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ORDINANCE NO. 2016-18

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 16-059 (2016-022REZ)] FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD, TOTALING 65.45 ACRES, MORE OR LESS, LOCATED ON THE NORTH EAST CORNER OF AEROCUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO AMEND THE ZONING DESIGNATION FROM AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT (AR/PUD) TO AGRICULTURAL RESIDENTIAL/PLANNED UNIT DEVELOPMENT/EQUESTRIAN OVERLAY ZONING DISTRICT (AR/PUD/EOZD); TO DESIGNATE WINDING TRAILS AS SUBAREA F OF THE EOZD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations, as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the current Zoning designation for the 65.45 acre property is Agricultural Residential/Planned Unit Development (AR/PUD) which does not allow for equestrian development. Amending the Zoning designation for the subject property to Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AR/PUD/EOZD) will allow for the development of single family residences, barns, equestrian facilities; and

WHEREAS, the Council adopted Ordinance No. 2002-05 on August 27, 2002 establishing an Equestrian Overlay Zoning District (EOZD) designation, which defined and provided regulations for this district in Wellington's Land Development Regulations; and

WHEREAS, the Council adopted Ordinance 2016-17 amending the Equestrian Overlay Zoning District of Wellington's Land Development Regulations creating Subarea F and establishing regulations for this Subarea; and

WHEREAS, The Equestrian Preserve Committee recommended approval of the Rezoning petition at the September 7, 2016 meeting with a unanimous vote (5-0); and

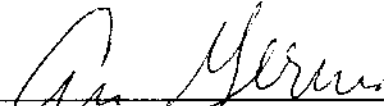
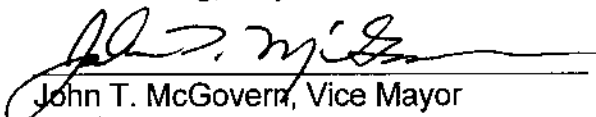
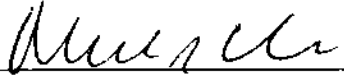
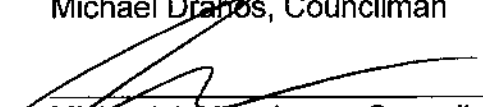
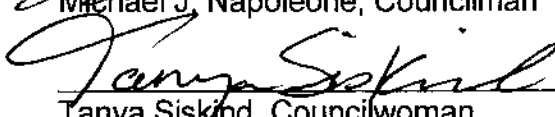
WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on October 17, 2016, recommended approval of the Rezoning petition with a 5-1 vote; and

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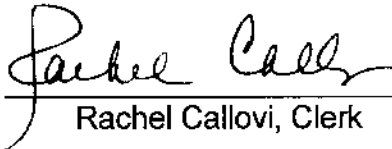
PASSED this 13th day of December, 2016, upon first reading.

PASSED AND ADOPTED this 28th day of February 2017, on second and final reading.

WELLINGTON

	FOR	AGAINST
BY: <u></u> Anne Gerwig, Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> John T. McGovern, Vice Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Michael Draho, Councilman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Michael J. Napoleone, Councilman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u></u> Tanya Siskind, Councilwoman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ATTEST:

BY: 
Rachel Callovi, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: 
Laurie Cohen, Village Attorney

Exhibit A
Legal Description

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A PARCEL OF LAND BEING PORTIONS OF PARCEL F, J, K, M AND T OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCELS D, E, F AND G, OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, AS RECORDED IN PLAT BOOK 63, PAGES 27-31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS LYING IN A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE BEARING S 89°45'01" E ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE DEPARTING SAID SECTION LINE BEARING S 00°14'59" W, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS SHOWN IN PLAT BOOK 53, PAGES 159-160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF PARCEL J OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A AND TO THE **POINT OF BEGINNING**; THENCE BEARING N 68°00'00" E, A DISTANCE OF 375.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 22°00'00" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 567.23 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1625.00 FEET AND A DELTA ANGLE OF 17° 12' 03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE BEARING S 39°12'03" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 20° 56' 55", A DISTANCE OF 283.36 FEET TO A NON TANGENT POINT; THENCE BEARING S 32°18'14" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 13.01 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 100A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT AS RECORDED IN PLAT BOOK 80, PAGE 131-136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,, HAVING A RADIUS OF 765.00 FEET, A DELTA ANGLE OF 08° 08' 23", AND WHOSE LONG CHORD BEARS N 21°42'10" W, A DISTANCE OF 108.68 FEET TO A POINT OF NON TANGENCY; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING S 83°30'07" W, A DISTANCE OF 55.61 FEET ; THENCE BEARING N 86°57'58" W, A DISTANCE OF 247.90 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A

173 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG
174 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF
175 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
176 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE
177 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF
178 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;
179 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF
180 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
181 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE
182 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON
183 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET
184 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE
185 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A
186 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00
187 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S
188 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;
189 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF
190 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC
191 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF
192 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
193 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",
194 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;
195 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF
196 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT;
197 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE
198 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT
199 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS
200 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD
201 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON
202 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A
203 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
204 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE
205 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A
206 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
207 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA
208 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
209 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF
210 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
211 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET
212 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF
213 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE
214 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'
215 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING
216 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;
217 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
218 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A

219 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
220 THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38",
221 A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S
222 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF
223 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
224 DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING
225 SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E,
226 A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE
227 ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY
228 LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A
229 DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A
230 DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S
231 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT
232 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
233 DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32" W DEPARTING
234 SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A
235 DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC
236 OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID
237 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
238 REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF
239 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF
240 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD
241 BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY
242 CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
243 WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG
244 THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A
245 POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND
246 TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE
247 LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A
248 DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E,
249 A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S
250 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE
251 BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID
252 PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT
253 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING
254 COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS
255 AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE
256 OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
257 CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF
258 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE
259 BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF
260 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
261 RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48
262 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE
263 OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET;
264 THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF

265 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
266 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17
267 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE
268 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;
269 THENCE BEARING N 29°39'01" E, A DISTANCE OF 125.54 FEET TO A POINT OF
270 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
271 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03
272 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
273 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF
274 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;
275 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
276 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A
277 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
278 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A
279 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N
280 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A
281 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF
282 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF
283 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00
284 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S
285 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE
286 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF
287 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT
288 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE
289 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
290 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°
291 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE
292 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;
293 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
294 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A
295 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
296 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",
297 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S
298 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE
299 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,
300 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF
301 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
302 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE
303 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT
304 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE
305 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;
306 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON
307 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING
308 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG
309 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF
310 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

311 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE
312 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S
313 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A
314 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF
315 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61
316 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
317 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",
318 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE
319 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00
320 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT
321 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH
322 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
323 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING
324 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A
325 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF
326 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF
327 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE
328 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'
329 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64
330 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE
331 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
332 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°
333 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE
334 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF
335 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
336 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14
337 FEET; THENCE BEARING N 79°20'39 E, A DISTANCE OF 41.31 FEET TO A POINT
338 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
339 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE
340 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
341 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA
342 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE
343 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
344 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86
345 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE
346 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
347 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF
348 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE
349 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF
350 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING
351 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS
352 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
353 P.U.D. – PLAT 2B , HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°
354 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE
355 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT
356 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A

357 DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
358 OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG
359 THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A
360 RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG
361 CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF
362 TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE,
363 A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
364 ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS
365 OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON
366 TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF
367 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B
368 , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST
369 LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
370 WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE
371 BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID
372 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
373 REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG
374 THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE
375 BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE
376 EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON
377 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND
378 SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE
379 OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF
380 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E
381 ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE
382 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00
383 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
384 THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF
385 SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38"
386 AND WHOSE LONG CHORD BEARS N 19°17'21 E, A DISTANCE OF 414.00 FEET
387 TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE
388 EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE
389 BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A
390 DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
391 OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10 E ALONG SAID
392 RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE;
393 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY,
394 HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE
395 OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF
396 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
397 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE
398 FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H
399 AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A
400 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
401 HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE
402 OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE

403 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA
404 ANGLE OF 47° 28' 58", A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;
405 THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF
406 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
407 RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66
408 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE
409 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
410 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°
411 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE
412 BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF
413 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
414 RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11
415 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
416 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°
417 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE
418 BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;
419 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
420 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A
421 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
422 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A
423 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE
424 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,
425 A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF
426 TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A
427 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
428 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE
429 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A
430 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
431 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
432 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;
433 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY
434 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND
435 WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A
436 POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-
437 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE
438 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,
439 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE
440 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E
441 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE
442 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00
443 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
444 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF
445 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,
446 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE
447 LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE
448 BEARING S 89°10'14" E DEPARTING SAID LOT LINES, A DISTANCE OF 238.73

449 FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE
450 LANDINGS AT WELLINGTON P.U.D. -- PLAT 2A; THENCE BEARING S 0°49'46" W
451 ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF
452 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2B,
453 A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT
454 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2B AND THE
455 NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE
456 FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID
457 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2B AND
458 THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE
459 BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF
460 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
461 RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF
462 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A
463 DISTANCE OF 365.32 FEET; THENCE BEARING N 44°35'05" W, A DISTANCE OF
464 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB
465 DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE
466 LANDINGS AT WELLINGTON P.U.D. -- PLAT 2B; THENCE BEARING N 0°24'55" E
467 ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET
468 TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
469 RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A
470 RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09
471 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID
472 RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT
473 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND
474 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE
475 WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
476 WELLINGTON P.U.D. -- PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA
477 ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY
478 CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
479 P.U.D. -- PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE
480 LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID
481 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. -- PLAT 2A,
482 HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE
483 LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT
484 OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY
485 LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF
486 BEGINNING.

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488 CONTAINING 65.45 ACRES MORE OR LESS.

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