

This Instrument Prepared By

Name Yasmin Real Estate  
Address 1005 Lake Ave.  
Lake Worth, FL 33460

DECLARATION OF UNITY OF TITLE  
(Business Entity)

In consideration of the development approvals by the City of Lake Worth Beach, the undersigned Owner of the property described herein, hereby agrees to restrict the use of lot(s) 11, 12, 13, 14, 15, + 16, Block(s) 53, Subdivision Town of Lake Worth Plat Book/Page 32389 / 174, of the Public Records of Palm Beach County, Florida, of property being otherwise 3317 / 286 described by metes and bounds as: Lots 11, 12, 13, 14, 15 and 16, Block 53, The Palm Beach Farms Company Plat 2, Lucerne Townsite (N/K/A Lake Worth), according to the map or plat thereof as recorded in platbook 2, Page 29, Public records of Palm Beach County Florida

\* Also see attached survey with legal desc. (Property) in the following manner:

1. The Property shall be considered as one plot and parcel of land and that no portion of the Property shall be sold, transferred, devised or assigned except in its entirety as one plot and parcel of land. The conveyance of right-of-way for or required by a governmental entity shall not be deemed to violate this Unity of Title.
2. This condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the Owner and its successors and assigns, until such time as the same may be released in writing by the City Manager of the City of Lake Worth, Florida.
3. This Declaration shall be recorded by the Owner in the Public Records of Palm Beach County, Florida.
4. The Property is hereby unified for the purpose of: Future development

Owner warrants that it has title to the Property and that it has full power and authority to execute this Unity of Title.

Signed, sealed, witnessed and acknowledged this 10 day of January, 2025 at Palm Beach, Florida.

Yasmin Real Estate LLC.  
(Name of Business Entity)

Witnesses/Corporate Seal:

Gwen Richbell  
(Signature)

Gwen Richbell 7705 HOFFY CIR.  
(Name printed or type written, Title) LAKE WORTH, FL 33467

DWA Brn  
(Signature)

David Aaron Brask 1005 Lake Ave #219  
(Name printed or type written) Lake Worth, FL 33460

Ana Davie  
(Signature)

Ana Davie  
(Name printed or type written)

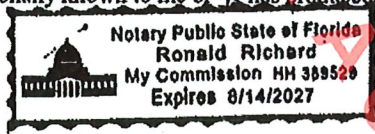
Owner  
(Title)

1005 Lake Ave. Lake Worth, FL 33460  
(Principal Business Address)

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10 day of January, 2025 by Ana Davie and David Aaron Brask (name of officers or agents) as owner and \_\_\_\_\_

(titles of officers or agents), of Yasmin Real Estate (name of business entity), a L.L.C.  
(type of business entity) authorized to do business in the State of Florida, on behalf of the entity. He/She \_\_\_ is  
personally known to me or X has produced FL. DR. Lic. (type of identification) as identification.

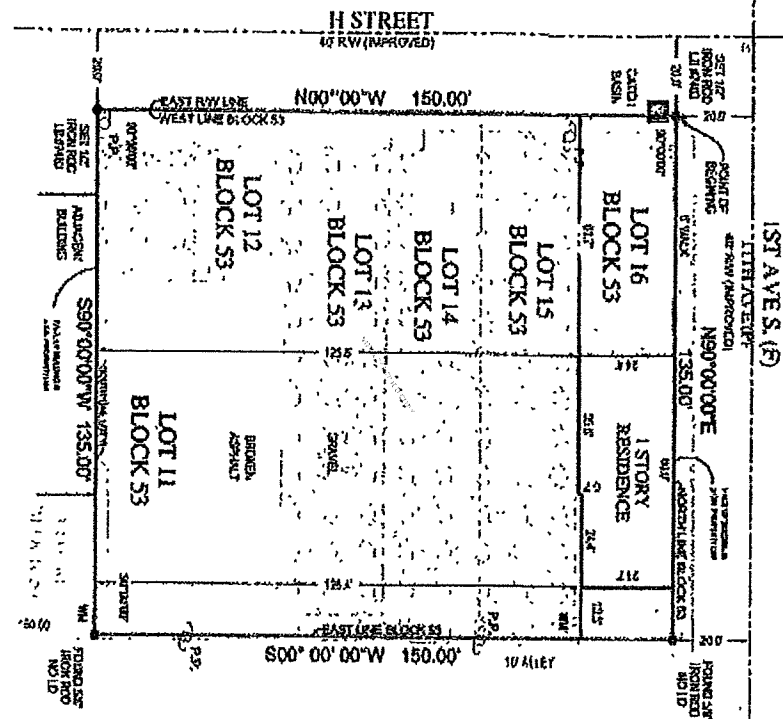


Ronald Richard  
Signature of Notary Public -  
State of Florida  
My commission expires: 8/14/2027

(SEAL)

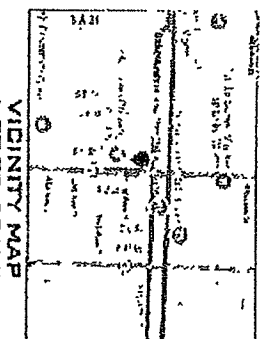
CERTIFIED COPY

**LEGAL DESCRIPTION**  
 LOTS 11, 12, 13, 14, 15, AND 16, BLOCK 53, THE PALM BEACH TOWNSITE COMMUNITY PLAT NO. 2, LUDERME TOWNSITE (WIKKA LANE NORTH), ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 53, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 1ST AVENUE SOUTH (40' RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF H STREET (40' RIGHT OF WAY) AS SHOWN ON SAID PLAT NO. 2, LUDERME TOWNSITE (WIKKA LANE NORTH) 90' X 100' EAST, ALONG THE NORTH LINE OF SAID BLOCK 53 AND SOUTH RIGHT OF WAY LINE OF 1ST AVENUE SOUTH, A DISTANCE OF 135 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH-WESTERLY ALONG THE WEST LINE OF SAID BLOCK 53, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH-WESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 11, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SAID SOUTH-WESTERLY RIGHT OF WAY LINE OF H STREET; THENCE NORTH 00°00'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF BLOCK 53, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINING IN ALL 20,250 SQUARE FEET OR 3/4 ACRES, MORE OR LESS.



**NOTES:**  
 1. LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.  
 3. ALL SUBSEQUENT IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.  
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED, UNLESS OTHERWISE NOTED.  
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

**DATE OF FIELD WORK: 1/8/25**  
**DATE OF MAP: 1/20/25**



VICINITY MAP  
 NOT TO SCALE

- LEGEND**
- AC AIR CONDITIONER
  - BE2 BEARING ON PIER/POSTER
  - CE2 CONCRETE BLOCK STRUCTURE
  - EL ELEVATION
  - FL FLOOR FINISHED FLOOR
  - LA IDENTIFICATION
  - LA LENGTH
  - LA LEASED BUSINESS
  - LA NORTH AND SOUTHERLY VERTICAL DATUM
  - LA NATIONAL GEODETIC VERTICAL DATUM
  - LA OFFICIAL RECORDS BOOK
  - PLAT
  - PSM PROFESSIONAL SURVEYOR POUND MARKER
  - PSM PREPARMENT REFERENCE MONUMENT
  - PSM PIER
  - PSM PAVEMENT
  - PSM PARKER PIN ON PALE
  - PSM RADIALS
  - R RIGHT OF WAY
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - UE CENTERLINE
  - A AND
  - A NEUTRAL
  - A BEARING ON CENTRAL ANGLE
  - BEARING ON CENTRAL ANGLE
  - CHIN LINK FENCE
  - MIPOD FENCE
  - MISCELLANEOUS FENCE

**REVISIONS:**  
 1. CREATIVE LETTERS & BOUNDS LEGAL 04-28-2025

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL.  
 David  
 by David Cutler  
 Date 2025.01.31

David Cutler  
 1/13/22-26-05/00  
 PROFESSIONAL SURVEYOR AND APPRAISER

6250 N. MILITARY TRAIL SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.com

**COMPASS SURVEYING**

LD. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Scale: 1"=30'

BOUNDARY SURVEY OF  
 911 1ST AVES & 1125 H STREET  
 LAKE WORTH, FL 33460  
 PREPARED FOR  
 YASMIN REAL ESTATE