

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 ~~5th~~ ^{5th} day of ~~November~~, 2021, is by and between ~~Waterbend & Jonathan's Land, Inc.~~ ^{Waterbend & Jonathan's Land, 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
Leslie P. Forman
Print Name

WATERBEND
HOA Name
COA
[Signature]
Signature

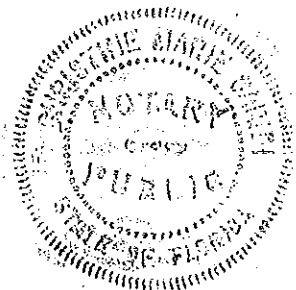
Claudi
Signature
Christine Caridi
Print Name

JEFFREY S. FREEMAN
Print Name
PRESIDENT
Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of November, 2021 by Jeffrey S. Freeman as President of Waterbend, Jonathan Island a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced Drivers License as identification.

Claudi
Notary Signature
Christine Caridi
Print Notary Name



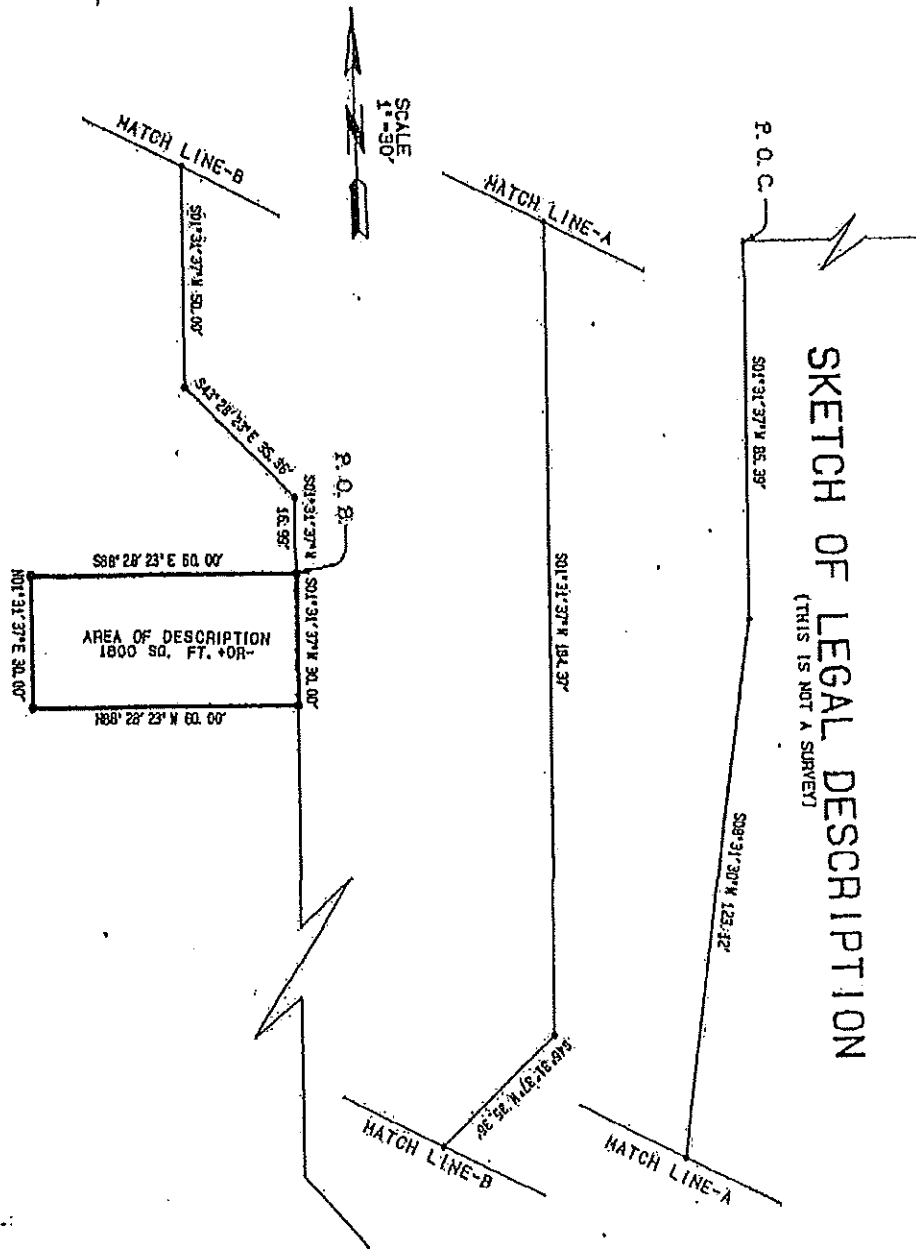
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 5/24/25

LEGAL DESCRIPTION

A PARCEL OF SUBMERGED LANDS AND ANY UPLANDS LYING WITHIN F.W. 2 ACCORDING TO JONATHAN'S LANDING PLAT ONE P.U.D., AS RECORDED IN PLAT BOOK 34, PAGES 29, 30, AND 31, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; BOUNDED ON THE EAST BY THE PLAT OF WATERBEND OF JONATHAN'S LANDING P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 7, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT OF WATERBEND; THENCE SOUTH 01 DEGREES 31 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PLAT OF WATERBEND, A DISTANCE OF 85.39 FEET; THENCE SOUTH 08 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 123.12 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 184.37 FEET; THENCE SOUTH 46 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 43 DEGREES 28 MINUTES 23 SECONDS EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE OF SAID PLAT OF WATERBEND SOUTH 01 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WESTERLY LINE BEAR NORTH 88 DEGREES 28 MINUTES 23 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 37 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,800 SQUARE FEET, MORE OR LESS.



LEGAL DESCRIPTION

A PARCEL OF SUBMERGED LANDS AND ANY UPLANDS LYING WITHIN 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 SOUTHERNMOST CORNER OF THE PLAT OF WATERBEND OF JONATHAN'S LANDING P.U.D. AS RECORDED IN PLAT BOOK 45, PAGE 7, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 53 DEGREES 25 MINUTES 34 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT OF WATERBEND, AS A BASIS OF BEARINGS, A DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHWESTERLY LINE BEAR SOUTH 16 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 41 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 16 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 35.47 FEET TO THE INTERSECTION WITH SAID SOUTHWESTERLY LINE OF WATERBEND; THENCE SOUTH 53 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 491 SQUARE FEET, MORE OR LESS.

SKETCH OF LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

