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RESOLUTION NO. R2016-47

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT [PETITION NUMBER 16-060 (2016-023 MPA 3)] AMENDING THE LANDINGS AT WELLINGTON PUD MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS WINDING TRAILS (F.K.A. EXECUTIVE COURSE, AT 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 DELINEATE WINDING TRAILS FROM POD "D" BY CREATING POD "D-1"; TO ALLOCATE 29 ACRES TO POD "D-1"; TO ALLOW NINE (9) DWELLING UNITS, NINE (9) BARNs WITH GROOMS QUARTERS AND A MAXIMUM OF 104 STALLS TO POD "D-1"; TO ADD THREE (3) ACCESS POINTS ALONG AEROCUB DRIVE; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the notice and hearing requirements, as provided in Article 5 of the Land Development Regulation, as adopted by Wellington, have been satisfied; and

WHEREAS, the Master Plan Amendment was reviewed and certified by the Development Review Committee (DRC) on July 13, 2016, and

WHEREAS, The Equestrian Preserve Committee recommended _____ of the Master Plan Amendment at the September 7, 2016 meeting with a _____ vote (____); and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on September 14, 2016, recommended _____ of the Master Plan Amendment with a _____ vote (-); and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Equestrian Preserve Committee, Wellington staff and the comments from the public into consideration when considering the proposed Master Plan Amendment; and

47 **WHEREAS**, The Council has made the following findings of fact:

- 48
- 49 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 50
- 51 2. The subject request is consistent with the stated purposes and intent of the
- 52 Land Development Regulations;
- 53
- 54 3. The requested Master Plan Amendment is consistent with the surrounding
- 55 Land Uses and Zoning Districts;
- 56
- 57 4. No adverse impacts to the natural environment are expected to occur as a
- 58 result of the approval of the request;
- 59
- 60 5. The requested Master Plan Amendment will result in a logical and orderly
- 61 development pattern;
- 62
- 63 6. The requested Master Plan Amendment is consistent with the applicable
- 64 Equestrian Overlay Zoning District (EOZD) regulations; and
- 65
- 66 7. The requested Master Plan Amendment complies with Article 11, Adequate
- 67 Public Facilities.
- 68

69

70 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**

71 **FLORIDA, THAT:**

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73 **SECTION 1.** The Landings of Wellington PUD Master Plan Amendment is hereby

74 **APPROVED** for the property described in Exhibit A, providing for the following:

75

- 76 1. Delineate Winding Trails from Pod D by creating Pod D-1.
- 77
- 78 2. To allocate 29 acres to Pod D-1.
- 79
- 80 3. To allow nine (9) dwelling units, nine (9) barns with grooms quarters and a
- 81 maximum of 104 stalls to Pod D-1.
- 82
- 83 4. To add three (3) access points along Aeroclub Drive.
- 84
- 85 5. To add two (2) access points along Greenbriar Boulevard.
- 86

87 **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the

88 following conditions:

89

- 90 1. All previous conditions of The Landings at Wellington PUD, unless otherwise
- 91 specified in this resolution, are still in effect.
- 92

2. Approval is based on the Master Plan dated stamped August 24, 2016.
3. The project shall be required to be re-platted prior to the issuance of the first building permit. The re-plat shall be submitted within 60 working days of the Master Plan approval granted by Village Council.
4. All future plats shall depict the road system, proposed bridle/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan.
5. The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 5,880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,749.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e bridle trails) if they are dedicated for public use. These fees shall be paid in full prior to the issuance of the first building permit.
6. A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard.
7. A 10-foot wide Incompatibility Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property.
8. The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be paved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the developer will be required to provide and dedicate an access easement to insure future legal access to both lots. This easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations.
9. An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit.
10. A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to the bridle trails within

Winding Trails. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit.

11. There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aeroclub Drive or Greenbriar Boulevard.
12. Prior to any land development permits for Parcels 1 and 2, the engineering design for the access to Greenbriar Boulevard must be approved by the Village Engineer and depicted on the Site Plan.
13. The developer shall be required to take measures to insure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties.
14. A tri-party agreement for the reconfiguration of the lakes shall be executed by all required parties prior to the issuance of a Land Development Permit and prior to the application for a permit modification to South Florida Water Management District.
15. The developer shall be required to take measures to insure that the adjacent water bodies that are not part of the lake reconfiguration are secured and protected from pollutants during construction, per all applicable NPDES standards and regulations.
16. All littoral plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be dedicated on the plat.
17. All driveways and private roadways shall be paved.
18. All gates shall be approved for emergency vehicle access with universal remote type to be approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff.
19. The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width.
20. Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be

submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process.

21. In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.

SECTION 3: This Resolution shall become effective upon the approval of the companion Comprehensive Plan Future Land Use Map Amendment (Ordinance No. 2016-16) and Rezoning (Ordinance No. 2016-18).

(Remainder of page intentionally left blank.)

PASSED AND ADOPTED this ____ day of _____ 2016.

WELLINGTON

FOR AGAINST

BY: _____	_____	_____
Anne Gerwig, Mayor		
_____	_____	_____
John T. McGovern, Vice Mayor		
_____	_____	_____
Michael Drahos, Councilman		
_____	_____	_____
Michael J. Napoleone, Councilman		
_____	_____	_____
Tanya Siskind, Councilwoman		

ATTEST:

BY: _____
Rachel Callovi, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

Exhibit A
Legal Descriptions

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

285 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG
286 CHORD BEARS S 11°10'52" W, A DISTANCE OF 1.53 FEET TO A POINT OF
287 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
288 HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE
289 LONG CHORD BEARS S 3°49'11" E, A DISTANCE OF 39.41 FEET TO A POINT OF
290 TANGENCY ; THENCE BEARING S 3°02'09" W, A DISTANCE OF 259.48 FEET ;
291 THENCE BEARING S 86°57'50" E, A DISTANCE OF 298.50 FEET TO A POINT OF
292 NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
293 HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE
294 LONG CHORD BEARS S 00°29'49" E, A DISTANCE OF 285.05 FEET TO A NON
295 TANGENT POINT; THENCE BEARING S 74°56'32 E, A DISTANCE OF 125.00 FEET
296 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE
297 AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A
298 CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00
299 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S
300 22°32'55" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY;
301 THENCE BEARING S 74°11'47" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF
302 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC
303 OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF
304 THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
305 REPLAT , HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 09° 56' 31",
306 AND WHOSE LONG CHORD BEARS N 25°59'57" E, A DISTANCE OF 111.05 FEET;
307 THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF
308 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT;
309 THENCE BEARING N 61°38'51" W, A DISTANCE OF 449.87 FEET ; THENCE
310 BEARING S 28°21'09" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT
311 POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS
312 OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD
313 BEARS S 25°57'18"W, A DISTANCE OF 4.20 FEET TO A POINT OF NON
314 TANGENCY; THENCE BEARING S 23°32'40" W, A DISTANCE OF 67.96 FEET TO A
315 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
316 HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE
317 OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°38'52" E, A
318 DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
319 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA
320 ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY;
321 THENCE BEARING S 61°38'51" E, A DISTANCE OF 79.00 FEET TO A POINT OF
322 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
323 RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET
324 TO A POINT OF TANGENCY; THENCE BEARING N 73°21'08" E, A DISTANCE OF
325 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE
326 TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00'
327 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING
328 S 61°38'51" E , A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE;
329 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
330 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A

331 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
332 THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38",
333 A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S
334 89°22'52" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF
335 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
336 DISTANCE OF 49.08 FEET; THENCE BEARING S 60°39'00" E DEPARTING
337 SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 89°23'04" E,
338 A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE
339 ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY
340 LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A
341 DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 1°03'43" E, A
342 DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S
343 88°29'07" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT
344 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A
345 DISTANCE OF 66.45 FEET; THENCE BEARING N 62°25'32 W DEPARTING
346 SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING S 89°38'45" W, A
347 DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC
348 OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A -56A OF SAID
349 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
350 REPLAT AND EASTERLY LINE OF PARCEL T OF SAID PLAT OF LAKEFIELD OF
351 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A, HAVING A RADIUS OF
352 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD
353 BEARS S 13°08'01" E , A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY
354 CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
355 WELLINGTON P.U.D. – PLAT 2A REPLAT; THENCE BEARING N 64°05'16" E ALONG
356 THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A
357 POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND
358 TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE
359 LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A
360 DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 26°09'57" E,
361 A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S
362 26°25'09"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE
363 BEARING S 63°34'51" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID
364 PLAT OF PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT
365 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING
366 COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS
367 AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 26°25'09" E, A DISTANCE
368 OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
369 CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF
370 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE
371 BEARING S 63°10'22" W, A DISTANCE OF 59.65 FEET TO A POINT OF
372 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
373 RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48
374 FEET TO A NON TANGENT POINT; THENCE BEARING S 15°28'25" E, A DISTANCE
375 OF 120.00 FEET; THENCE BEARING N 60°24'37" W, A DISTANCE OF 35.39 FEET;
376 THENCE BEARING N 15°20'51" W, A DISTANCE OF 229.70 FEET TO A POINT OF

377 CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
378 RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17
379 FEET TO A POINT OF TANGENCY; THENCE BEARING N 29°39'01" E, A DISTANCE
380 OF 41.43 FEET; THENCE BEARING S 60°20'59" E, A DISTANCE OF 120.00 FEET;
381 THENCE BEARING N 29°39'01" E ,A DISTANCE OF 125.54 FEET TO A POINT OF
382 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
383 RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03
384 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
385 CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF
386 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE;
387 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
388 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A
389 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
390 THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A
391 DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N
392 32°03'04"W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A
393 POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF
394 THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE ALONG THE ARC OF
395 A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00
396 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S
397 36°13'06" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE
398 FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF
399 SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT
400 WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING S 57°56'56" W, A DISTANCE
401 OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
402 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50°
403 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE
404 BEARING S 7°35'15" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE;
405 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
406 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A
407 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
408 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40",
409 A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S
410 29°39'01" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE
411 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET,
412 A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF
413 REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
414 HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE
415 OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT
416 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THE
417 FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F;
418 THENCE BEARING S 27°03'49" E, A DISTANCE OF 47.98 FEET TO A NON
419 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING
420 A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG
421 CHORD BEARS S 10°33'07' E, A DISTANCE OF 49.38 FEET TO A POINT OF
422 TANGENCY; THENCE BEARING S 15°20'51" E, A DISTANCE OF 101.58 FEET;

423 THENCE BEARING N 74°39'09" E, A DISTANCE OF 120.00 FEET; THENCE
424 BEARING S 15°20'51" E, A DISTANCE OF 123.20 FEET; THENCE BEARING S
425 31°59'54" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 79°20'39" W, A
426 DISTANCE OF 2.78 FEET; THENCE BEARING N 10°39'21" W, A DISTANCE OF
427 120.00 FEET; THENCE BEARING S 79°20'39" W, A DISTANCE OF 198.61
428 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
429 THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33",
430 A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE
431 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00
432 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT
433 AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH
434 LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
435 WELLINGTON P.U.D. – PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING
436 COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A
437 CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF
438 13° 25' 03", AND WHOSE LONG CHORD BEARS S 62°03'32" W, A DISTANCE OF
439 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE
440 TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57'
441 22", AND WHOSE LONG CHORD BEARS S 62°51'58" W, A DISTANCE OF 54.64
442 FEET TO A POINT OF TANGENCY; THENCE BEARING S 79°20'39" W, A DISTANCE
443 OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
444 CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90°
445 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE
446 BEARING S 10°39'21" E, A DISTANCE OF 276.00 FEET TO A POINT OF
447 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
448 RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14
449 FEET; THENCE BEARING N 79°20'39" E, A DISTANCE OF 41.31 FEET TO A POINT
450 OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT,
451 HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE
452 OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE
453 ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA
454 ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE
455 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
456 RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86
457 FEET TO A POINT OF TANGENCY; THENCE BEARING N 79°20'39" E, A DISTANCE
458 OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
459 CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF
460 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE
461 BEARING N 63°10'22" E, A DISTANCE OF 59.65 FEET TO A POINT OF
462 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING
463 COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS
464 E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
465 P.U.D. – PLAT 2B, HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88°
466 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE
467 BEARING S 64°45'03" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT
468 OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B, A

469 DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
470 OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG
471 THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A
472 RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG
473 CHORD BEARS N 25°50'03" W, A DISTANCE OF 11.23 FEET TO A POINT OF
474 TANGENCY; THENCE BEARING N 26°25'09" W ALONG SAID RIGHT-OF-WAY LINE,
475 A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE
476 ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS
477 OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON
478 TANGENT POINT; THENCE BEARING N 83°28'54" E ALONG THE NORTH LINE OF
479 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B
480 , A DISTANCE OF 373.56 FEET; THENCE BEARING N 6°31'06" W ALONG EAST
481 LINE OF LOTS 40A – 44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
482 WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE
483 BEARING S 83°28'54" W ALONG THE NORTH LINE OF LOTS 36A – 40A OF SAID
484 PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
485 REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S 6°31'06" E ALONG
486 THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE
487 BEARING N 53°15'08" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE
488 EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON
489 TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND
490 SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE
491 OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N 3°15'19" W, A DISTANCE OF
492 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 86°31'29" E
493 ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE
494 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT, A DISTANCE OF 125.00
495 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
496 THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A – 35 A OF
497 SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38"
498 AND WHOSE LONG CHORD BEARS N 19°17'21 E, A DISTANCE OF 414.00 FEET
499 TO A POINT OF TANGENCY; THENCE BEARING N 35°06'10" E ALONG THE
500 EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE
501 BEARING N 54°53'50" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A
502 DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
503 OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 35°06'10 E ALONG SAID
504 RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE;
505 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY,
506 HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 11° 42' 39", A DISTANCE
507 OF 143.08 FEET TO A POINT OF INTERSECTION WITH PARCELS H AND K OF
508 SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A
509 AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE; THE
510 FOLLOWING SEVENTEEN COURSES BEING COINCIDENT WITH SAID PARCELS H
511 AND K; THENCE BEARING S 26°04'52" E, A DISTANCE OF 19.58 FEET TO A
512 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
513 HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 20° 35' 32", A DISTANCE
514 OF 32.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE

515 ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA
516 ANGLE OF $47^{\circ} 28' 58''$, A DISTANCE OF 12.43 FEET TO A POINT OF TANGENCY;
517 THENCE BEARING $S 0^{\circ} 48' 34'' W$, A DISTANCE OF 15.15 FEET TO A POINT OF
518 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
519 RADIUS OF 75.00 FEET, A DELTA ANGLE OF $77^{\circ} 39' 38''$, A DISTANCE OF 101.66
520 FEET TO A POINT OF TANGENCY; THENCE BEARING $S 76^{\circ} 51' 04'' E$, A DISTANCE
521 OF 40.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A
522 CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 88°
523 $26' 29''$, A DISTANCE OF 69.46 FEET TO A POINT OF TANGENCY; THENCE
524 BEARING $N 14^{\circ} 42' 28'' E$, A DISTANCE OF 49.80 FEET TO A POINT OF
525 CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
526 RADIUS OF 15.00 FEET, A DELTA ANGLE OF $53^{\circ} 54' 16''$, A DISTANCE OF 14.11
527 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A
528 CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 67°
529 $46' 58''$, A DISTANCE OF 65.07 FEET TO A POINT OF TANGENCY; THENCE
530 BEARING $N 0^{\circ} 49' 46'' E$, A DISTANCE OF 70.22 FEET TO A POINT OF CURVATURE;
531 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF
532 60.00 FEET, A DELTA ANGLE OF $91^{\circ} 23' 26''$, A DISTANCE OF 95.70 FEET TO A
533 POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO
534 THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF $65^{\circ} 02' 09''$, A
535 DISTANCE OF 17.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE
536 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET,
537 A DELTA ANGLE OF $27^{\circ} 15' 43''$, A DISTANCE OF 21.41 FEET TO A POINT OF
538 TANGENCY; THENCE BEARING $N 52^{\circ} 47' 14'' W$, A DISTANCE OF 18.68 FEET TO A
539 POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,
540 HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF $65^{\circ} 47' 42''$, A DISTANCE
541 OF 80.38 FEET TO A POINT OF TANGENCY; THENCE BEARING $S 61^{\circ} 25' 04'' W$, A
542 DISTANCE OF 19.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE
543 OF COUNTRY GOLF DRIVE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
544 WELLINGTON P.U.D. – PLAT 2A AND ALSO BEING AT A NON TANGENT POINT;
545 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY
546 LINE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF $27^{\circ} 30' 37''$, AND
547 WHOSE LONG CHORD BEARS $N 3^{\circ} 23' 04'' W$, A DISTANCE OF 336.10 FEET TO A
548 POINT OF TANGENCY; THENCE BEARING $N 17^{\circ} 08' 23'' W$ ALONG SAID RIGHT-OF-
549 WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE
550 ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE,
551 HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF $04^{\circ} 27' 49''$, A DISTANCE
552 OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING $N 68^{\circ} 23' 48'' E$
553 ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE
554 LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT , A DISTANCE OF 125.00
555 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO
556 THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF
557 LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A REPLAT ,
558 HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF $07^{\circ} 31' 38''$, AND WHOSE
559 LONG CHORD BEARS $N 25^{\circ} 22' 01'' W$, A DISTANCE OF 124.81 FEET; THENCE
560 BEARING $S 89^{\circ} 10' 14'' E$ DEPARTING SAID LOT LINES, A DISTANCE OF 238.73

FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE
LANDINGS AT WELLINGTON P.U.D. – PLAT 2A; THENCE BEARING S 0°49'46" W
ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF
SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B,
A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT
OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND THE
NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE
FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID
PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2B AND
THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE
BEARING S 42°45'29" W, A DISTANCE OF 27.55 FEET TO A POINT OF
CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A
RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF
1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 89°35'05" W, A
DISTANCE OF 365.32 FEET; THENCE BEARING N 44°35'05" W, A DISTANCE OF
35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB
DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE
LANDINGS AT WELLINGTON P.U.D. – PLAT 2B; THENCE BEARING N 0°24'55" E
ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET
TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A
RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09
FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°30'00" E ALONG SAID
RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT
OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND
ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE
WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT
WELLINGTON P.U.D. – PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA
ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY
CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON
P.U.D. – PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE
LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID
PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. – PLAT 2A,
HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE
LONG CHORD BEARS N 1°16'00" W, A DISTANCE OF 2131.40 FEET TO A POINT
OF TANGENCY; THENCE BEARING N 22°00'00" W ALONG SAID RIGHT-OF-WAY
LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF
BEGINNING.

CONTAINING 65.45 ACRES MORE OR LESS.