

Record and return to:  
John J. Fumero, Esq.  
Nason Yeager Gerson Harris & Fumero, P.A.  
750 Park of Commerce Blvd., Suite 210  
Boca Raton, Florida 33487

**Exhibit B**

**Irrigation Water Supply Easement**

This Irrigation Water Supply Easement ("Easement") granted this 5<sup>th</sup> day of October, 2021, is by and between Trader's Crossing at Jonathan's Landing Condominium Association, Inc., a Florida corporation ("Water User"), as Grantor, and J.L. Property Owners Association, Inc., ("JLPOA") a Florida corporation, its successors and assigns, as Grantee.

**WITNESETH**

WHEREAS, JLPOA holds a water use permit from the South Florida Water Management District to irrigate lands within the JLPOA community including lands owned by Water User (the "Permit"); and

WHEREAS, Grantor owns those certain tracts of real property more particularly described in the attached Exhibit "1" ("Grantor's Parcel"); and

WHEREAS, Grantor desires to grant to JLPOA a perpetual, non-exclusive easement on, over, under, across and through Grantor's Parcel so that JLPOA will have the authority to supply water for irrigation and obtain and maintain associated rights under Part II of Chapter 373, Florida Statutes and the Permit as it may be amended from time to time, for the benefit of Grantor and its residents; and

WHEREAS, Grantor desires to grant to JLPOA a perpetual, non-exclusive easement on, over, under, across and through Grantor's Parcel for pedestrian and vehicular ingress and egress;

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Grantor and JLPOA agree as follows:

Grantor hereby grants to JLPOA a perpetual, non-exclusive easement on, over, under, across, and through Grantor's Parcel for the purpose of: 1) providing JLPOA with the authority to supply water for irrigation of Grantor's Parcel, 2) providing JLPOA with the authority to obtain and maintain associated rights under Part II of Chapter 373, Florida Statutes and the Permit as it may be amended from time and 3) allowing JLPOA to monitor compliance with the Permit, and to the extent necessary, in JLPOA's sole discretion, to maintain, repair and replace irrigation facilities, which such perpetual, non-exclusive easement also includes the right of pedestrian and vehicular access over Grantor's Parcel as necessary to permit JLPOA and JLPOA's maintenance and service personnel, agents, licensees, contractors, and subcontractors, to exercise the rights granted under this Easement to

JLPOA. JLPOA shall not exercise its right to install, repair, service, or replace Water User's Facilities until 90 days after JLPOA gives Water User written notice of the deficiency that needs to be cured.

In exercising the rights granted to JLPOA under this Easement, JLPOA agrees not to unreasonably interfere with the right of use or the right of ingress and egress of Grantor, its successors and assigns, licensees, agents, employees, members or guests.

The rights, obligations and restrictions contained herein shall run with and burden Grantor's Parcel, and shall be binding upon Grantor and Grantor's successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the date first written above.

Witnesses:

Grantor:

[Signature]  
Signature  
Evan Bachove  
Print Name

Trader's Crossing at Jonathan's Landing  
Condominium Association, Inc.  
HOA Name

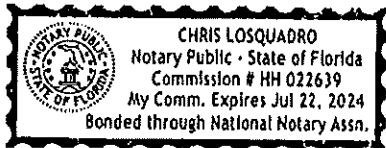
[Signature]  
Signature  
CYNTHIA M. MANGIATFLO  
Print Name  
PRESIDENT, TRADERS CROSSING  
Title

[Signature]  
Signature  
Cecilia Schaefer  
Print Name

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of October, 2021 by Cynthia Mangiatflo, as President of Trader's Crossing at J.L. Land a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced driver's license as identification.

[Signature]  
Notary Signature  
Chris Losquadro  
Print Notary Name



NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 7/22/24

LEGAL DESCRIPTION

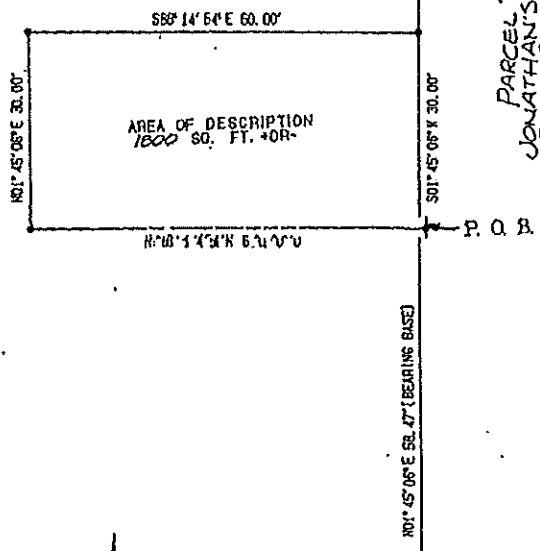
A PORTION OF SUBMERGED LANDS AND ANY UPLANDS LYING WITHIN PARCEL F.W..5 ACCORDING TO THE PLAT OF JONATHAN'S LANDING PLAT EIGHT P.U.D., AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL R ACCORDING TO SAID PLAT EIGHT; SAID CORNER ALSO LYING ON THE NORTHERLY BOUNDARY LINE OF BARROW ISLAND ROAD ACCORDING TO SAID PLAT EIGHT, AND THE BOUNDARY LINE OF SAID PARCEL F.W. 5; THENCE NORTH 01 DEGREES 45 MINUTES 06 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL R, AS A BASIS OF BEARINGS, A DISTANCE OF 58.47 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE BEAR NORTH 88 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.00 FEET THENCE SOUTH 88 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF SAID PARCEL R; THENCE SOUTH 01 DEGREES 45 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

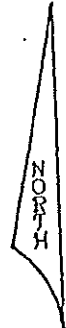
CONTAINING 1800 SQUARE FEET, MORE OR LESS.

(THIS IS NOT A SURVEY)

F.V.V. 5  
JONATHAN'S LANDING  
PLAT EIGHT P.L.D.  
P.B. 48, PAGES 88-91

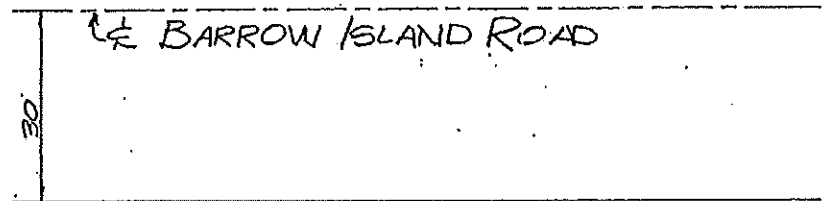


PARCEL "R"  
JONATHAN'S LANDING  
PLAT EIGHT P.L.D.  
P.B. 48, PAGES 88-91



SCALE  
1" = 20'

P. O. C.  
S.W. CORNER  
PARCEL "R"



Traders U.

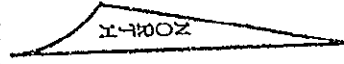
LEGAL DESCRIPTION

A PORTION OF SUBMERGED LANDS AND ANY UPLANDS WITHIN F.W.3 JONATHAN'S LANDING PLAT SEVEN P.U.D. AS RECORDED IN PLAT BOOK 47, PAGES 51 AND 52 PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS WHICH ABUTS PARCEL "S" JONATHAN'S LANDING PLAT EIGHT P.U.D. AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "S";  
THENCE ALONG THE BOUNDARY OF SAID PARCEL "S"  
S 01°45'06" W 10.00 FEET; THENCE S 88°14'54" E 145.00  
FEET; THENCE S 01°45'06" W 36.66 FEET TO THE POINT OF  
BEGINNING; THENCE N 88°14'54" W 25.00 FEET; THENCE  
S 01°45'06" W 19.39 FEET; THENCE N 88°51'50" W 60.26 FEET;  
THENCE S 01°08'10" W 30.00 FEET; THENCE S 88°51'50" E  
60.00 FEET; THENCE N 01°08'10" E 5.76 FEET TO THE ARC OF A  
CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 57.00  
FEET AND SUBTENDED BY A CHORD WHICH BEARS S 55°50'27" E;  
THENCE SOUTHEASTERLY ALONG SAID CURVE 29.96 FEET TO THE  
LINE BETWEEN SAID PARCEL F.W.3 AND SAID PARCEL "S"; THENCE  
N 01°45'06" E ALONG SAID LINE 59.50 FEET TO THE POINT OF  
BEGINNING.

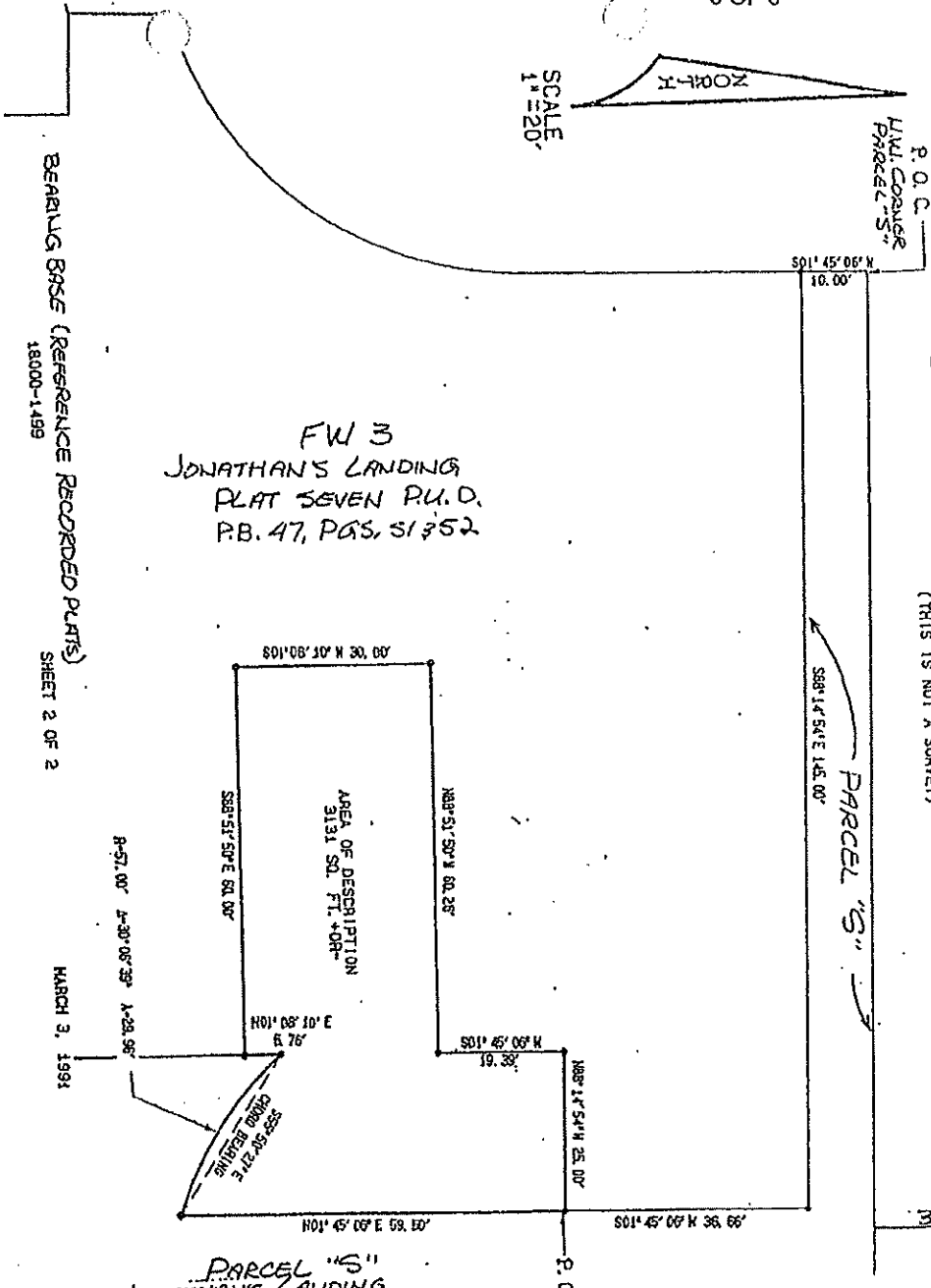
CONTAINING 3,131 SQUARE FEET, MORE OR LESS.

SCALE  
1"=20'



P. O. C.  
HULL CORNER  
PARCEL "S"

SKETCH OF LEGAL DESCRIPTION  
(THIS IS NOT A SURVEY)



FW 3  
JONATHAN'S LANDING  
PLAT SEVEN R.U.D.  
P.B. 47, PGS. 51 & 52

AREA OF DESCRIPTION  
3131 SQ. FT. + OR -

BEARING BASE (REFERENCE RECORDED PLATS)  
18000--1499  
SHEET 2 OF 2

MARCH 3, 1991  
P=51.00' L=30° 08' 39" A=23.96'

PARCEL "S"  
JONATHAN'S LANDING  
PLAT EIGHT R.U.D.  
P.B. 48, PGS. 88-91

Traders S.

10.00'