



DJG Surveying and Mapping, Inc.

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Sheet 1 of 3

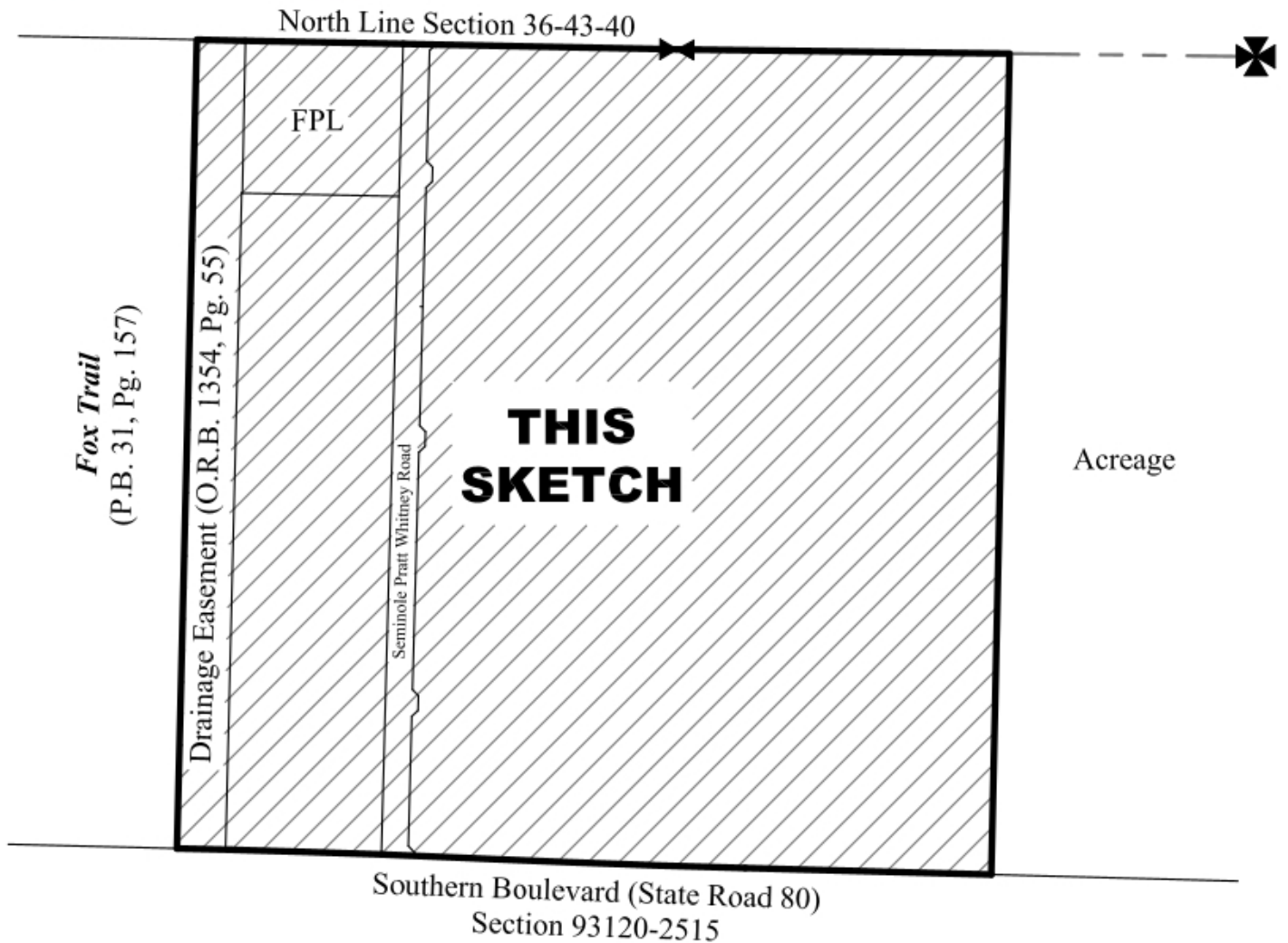


THIS SKETCH

SKETCH AND DESCRIPTION VILLAGE OF WELLINGTON ANNEXATION AREA



LOCATION MAP NTS



Not valid without an authenticated electronic signature and electronic seal, or the original signature and seal of a Florida licensed Surveyor and Mapper

10/12/2023
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida



Digitally signed
by Dennis
Gabriele
Date:
2023.10.12
15:09:32 -04'00'

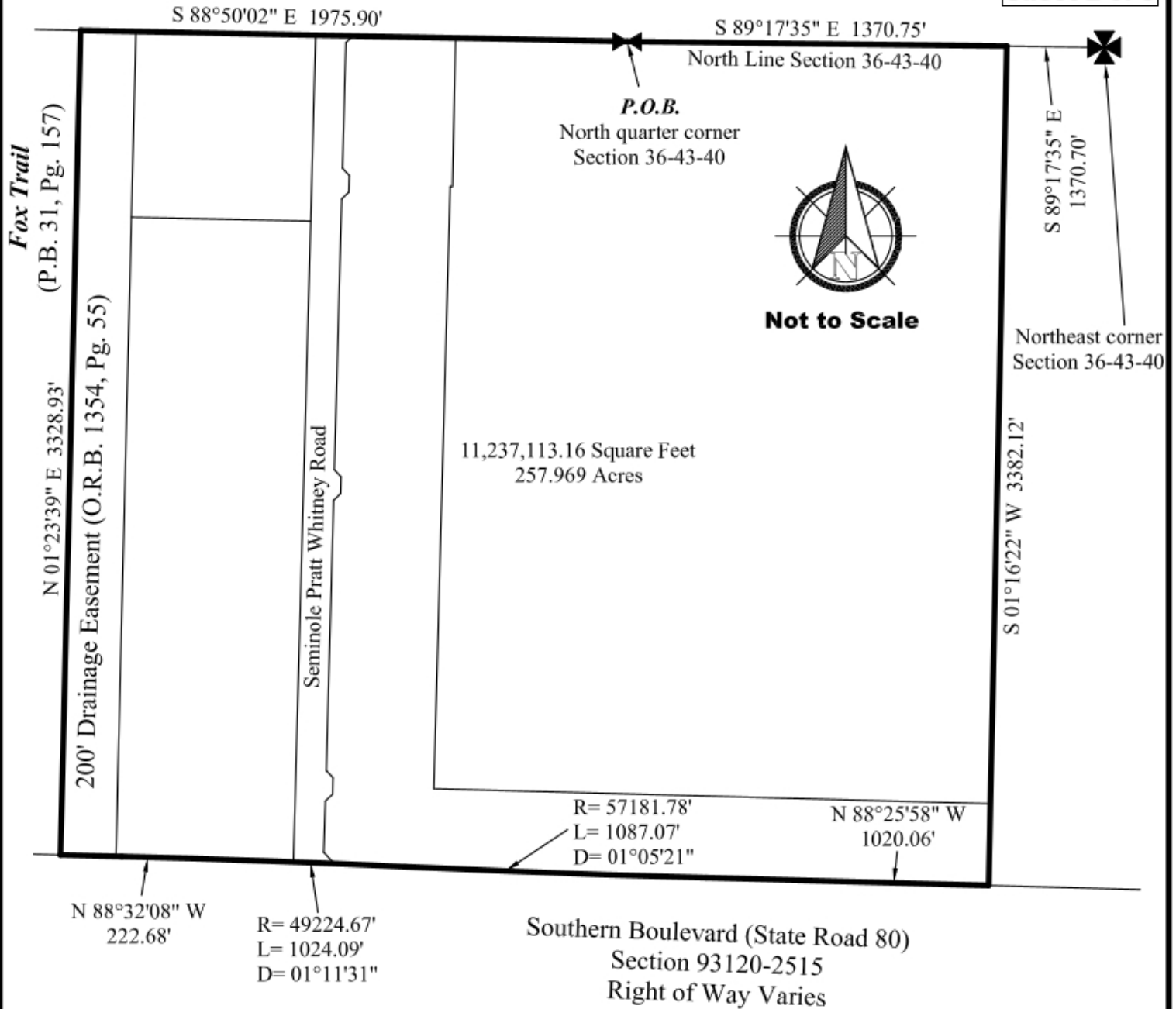
JOB NO. 23-0920 SCALE: Not to Scale



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Sheet 2 of 3



Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
O.R.B. = Official Records Book
P.B. = Plat Book
Pg. = Page

Survey Notes

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the North line of the Northwest one-quarter of Section 36-43-40 as published by Palm Beach County Engineering Department. Said line bears South 88°50'02" East.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Palm Beach County, Florida.



LEGAL DESCRIPTION

Sheet 3 of 3

A portion of lands located in Section 36, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the North quarter corner of said Section 36;

Thence, South $89^{\circ}17'35''$ East, along the North line of the Northeast one-quarter of Section 36, a distance of 1370.75 feet. Said point being 1370.70 feet, along the North line of Section 36, from the Northeast corner of Section 36;

Thence, South $01^{\circ}16'22''$ West, a distance of 3382.12 feet to a point on the North line of State Road 80 as shown on FDOT Right of Way Map Section No. 93120-2515;

Thence, North $88^{\circ}25'58''$ West, a distance of 1020.06 feet to the point of curvature of a circular curve, concave to the North, having a radius of 57181.78 feet and a central angle of $01^{\circ}05'21''$;

Thence, Westerly, along the arc of said curve, an arc distance of 1087.07 feet to the point of reverse curvature of a circular curve, concave to the South, having a radius of 49224.67 feet and a central angle of $01^{\circ}11'31''$;

Thence, Westerly, along the arc of said curve, an arc distance of 1024.09 feet;

Thence, North $88^{\circ}32'08''$ West, a distance of 222.68 feet to a point on the West line of a 200 foot wide drainage easement as recorded in Official Records Book 1354, Page 55, of the Public Records of Palm Beach County, Florida. Said line also being the East line of **Fox Trail**, according to the plat thereof, as recorded in Plat Book 31, Page 157 of the Public Records of Palm Beach County, Florida;

The previous four courses being coincident with the North line of State Road 80;

Thence, North $01^{\circ}23'39''$ East, along said East line of **Fox Trail**, a distance of 3328.93 feet to a point on the North line of the Northwest one-quarter of said Section 36;

Thence, South $88^{\circ}50'02''$ East, along said North line, a distance of 1975.90 feet to the **Point of Beginning**.

Said lands lying and being in unincorporated Palm Beach County, Florida, and containing 11,237,113.16 Square Feet (257.969 acres) more or less.