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**RESOLUTION NO. R2022-62**

**A RESOLUTION OF THE WELLINGTON'S COUNCIL ABANDONING A 28.45 FOOT LONG PORTION OF A 5-FOOT WIDE LIMITED ACCESS EASEMENT, TOTALING APPROXIMATELY 142 SQUARE FEET, LOCATED WITHIN LOT 6, OF WINDING TRAILS WELLINGTON (2680 AERO CLUB DRIVE), MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 54, Code of Ordinances, known as the Wellington's Right-of-Way Abandonment Ordinance, has received a petition for the abandonment of a 28.45 foot long portion of a 5-foot wide Limited Access Easement, totaling approximately 142 square feet, located at 2680 Aero Club Drive, a single family residential property located in the Winding Trails subdivision, hereinafter described as the "easement", and depicted on the Sketch and Description attached hereto as Exhibit A; and

**WHEREAS**, the petition to abandon said easement within the property was submitted by Coteur and Hearing, agent, on behalf of Bonnie and Nophar Silver, owners; and

**WHEREAS**, a Master Plan Amendment (Resolution No. R2022-47) was approved by Wellington Council on October 11, 2022, which allowed for an additional driveway along Aero Club Drive to Lot 6 of Winding Trails. The vacation of the limited access easement is in the location of the proposed driveway; and

**WHEREAS**, said petition substantially complies with the terms and conditions of the vacation as set forth in Chapter 54, Code of Ordinances.

**NOW THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S COUNCIL**, that:

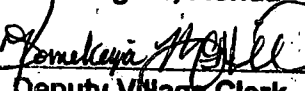
**SECTION 1:** The foregoing recitals are hereby affirmed and ratified.

**SECTION 2:** The 28.45 foot long portion of the 5-foot wide Limited Access Easement totaling approximately 142 square feet, is hereby abandoned and closed, and the Wellington Council does hereby renounce and disclaim any right or interest of Wellington and the public, in the portion of the easement illustrated on the Sketch and Description attached hereto as Exhibit A.

**SECTION 3:** Notice of Intent to abandon any and all rights or interests was published prior to the Council meeting and a Notice of the Adoption shall be published in the Palm Beach Post within 30 days of the date of adoption of this resolution, in accordance with Chapter 54, Code of Ordinances.

**SECTION 4:** A certified copy of this Resolution shall be recorded in the public records in accordance with Chapter 54, Code of Ordinances.

**Certified Copy  
Jomekeyia McNeil  
Village of Wellington  
Wellington, Florida**

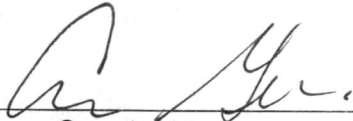
  
**Deputy Village Clerk**

49 **SECTION 5:** The provisions of this Resolution shall become effective  
50 immediately upon adoption.  
51

52 **SECTION 6:** The Wellington Council's determination of whether to approve the  
53 petition, being a legislative determination, is final and binding and is not subject to  
54 appeal or judicial review.  
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56 **PASSED AND ADOPTED THIS** 11th **day of** October, 2022  
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58  
59 **WELLINGTON**

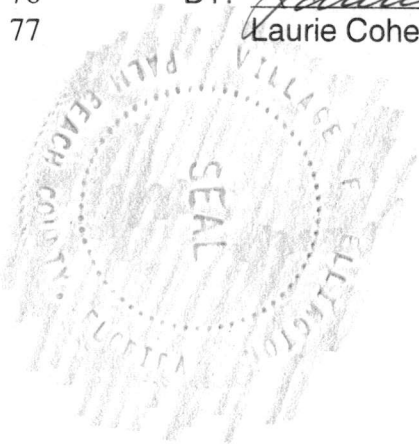
60  
61 BY:   
62 Anne Gerwig, Mayor  
63

64  
65 **ATTEST:**

66  
67 BY:   
68 Chevelle Addie, Clerk  
69

70  
71  
72 **APPROVED AS TO FORM AND**  
73 **LEGAL SUFFICIENCY**  
74

75  
76 BY:   
77 Laurie Cohen, Village Attorney



Resolution Exhibit A -  
Sketch and Description of Vacation

**DESCRIPTION:**

A PORTION OF A LIMITED ACCESS EASEMENT LYING IN PARCEL 6, WINDING TRAILS, AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 56 THROUGH 69, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 6, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 61°18'35" WEST, A RADIAL DISTANCE OF 2,945.00 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 6, ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°06'26", A DISTANCE OF 262.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 6, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'10", A DISTANCE OF 28.41 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 55°39'00" EAST, A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 5.00 WIDE LIMITED ACCESS EASEMENT, AS SHOWN ON SAID PLAT AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 55°39'00" WEST, A RADIAL DISTANCE OF 2,950.00 FEET; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°33'10", A DISTANCE OF 28.45 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 56°12'09" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 142 SQUARE FEET OR 0.0033 ACRES, MORE OR LESS.

SAID LAND SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

**NOTES:**

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS ARE RELATIVE TO A GRID BEARINGS, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
3. THE "DESCRIPTION" HEREON WERE PROVIDED BY THE SURVEYOR.
4. THIS IS NOT A BOUNDARY SURVEY.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MAY 16, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 3



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

David  
Lindley

Digitally signed by David  
Lindley  
DN: cn=David P. Lindley,  
o=Caulfield & Wheeler, Inc.,  
c=Florida, ou=Surveyors &  
Mappers, email=DLindley@caulfieldwheeler.com,  
Date: 2022.05.16 13:44:21  
+0400

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

DATE 5/16/2022

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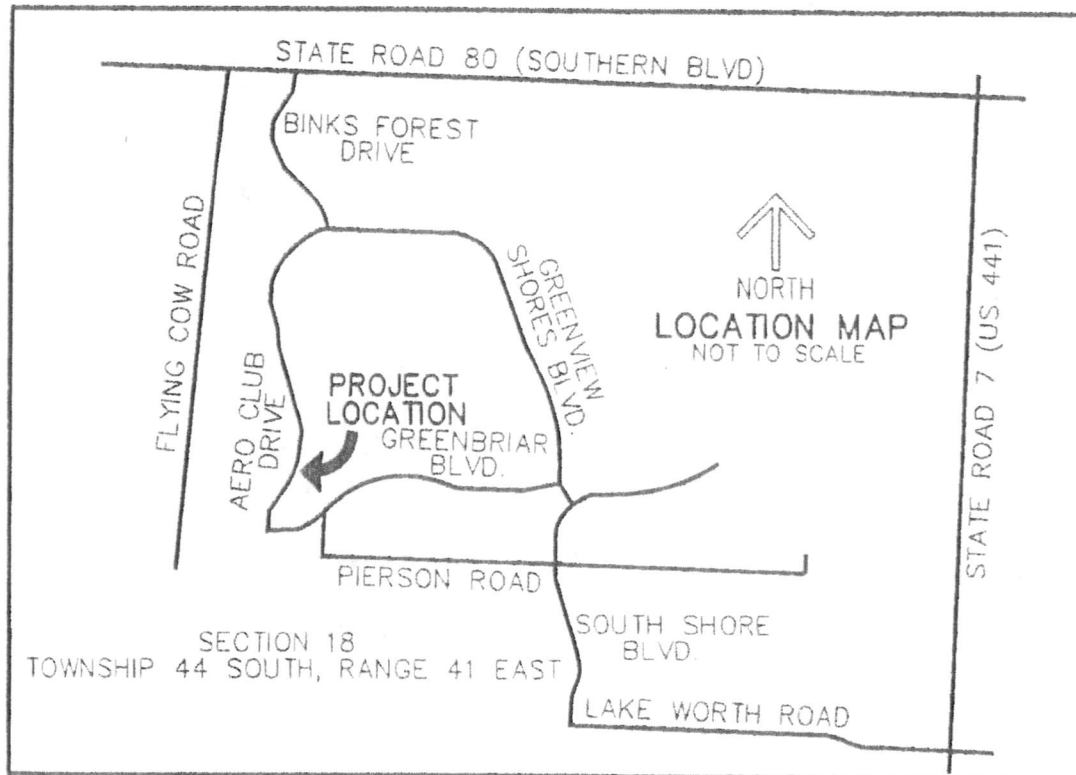
F.B. / PG. N/A

SCALE AS SHOWN

JOB NO. 7765-3LAE

**WINDING TRAILS PORTION OF PARCEL 6  
LIMITED ACCESS EASEMENT ABANDONMENT**

## EXHIBIT A



### LEGEND ABBREVIATIONS

CL - CENTERLINE	O.R.B - OFFICIAL RECORD BOOK
Δ - DELTA (CENTRAL ANGLE)	P.B. - PLAT BOOK
BTE-BRIDLE TRAIL EASEMENT	PG - PAGE
D.E - DRAINAGE EASEMENT	P.O.B.- POINT OF BEGINNING
LB - LICENSED BUSINESS	P.O.C.- POINT OF COMMENCEMENT
LBE - LANDSCAPE BUFFER EASEMENT	R - RADIUS
L - ARC LENGTH	R/W - RIGHT-OF-WAY
LAE-LIMITED ACCESS EASEMENT	CB-CHORD BEARING
	CD-CHORD DISTANCE

SHEET 2 OF 3



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PHONE (561)-392-1991 / FAX (561)-750-1452

**WINDING TRAILS PORTION OF PARCEL 6  
LIMITED ACCESS EASEMENT ABANDONMENT**

DATE 5/16/2022

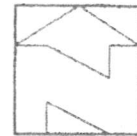
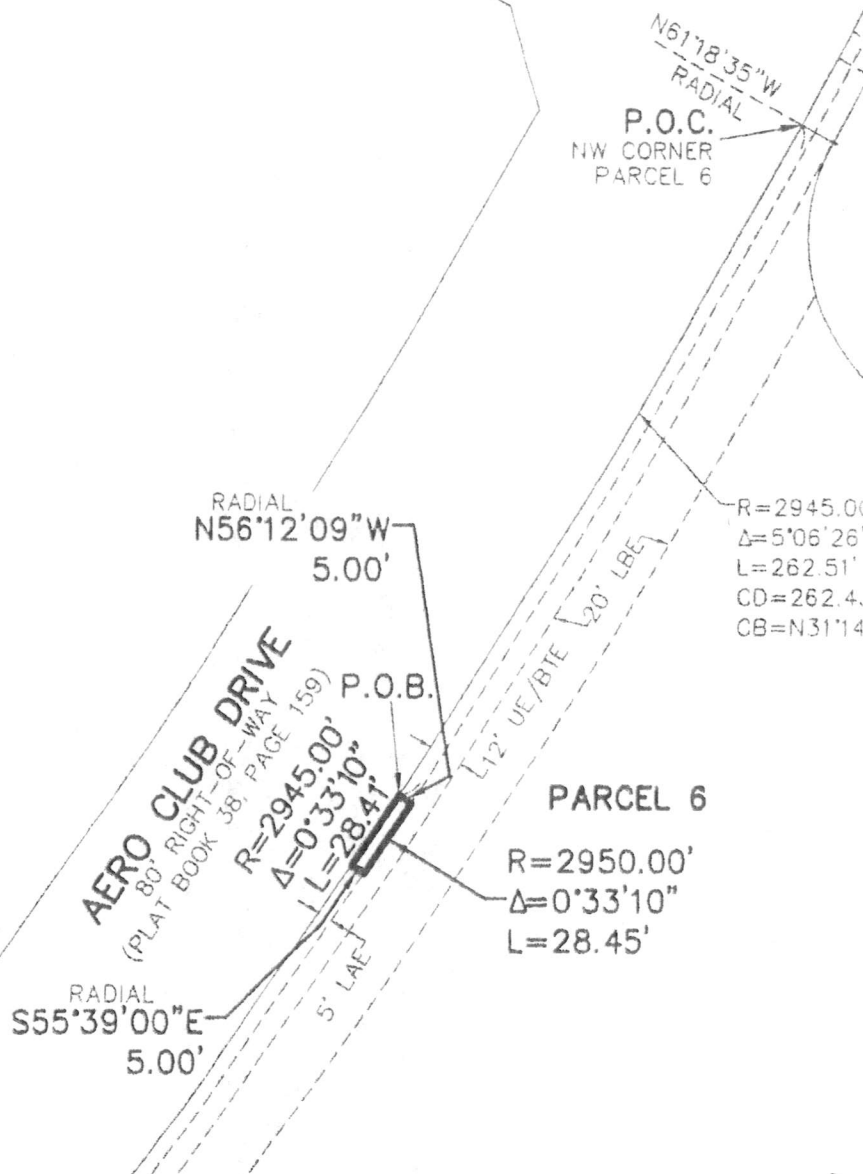
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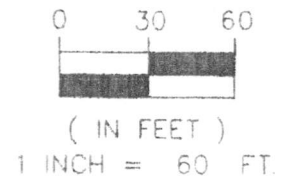
SCALE AS SHOWN

JOB NO. 7765-3LAE

# EXHIBIT A



## GRAPHIC SCALE



SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**WINDING TRAILS PORTION OF PARCEL 6  
LIMITED ACCESS EASEMENT ABANDONMENT**

DATE 5/16/2022

DRAWN BY dl

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7765-3LAE