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ORDINANCE NO. 2016-16

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION NUMBER 16-058(2016-021 CPA3)] TO AMEND THE FUTURE LAND USE MAP DESIGNATION 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 AEROCLUB DRIVE AND GREENBRIAR BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, FROM COMMERCIAL RECREATION TO RESIDENTIAL B (.1 DU/AC TO 1 DU/AC); TO EXTEND THE BOUNDARIES OF THE EQUESTRIAN PRESERVE AREA TO ENCOMPASS WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD; TO ADD THE PUBLIC AND PRIVATE BRIDLE TRAILS WITHIN WINDING TRAILS OF THE LANDINGS AT WELLINGTON PUD TO THE EQUESTRIAN TRAILS MASTER PLAN MAP AND THE EQUESTRIAN CIRCULATION MAP WITHIN THE EQUESTRIAN PRESERVATION ELEMENT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Wellington, Florida Council, pursuant to the authority in Chapter 163, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

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WHEREAS, the goal of the Equestrian Preserve area is to ensure the preservation and protection of the neighborhoods which compromise this area, the equestrian industry and the rural lifestyle; and

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WHEREAS, the Residential B Future Land Use Map designation will provide for ranchette type lots with a low density of up to one (1) dwelling unit per acre which are suitable for equestrian type residential development; and

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WHEREAS, the Winding Trails of The Landings at Wellington PUD will provide for public and private trails which will be included on the Equestrian Trails Map within the Equestrian Preservation Element; and

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WHEREAS, The Equestrian Preserve Committee recommended approval of the Comprehensive Plan Amendment to modify the Future Land Use Map and the Equestrian Trails Maps at the September 7, 2016 meeting with a unanimous vote (5-0); and

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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 Comprehensive Plan Amendment to modify the Future Land Use Map

1 and the Equestrian Trails Map with a 5-1 vote; and

2
3 **WHEREAS,** the Village Council has taken the recommendations from the
4 Petitioner, Equestrian Preserve Committee, Local Planning Agency, Wellington staff
5 and the comments from the public into consideration when considering the amendments
6 to the Comprehensive Plan that are the subject of this Ordinance; and

7
8 **WHEREAS,** the Village Council, after notice and public hearing, voted to transmit
9 this proposed amendment to the Florida Department of Economic Opportunity and
10 complied with applicable provisions of the Florida Statutes governing amendments of
11 local Comprehensive Plans.

12
13 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**
14 **FLORIDA, THAT:**

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16 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map
17 designation for the property described in Exhibit A, Winding Trails of The Landings at
18 Wellington PUD, is hereby designated as Residential “B”.

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20 **SECTION 2:** The boundary of the Equestrian Preserve Area is hereby modified
21 to include the property describe in Exhibit A, Winding Trails of The Landings at
22 Wellington PUD.

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24 **SECTION 3:** The Manager is hereby directed to amend the Wellington Future
25 Land Use Map (Exhibit B) to include the site specific Future Land Use Map designation
26 for the property as described in Exhibit A, including an adopted date and ordinance
27 number in accordance with this Ordinance, and to extend the boundary of the
28 Equestrian Preserve Area.

29
30 **SECTION 4:** The Manager is hereby directed to amend the Equestrian Trails
31 Master Plan Map (Exhibit C) and the Equestrian Circulation Plan (Exhibit D) to include
32 the public bridle trail within Winding Trails of The Landings at Wellington PUD.

33
34 **SECTION 5:** The Manager is hereby authorized and directed to transmit this
35 Comprehensive Plan amendment to the Florida Department of Economic Opportunity
36 pursuant to Chapter 163 Florida Statutes.

37
38 **SECTION 6:** Should any section paragraph, sentence, clause, or phrase of this
39 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
40 shall not affect the validity of this Ordinance as a whole or any portion or part thereof,
41 other than the part to be declared invalid.

42
43 **SECTION 7:** Should any section, paragraph, sentence, clause, or phrase of this
44 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
45 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of
46 this Ordinance shall prevail to the extent of such conflict.

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Exhibit A
Legal Description

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 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG

1 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF
2 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
3 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE
4 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF
5 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;
6 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF
7 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
8 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE
9 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON
10 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET
11 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE
12 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A
13 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00
14 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S
15 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;
16 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF
17 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC
18 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF
19 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
20 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",
21 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;
22 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF
23 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT;
24 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE
25 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT
26 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS
27 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD
28 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON
29 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A
30 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
31 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE
32 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A
33 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
34 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA
35 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
36 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF
37 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
38 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET
39 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF
40 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE
41 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'
42 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING
43 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;
44 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
45 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A
46 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
47 THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38",

1 A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S
2 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF
3 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
4 DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING
5 SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E,
6 A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE
7 ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY
8 LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A
9 DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A
10 DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S
11 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT
12 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
13 DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32" W DEPARTING
14 SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A
15 DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC
16 OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID
17 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
18 REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF
19 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF
20 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD
21 BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY
22 CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
23 WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG
24 THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A
25 POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND
26 TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE
27 LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A
28 DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E,
29 A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S
30 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE
31 BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID
32 PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT
33 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING
34 COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS
35 AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE
36 OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
37 CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF
38 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE
39 BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF
40 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
41 RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48
42 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE
43 OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET;
44 THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF
45 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
46 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17
47 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE

1 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;
2 THENCE BEARING N 29°39'01" E, A DISTANCE OF 125.54 FEET TO A POINT OF
3 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
4 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03
5 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
6 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF
7 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;
8 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
9 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A
10 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
11 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A
12 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N
13 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A
14 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF
15 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF
16 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00
17 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S
18 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE
19 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF
20 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT
21 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE
22 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
23 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°
24 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE
25 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;
26 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
27 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A
28 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
29 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",
30 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S
31 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE
32 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,
33 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF
34 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
35 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE
36 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT
37 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE
38 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;
39 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON
40 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING
41 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG
42 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF
43 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;
44 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE
45 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S
46 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A
47 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF

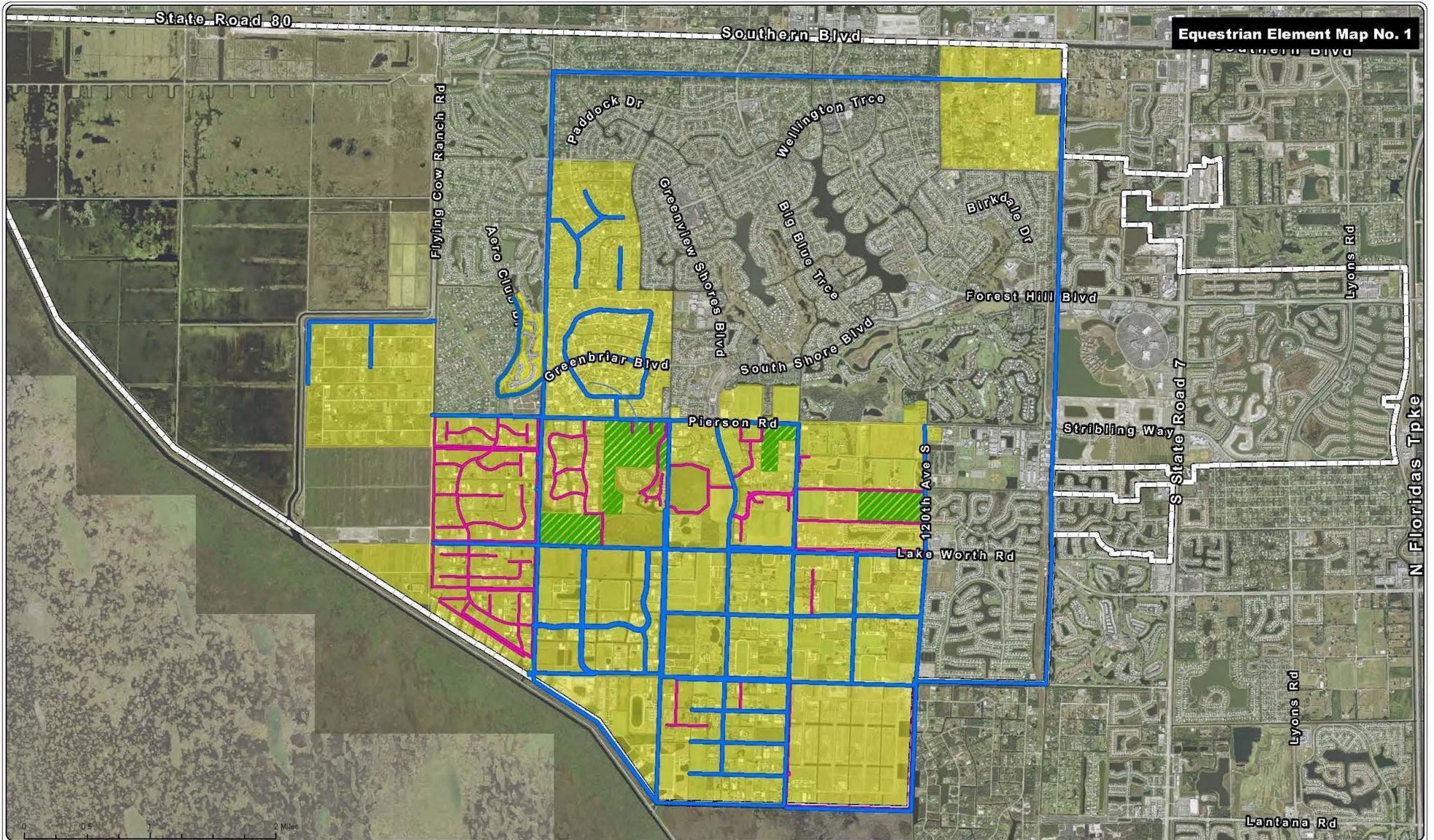
1 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61
2 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
3 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",
4 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE
5 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00
6 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT
7 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH
8 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
9 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING
10 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A
11 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF
12 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF
13 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE
14 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'
15 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64
16 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE
17 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
18 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°
19 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE
20 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF
21 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
22 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14
23 FEET; THENCE BEARING N 79°20'39 E, A DISTANCE OF 41.31 FEET TO A POINT
24 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
25 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE
26 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
27 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA
28 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE
29 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
30 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86
31 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE
32 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
33 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF
34 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE
35 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF
36 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING
37 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS
38 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
39 P.U.D. – PLAT 2B , HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°
40 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE
41 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT
42 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A
43 DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
44 OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG
45 THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A
46 RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG
47 CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF

1 TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE,
2 A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
3 ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS
4 OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON
5 TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF
6 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B
7 , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST
8 LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
9 WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE
10 BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID
11 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
12 REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG
13 THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE
14 BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE
15 EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON
16 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND
17 SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE
18 OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF
19 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E
20 ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE
21 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00
22 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
23 THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF
24 SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38"
25 AND WHOSE LONG CHORD BEARS N 19°17'21 E, A DISTANCE OF 414.00 FEET
26 TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE
27 EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE
28 BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A
29 DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
30 OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10 E ALONG SAID
31 RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE;
32 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY,
33 HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE
34 OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF
35 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
36 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE
37 FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H
38 AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A
39 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
40 HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE
41 OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
42 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA
43 ANGLE OF 47° 28' 58", A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;
44 THENCE BEARING S 0°48'34 W, A DISTANCE OF 15.15 FEET TO A POINT OF
45 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
46 RADIUS OF 75.00 FEET, A DELTA ANGLE OF 77° 39' 38", A DISTANCE OF 101.66
47 FEET TO A POINT OF TANGENCY; THENCE BEARING S 76°51'04" E, A DISTANCE

1 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
2 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°
3 26' 29", A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE
4 BEARING N 14°42'28" E, A DISTANCE OF 49.80 FEET TO A POINT OF
5 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
6 RADIUS OF 15.00 FEET, A DELTA ANGLE OF 53° 54' 16", A DISTANCE OF 14.11
7 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
8 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°
9 46' 58", A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE
10 BEARING N 0°49'46" E, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;
11 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
12 60.00 FEET, A DELTA ANGLE OF 91° 23' 26", A DISTANCE OF 95.70 FEET TO A
13 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
14 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 65° 02' 09", A
15 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE
16 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,
17 A DELTA ANGLE OF 27° 15' 43", A DISTANCE OF 21.41 FEET TO A POINT OF
18 TANGENCY; THENCE BEARING N 52°47'14" W, A DISTANCE OF 18.68 FEET TO A
19 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
20 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 65° 47' 42", A DISTANCE
21 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 61°25'04" W, A
22 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
23 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
24 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;
25 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY
26 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 27° 30' 37", AND
27 WHOSE LONG CHORD BEARS N 3°23'04" W, A DISTANCE OF 336.10 FEET TO A
28 POINT OF TANGENCY; THENCE BEARING N 17°08'23" W ALONG SAID RIGHT-OF-
29 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE
30 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,
31 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE
32 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 68°23'48" E
33 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE
34 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00
35 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
36 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF
37 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,
38 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE
39 LONG CHORD BEARS N 25°22'01" W, A DISTANCE OF 124.81 FEET; THENCE
40 BEARING S 89°10'14" E DEPARTING SAID LOT LINES, A DISTANCE OF 238.73
41 FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE
42 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 0°49'46" W
43 ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF
44 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B,
45 A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT
46 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND THE
47 NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE

1 FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID
2 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND
3 THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE
4 BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF
5 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
6 RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF
7 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A
8 DISTANCE OF 365.32 FEET; THENCE BEARING N 44°35'05" W, A DISTANCE OF
9 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB
10 DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE
11 LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING N 0°24'55" E
12 ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET
13 TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
14 RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A
15 RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09
16 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID
17 RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT
18 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND
19 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE
20 WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
21 WELLINGTON P.U.D. – PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA
22 ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY
23 CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
24 P.U.D. – PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE
25 LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID
26 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A,
27 HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE
28 LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT
29 OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY
30 LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF
31 BEGINNING.
32
33 CONTAINING 65.45 ACRES MORE OR LESS.

Exhibit C - Equestrian Trails Master Plan



Equestrian Element Map No. 1

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Adopted by
 Ordinance 2016-16

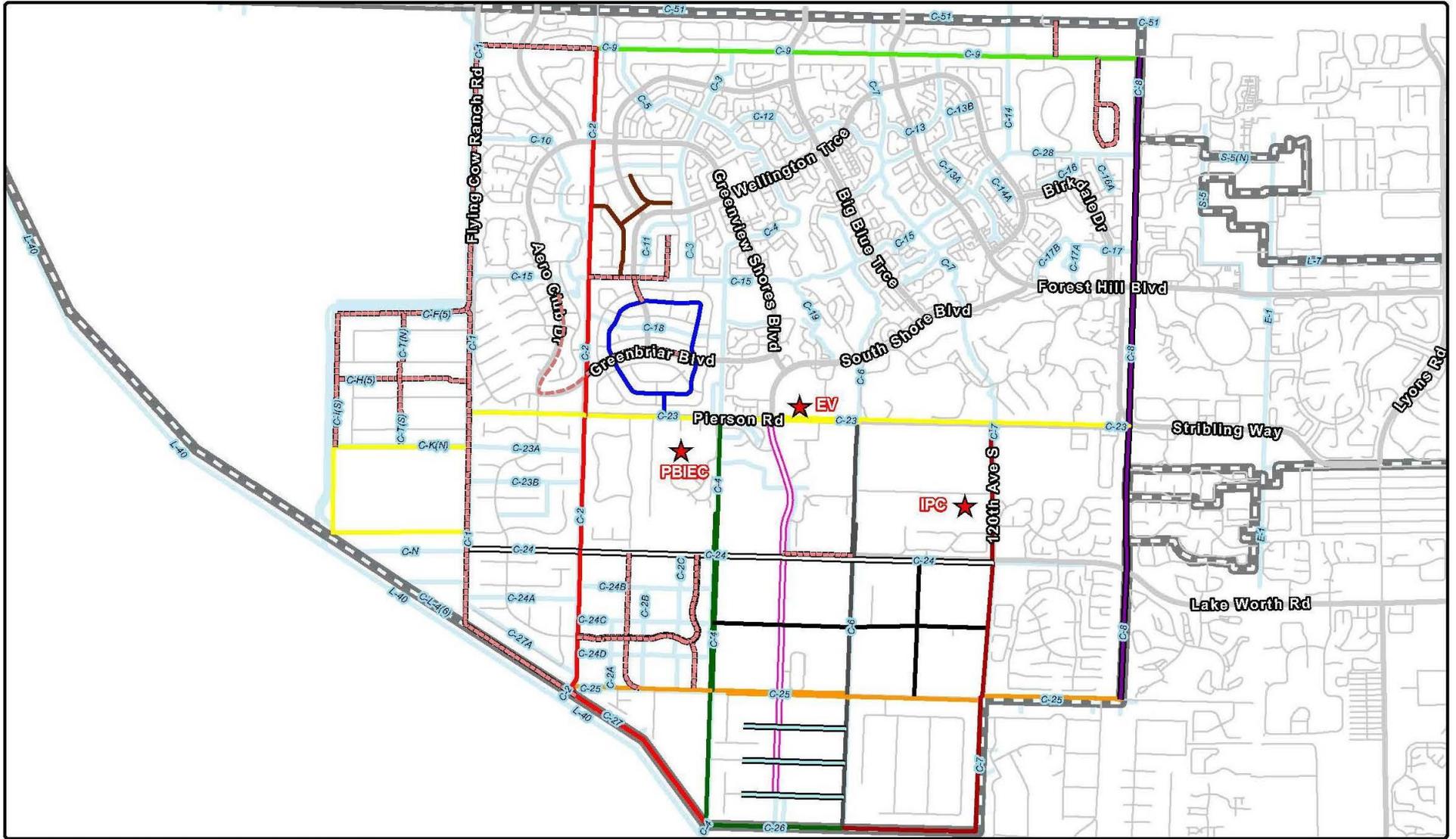
- Private Trails
- Public Trails
- Major Equine Destination
- Equestrian Preserve Area
- Wellington

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WELLINGTON

Equestrian Trails Master Plan

Exhibit D - Equestrian Circulation Plan



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	DATE	1/22/2015
	DRAWN	Christian Ninkley
	SCALE	1 in = 1 mile
	REVIEWED	Mike O'Dell
PROJECT NO. 1 FILE NAME Trail_Map_M0Changes11117		

**Equestrian Circulation Plan-
Existing & Currently
Planned Elements**

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails	Major Streets
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Canals	Village Boundary
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Gray Trail	Minor Streets	Major Equestrian Destinations

