

Ordinance No. 2021-11 Exhibit A - Legal Description

A PARCEL OF LAND LYING WITHIN A PORTION OF A 25 FOOT WIDE ROAD RESERVATION, THE PALM BEACH FARMS CO PLAT NO. 3., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THOUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°30'21" WEST (AS A BASIS OF BEARINGS) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 15.89 FEET TO A POINT BEING ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 13, BLOCK 18;

THENCE SOUTH 89°00'05" WEST ALONG SAID EASTERLY EXTENSION LINE AND NORTH LINE OF TRACT 13, BLOCK 18, A DISTANCE OF 241.47 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, PER THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, DATED: 4-24-95 AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°00'05" WEST ALONG SAID NORTH LINE OF TRACT 13, BLOCK 18, A DISTANCE OF 610.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT 13, BLOCK 18, SAID NORTH LINE OF TRACT 13, BLOCK 18 ALSO BEING THE SOUTH LINE OF SAID 25 FOOT WIDE ROAD RESERVATION;

THENCE NORTH 01°16'18" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF TRACT 12, BLOCK 18;

THENCE NORTH 89°00'05" EAST ALONG THE SOUTH LINE OF SAID TRACT 12, BLOCK 18, A DISTANCE OF 612.23 FEET TO A POINT BEING ON SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, SAID SOUTH LINE OF TRACT 12, BLOCK 18 ALSO BEING THE NORTH LINE OF SAID 25 FOOT WIDE ROAD RESERVATION;

THENCE SOUTH 01°37'52" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 15,290 SQUARE FEET MORE OR LESS.

Ordinance No. 2021-11 Exhibit B - Location Map

