

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 9th day of October, 2021, is by and between Nest Bay Assn, 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:

Colleen Santacroce

Signature
Colleen Santacroce
Print Name

Connie H. Hiott

Signature
Connie H. Hiott
Print Name

WEST BAY of JL Condominium Assn. Inc
HOA Name

W.A. Fire
Signature

W.A. FIRE
Print Name

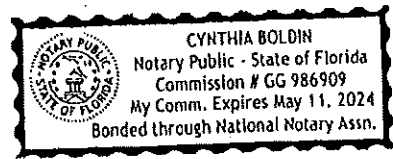
PRESIDENT
Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of October, 2021 by W.A. FIRE, as President of West Bay, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Cynthia Boldin
Notary Signature
Cynthia Boldin
Print Notary Name

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: May 11, 2024



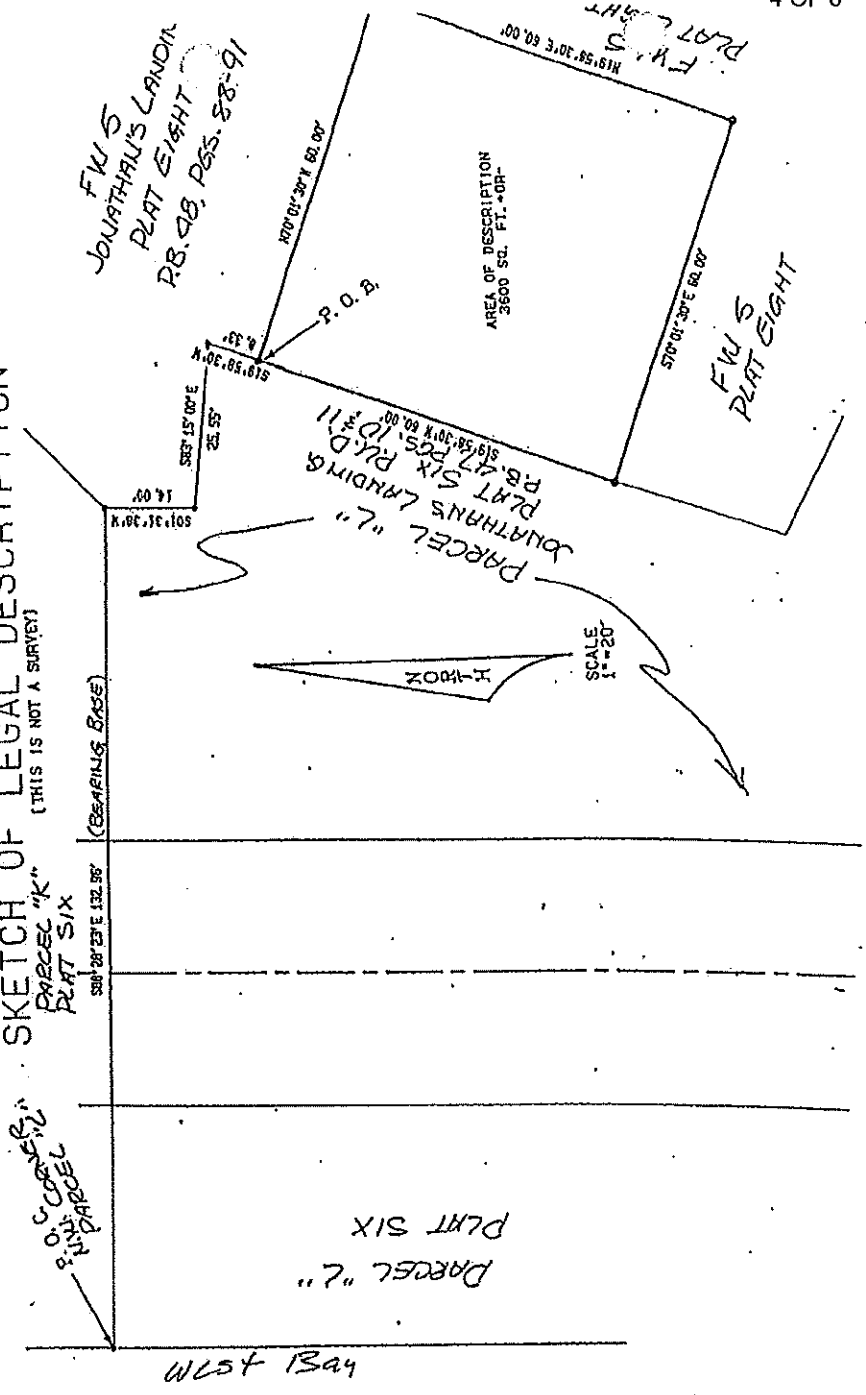
LEGAL DESCRIPTION

A PORTION OF SUBMERGED LANDS AND ANY UPLANDS LYING WITHIN PARCEL F.W. 5 ACCORDING 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 NORTHWEST CORNER OF PARCELL, ACCORDING TO THE PLAT OF JONATHAN'S LANDING PLAT SIX P.U.D., AS RECORDED IN PLAT BOOK 47, PAGES 10 AND 11, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; SAID CORNER ALSO LYING ON THE COMMON BOUNDARY LINE BETWEEN SAID PARCELL AND PARCEL K OF SAID PLAT SIX; THENCE BEAR SOUTH 88 DEGREES 28 MINUTES 23 SECONDS EAST ALONG SAID COMMON BOUNDARY LINE, AS A BASIS OF BEARINGS, A DISTANCE OF 132.96 FEET TO A CORNER COMMON WITH SAID PARCELL, SAID PARCEL K, AND SAID PARCEL F.W. 5; THENCE SOUTH 01 DEGREES 31 MINUTES 38 SECONDS WEST ALONG THE COMMON BOUNDARY LINE BETWEEN SAID PARCELL AND SAID PARCEL F.W. 5, A DISTANCE OF 14.00 FEET; THENCE SOUTH 83 DEGREES 15 MINUTES 00 SECONDS, A DISTANCE OF 25.55 FEET; THENCE SOUTH 19 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 8.33 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19 DEGREES 58 MINUTES 30 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID PARCELL, BEAR SOUTH 70 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE BEAR NORTH 19 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 70 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3600 SQUARE FEET, MORE OR LESS.

SKETCH OF LEGAL DESCRIPTION



PARCEL "K"
(THIS IS NOT A SURVEY)
PARCEL "L"
PARCEL "M"

300° 28' 23" E 132.96'
(BEARING & BASE)

14.00'

S85° 15' 00" E
25.55'

S19° 58' 30" W
4.33'

P.O.B.

100° 01' 30" W 80.00'

S19° 58' 30" W 80.00'

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S19° 58' 30" W 80.00'

S19° 58' 30" W 80.00'

W 1/2 BAY

PARCEL "L"
JOURNALS LNDING
P.L.D. #11

SCALE
1" = 20'

N

AREA OF DESCRIPTION
3600 SQ. FT. OR-

FW 5
JOURNALS LAND
PLAT EIGHT
P.B. 98, P.GS. 88-91

FW 5
PLAT EIGHT

FW 5
PLAT EIGHT

PARCEL "K"
PARCEL "L"
PARCEL "M"

LEGAL DESCRIPTION

PARCEL A

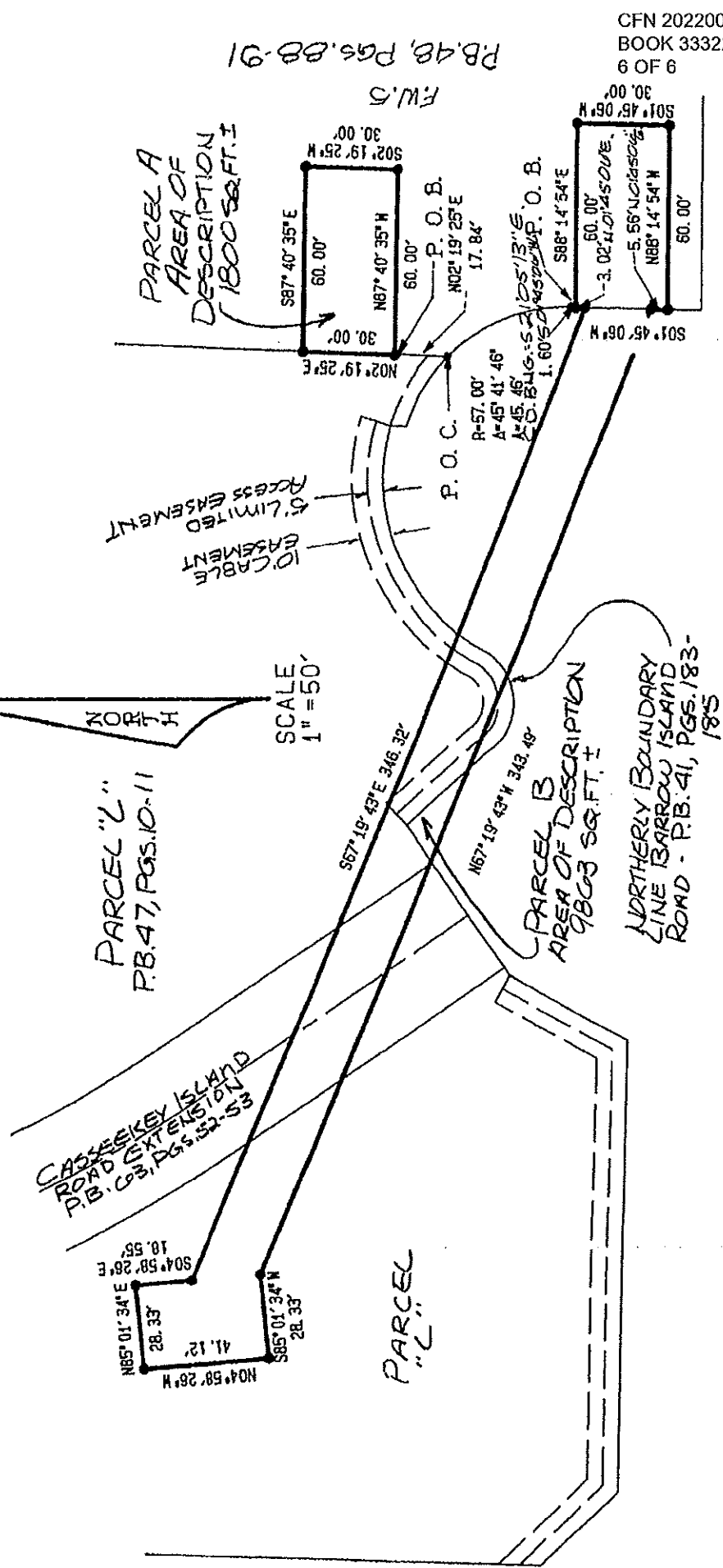
A PORTION OF SUBMERGED LANDS AND ANY UPLANDS LYING WITHIN PARCEL F.W.5, JONATHAN'S LANDING EIGHT P.U.D. AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 91 PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE LINE BETWEEN SAID PARCEL F.W.5 AND PARCEL "L" P.U.D. JONATHAN'S LANDING PLAT SIX RECORDED IN PLAT BOOK 47, PAGES 10 AND 11 PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS WITH THE NORTHERLY LINE OF BARROW ISLAND ROAD, JONATHAN'S LANDING PLAT FOUR P.U.D. AS RECORDED IN PLAT BOOK 41, PAGES 183 THROUGH 185 PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; THENCE N 02°19'25" E ALONG THE WEST LINE OF SAID F.W.5 17.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02°19'25" E 30.00 FEET; THENCE S 87°40'35" E 60.00 FEET; THENCE S 02°19'25" W 30.00 FEET; THENCE N 87°40'35" W 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,800 SQUARE FEET.

SKETCH OF LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)



P.B. 48, P.GS. 88-91

F.W.S

BEARING BASE - (REFERENCE RECORDED PLATS)