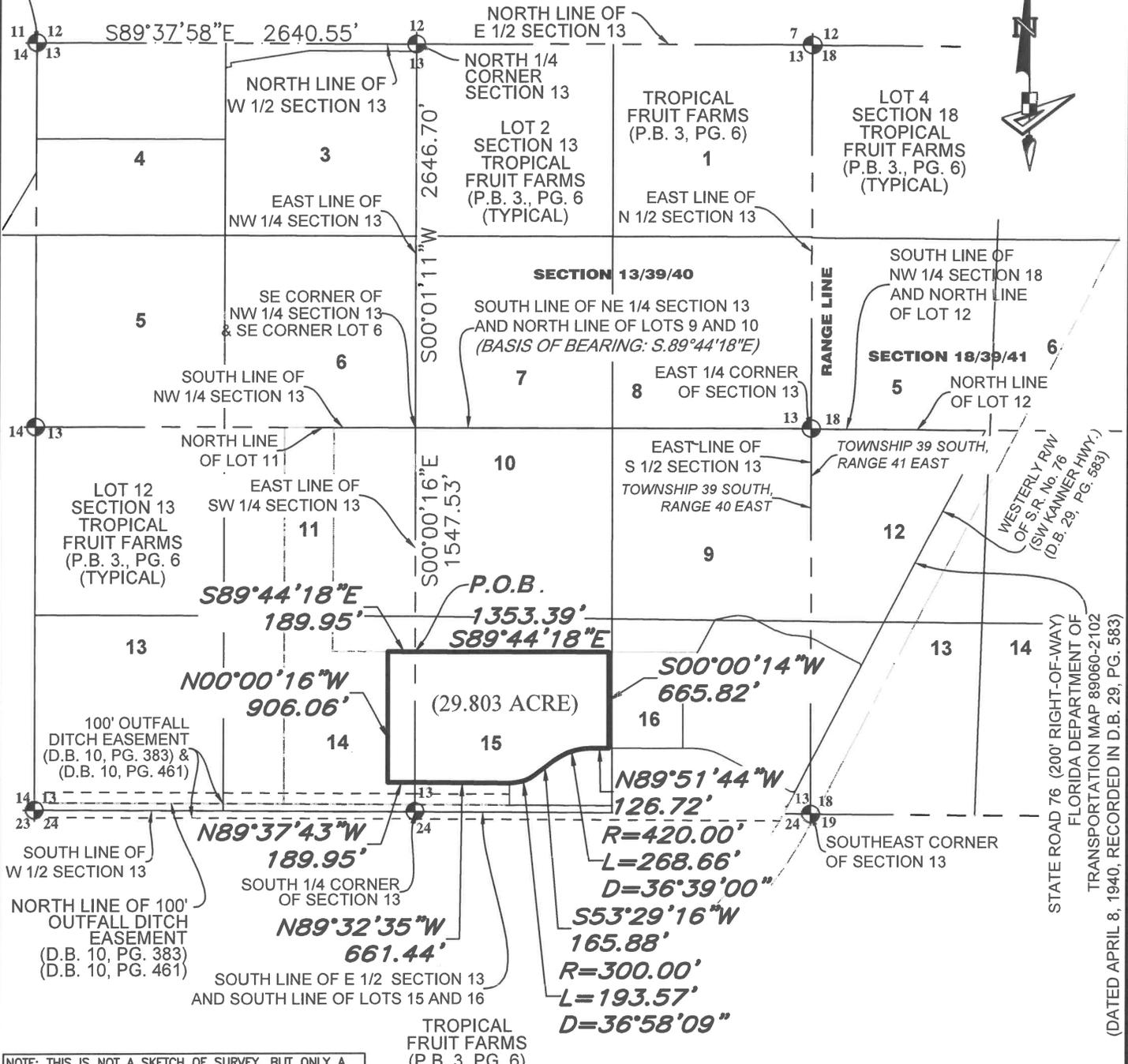
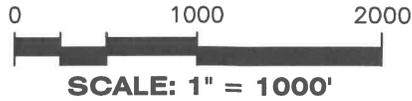
4152 W. Blue Heron Blvd.  
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Riviera Beach, FL 33404

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Licensed Business Number LB 7768

Drawn: SWM	Date: 01/20/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E	Job #: KL Water S&D	

DWG NAME: W:\KOLTER-WATERSIDE\SURVEYS&D\PLAT PARCELS OWNERS\80 ACRE PARCEL UPDATE\_4-13-22\KL WATERSIDE.DWG PLOTTED BY: SERGIO MACHADO ON: 4/13/2022 3:38 PM LAST SAVED BY: SERGIOM ON: 4/13/2022 3:33 PM

**P.O.C.**  
 NORTHWEST CORNER OF SECTION 13,  
 TOWNSHIP 39 S., RANGE 40 E. AND NORTHWEST  
 CORNER OF LOT 4 (P.B. 3, PG. 6)



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**WATERSIDE - KL WATERSIDE LLC  
 SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC  
 Last Date of Field Survey: N/A

**LEGEND**

- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- PG./PG(S) --- PAGE(S)
- 13-39-40 --- SECTION-TOWNSHIP-RANGE
- 14 13 23 24 --- SECTION CORNER
- P.B. --- PLAT BOOK
- D.B. --- DEED BOOK
- S.R. --- STATE ROAD
- R/W --- RIGHT-OF-WAY
- R --- RADIUS
- L --- ARC LENGTH
- D --- DELTA-CENTRAL ANGLE



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