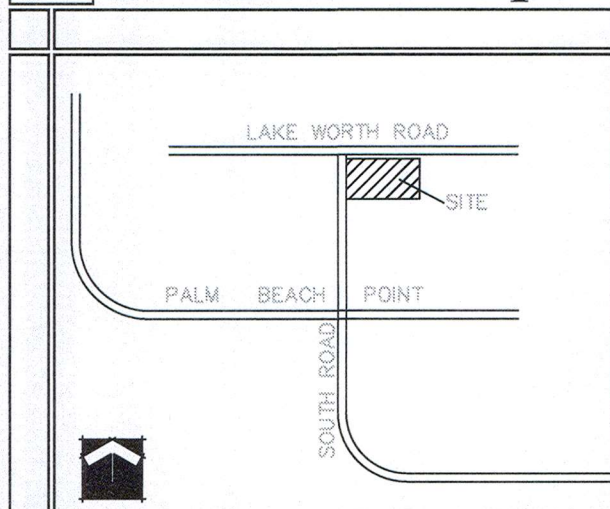


Location Map



Site Data

Petition Number	2012-42 ASA 3 (HTE 12-28)
Name of Project	Tonkawa Farms
Proposed Use	Residence, Stables, Polo Barn, Caretaker's Quarters
Future Land Use Designation	RES A
Zoning District	AR/EOZD
Section, Township, Range	29/44/41
Property Control Numbers	73-41-44-29-00-000-1020
Total Parcels	1
Total Site Area	60.01 ac.
Total Gross Floor Area	49,500 s.f.
Building A	18,000 s.f.
Building B	20,500 s.f.
Building C (Removed with 2012-09 ASA 2)	
Building D	4,000 s.f.
Building E	7,000 s.f.
Secured/Caretaker's	1,700 s.f.
Equipment Garage	5,300 s.f.
Lake Surface Area	6.86 ac.
Number of Stories	2
Max Building Height	35'
Impervious	5.63 ac. (9%)
Pervious	54.38 ac. (91%)
Proposed Parking	72 SPACES

Development Regulations

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT DIMENSIONS					MAX. BLDG. COVER	SETBACKS/SEPARATIONS				
	SIZE	WIDTH	DEPTH	FRONTAGE	MAX. FAR		FRONT	SIDE INTERIOR	SIDE CORNER	REAR	
AR/EOZD	10 AC.	300'	300'	100'	0.20	20%	100'	50'	80'	100'	
AR/EOZD	60.01 AC.	1299'	2013'	1299'	0.02	2%	475'	388'	N/A	1249'	
ACCESSORY STRUCTURE SETBACKS											
PROP. CODE						MAX. BLDG. COVER					
	FRONT	SIDE	REAR	REAR	REAR		FRONT	SIDE	REAR	REAR	REAR
AR/EOZD	100'	25'	25'	25'	25'		100'	25'	25'	25'	
AR/EOZD	511'	204'	N/A	778'	778'		511'	204'	N/A	778'	

Development Team

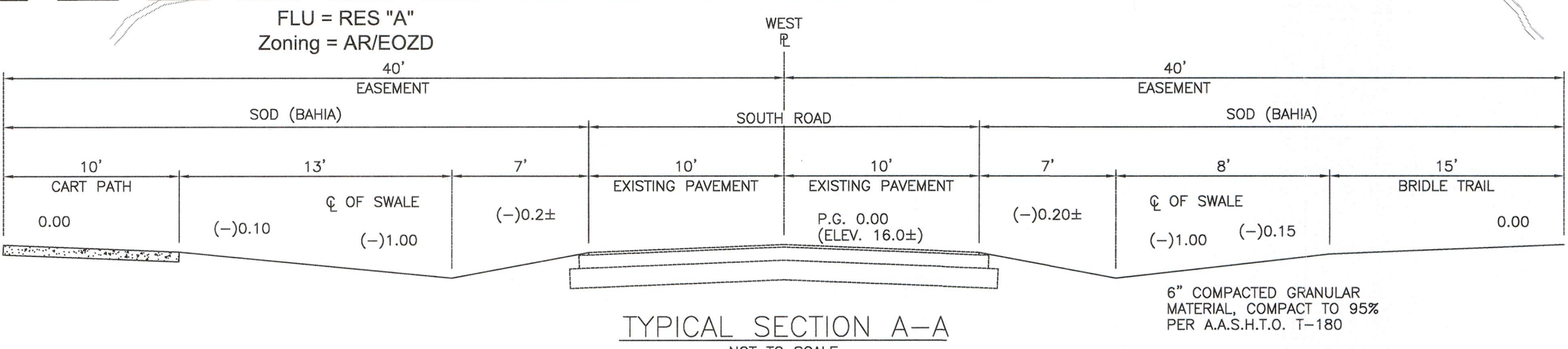
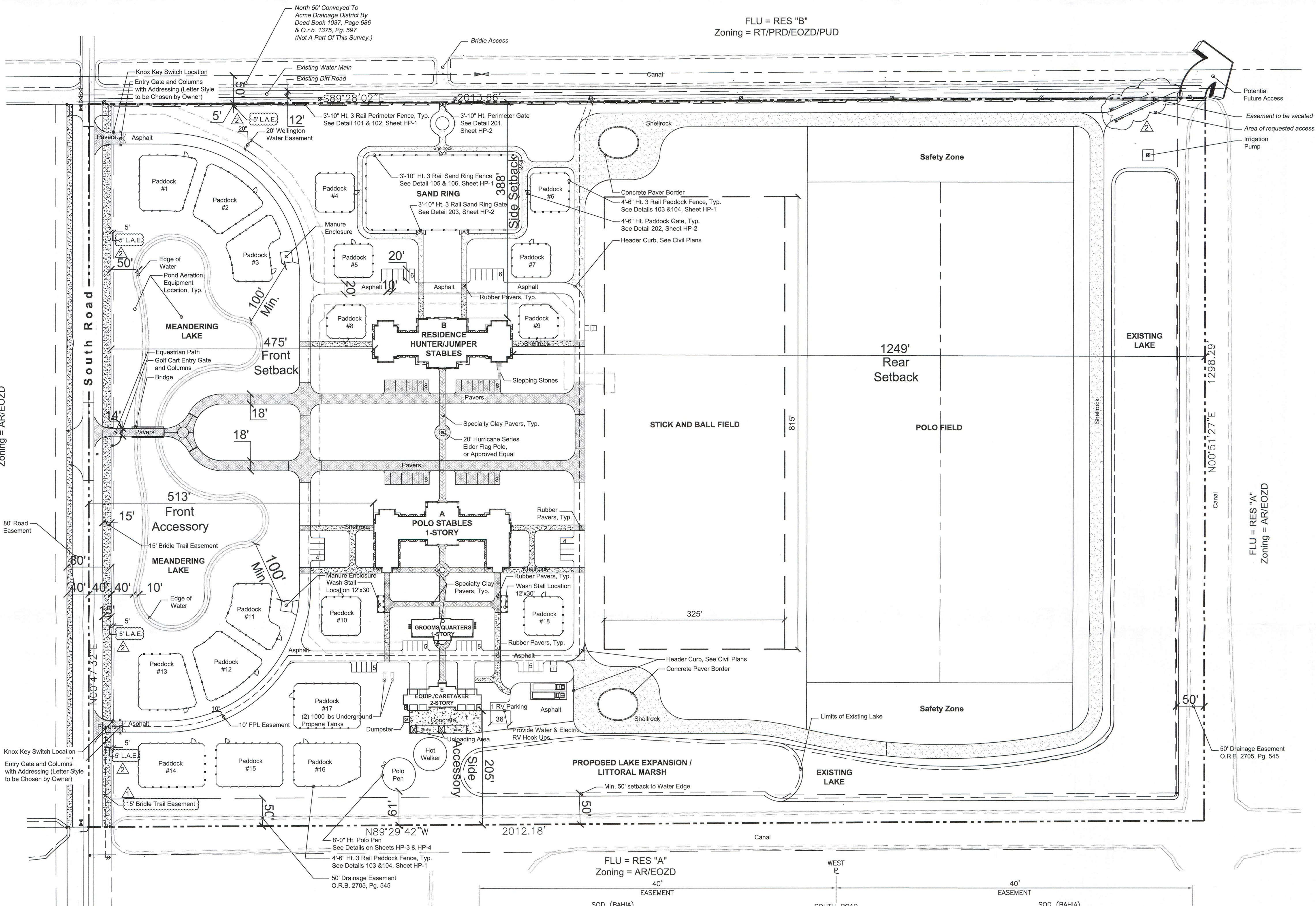
OWNER:	SOUTH ROAD WELLINGTON L.P. 811 DALLAS, SUITE 1000 HOUSTON, TEXAS 77002
SURVEYOR:	WALLACE SURVEYING 5553 VILLAGE BLVD WEST PALM BEACH, FLORIDA 33407 (561) 640-4551
PLANNER:	JON E. SCHMIDT & ASSOCIATES 2247 PALM BEACH LAKES BOULEVARD SUITE 101 WEST PALM BEACH, FLORIDA 33409 (561) 684-6141
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE, INC. 5601 CORPORATE WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
ARCHITECT:	REG ARCHITECTS 307 EVERNIA STREET 4TH FLOOR WEST PALM BEACH, FLORIDA 33401 (561) 659-2383

Notes

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY WALLACE SURVEYING. DATED 05/27/11
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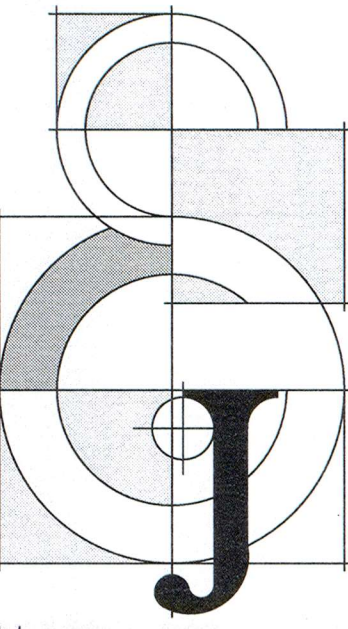
Conditions of Approval

1. THE SITE SHALL BE FOR PRIVATE USE ONLY.
2. THIS SITE PLAN IS CERTIFIED PURSUANT TO THE PROVISIONS OF SECTION 26 OF THE WELLINGTON LDR. CERTIFICATION CONFIRMS THAT THE SITE PLAN MEETS THE REQUIREMENTS OF SECTION 5.6 AND AUTHORIZES ONLY THE PARTICULAR SITE CONFIGURATION, LAYOUT AND LEVEL OF IMPACTS. THE CERTIFICATION OF THIS SITE PLAN DOES NOT INDICATE THAT THE PROJECT HAS MET THE REQUIREMENTS OF ARTICLE 8 OF THE LDR OR OTHER ENGINEERING STANDARDS AND SPECIFICATIONS. APPROVAL FROM THE VILLAGE ENGINEER PURSUANT TO THE REQUIREMENTS OF ARTICLE 8 SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. MODIFICATIONS REQUIRED BY WELLINGTON ENGINEER PURSUANT TO ARTICLE 8 MAY NECESSITATE MODIFICATIONS TO THIS SITE PLAN. (ENGINEERING)
3. THE OWNER SHALL SUBMIT A SPECIAL USE PERMIT APPLICATION WITH THE REQUIRED FEES TO THE PLANNING AND ZONING DIVISION FOR APPROVAL OF THE CARETAKER RESIDENCE PRIOR TO BUILDING PERMIT. (PLANNING)
4. THE OWNER SHALL CONSTRUCT A 12" WIDE WATER MAIN ON THE WEST SIDE OF SOUTH ROAD PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY. WELLINGTON TO PAY FOR THE DIFFERENCE IN PIPE SIZE (12" VS. 8" MATERIAL ONLY). (ENGINEERING)
5. THE OWNER SHALL CONSTRUCT A MINIMUM 10 FT. WIDE GOLF CART PATH ON THE WEST SIDE OF SOUTH ROAD WITHIN THE R.O.W. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY FOR THIS SITE. (ENGINEERING)
6. THE OWNER SHALL PROVIDE A BRIDLE TRAIL ALONG THE EAST SIDE OF SOUTH ROAD. THE EAST BRIDLE PATH SHALL BE CONSTRUCTED WHEN DEVELOPMENT OCCURS ON EAST SIDE AND SHALL BE A 15 FEET WIDE EASEMENT PARALLEL AND CONTIGUOUS WITH THE SOUTH ROAD R.O.W. (ENGINEERING)
7. PRIOR TO COMMENCING WORK AND ISSUANCE OF BUILDING PERMIT THE APPLICANT IS REQUIRED TO OBTAIN SFVMD, NPDES, LAND DEVELOPMENT PERMIT AND ALL NECESSARY ENGINEERING PERMITS. (ENGINEERING)
8. PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, FINAL APPROVAL IS REQUIRED FROM THE ENGINEERING DEPARTMENT. (ENGINEERING)
9. APPROVAL SUBJECT TO SFVMD AND USACE PERMIT APPROVAL. ANY CHANGES RESULTING FROM SFVMD AND/OR USACE SHALL REQUIRED MODIFICATION TO THE SITE PLAN AND APPROVAL FROM THE DRC. (ENGINEERING)
10. PRIOR TO COMMENCING WORK THE APPLICANT IS REQUIRED TO OBTAIN ALL NECESSARY APPROVALS/PERMITS.
11. ENCROACHMENTS SHALL NOT BE PERMITTED IN ANY BRIDLE UTILITY OR DRAINAGE EASEMENTS.
12. ON-SITE RV'S SHALL NOT BE OCCUPIED PER CURRENT LDR REGULATIONS.



Approvals

Ad. PETITION NO. 112-113 (2010-0591 WASHAD)
APPROVED DATE: 12/19/11
P&Z PROJECT MANAGER: [Signature]
Minor Site Plan Amendment to add legal access drive from 100th St. into the northeast portion of the property.
Conditions of Approval:
1. All previous conditions of Approval shall apply.
2. DriveWay use shall be limited to left turn only into the property and right turn only out of the property. Signage shall be installed for "Right turn only" condition when exiting property.



Jon E. Schmidt and Associates
Landscape Architecture & Site Planning
2247 Palm Beach Lakes Blvd., Suite 101
West Palm Beach, Florida 33409
Tel. (561) 684-6141 • Fax. (561) 684-6142
E-mail: jschmidt@jesla.com
Website: www.jesla.com
License No.: LC26000232

Tonkawa Farms

(A.K.A. Glenspur East)

Wellington, Florida

Date:	05/31/12
Scale:	1" = 100'-0"
Design By:	JES
Drawn By:	JES
Checked By:	Jes
File No.	627.01
Job No.	11-26

REVISIONS / SUBMISSIONS

11/03/11	Comment Revisions
12/09/11	Comment Revisions
12/20/11	DRC Certification
03/19/12	SP Amendment
04/25/12	Comment Revisions
05/18/12	DRC Cert and Conditions
09/04/12	SP Amendment
10/10/12	DRC Comments
10/22/12	DRC Comments
10/27/12	Revised Entry Drive

Site Plan

SP-1 of 1

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THE 20 FOOT WATER MAIN EASEMENT AS SHOWN ON THE PLAT OF TONKAWA FARMS, AS RECORDED IN PLAT BOOK 116, PAGES 69 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID PLAT OF TONKAWA FARMS; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A", SOUTH 89°28'02" EAST, A DISTANCE OF 562.55 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°31'58" WEST, A DISTANCE OF 342.74 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 20 FOOT WATER MAIN EASEMENT AND THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTH LINE OF SAID 20 FOOT WATER MAIN EASEMENT, SOUTH 89°12'28" EAST, A DISTANCE OF 146.72 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 44°12'28" EAST, A DISTANCE OF 28.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SAID 20 FOOT WATER MAIN EASEMENT; THENCE, ALONG SAID SOUTH LINE, NORTH 89°12'28" WEST, A DISTANCE OF 186.72 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 45°47'32" EAST, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 29 TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,334 SQUARE FEET / 0.0765 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A ASSUMED BEARING OF SOUTH 89°28'02" EAST ALONG THE NORTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED 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 JULY 24, 2018. 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 PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

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

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

DATE 07/24/18

DRAWN BY DLS

F.B./ PG. N/A

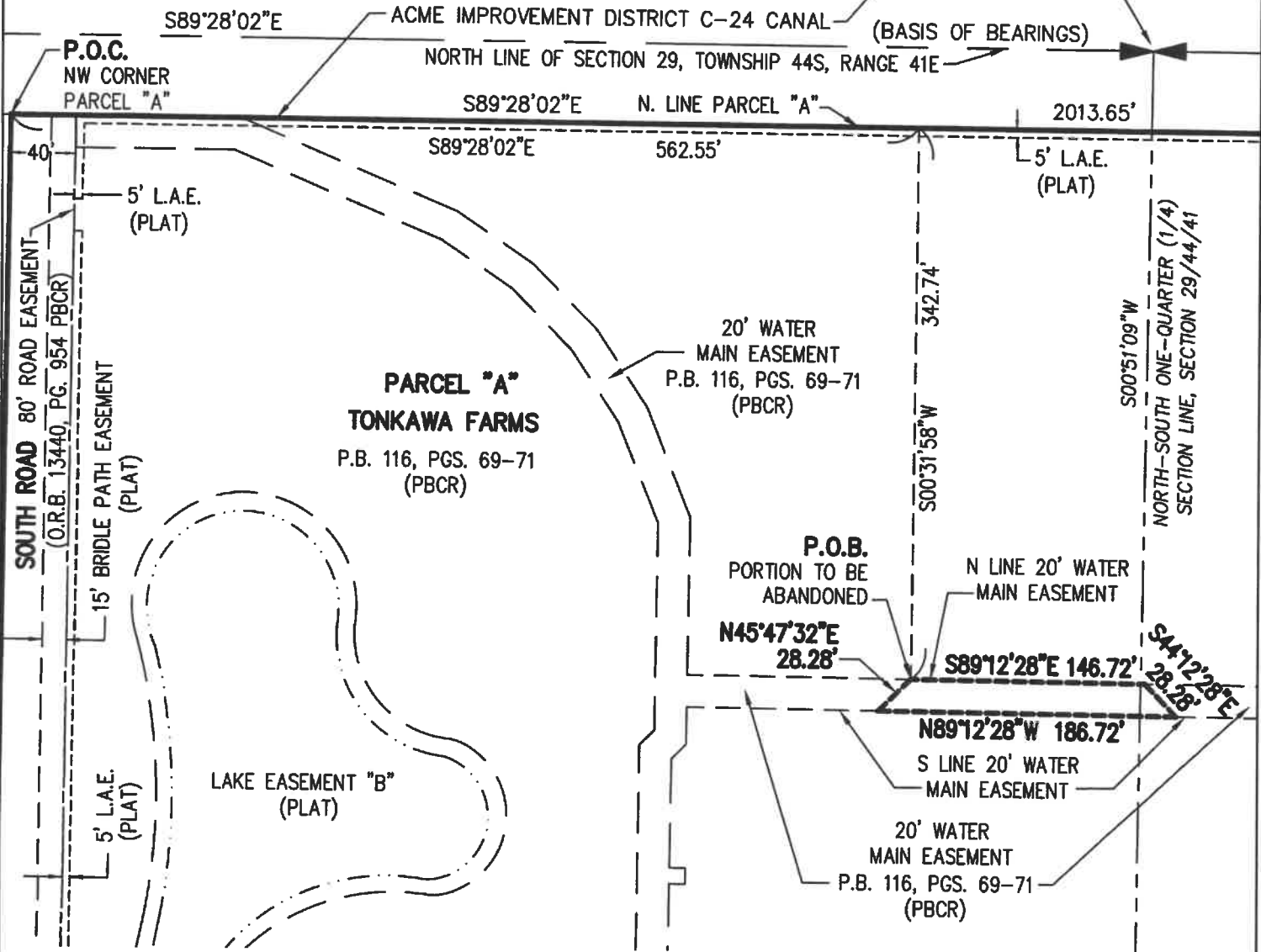
SCALE AS SHOWN

JOB NO. 6030-5-AWE

**GLENSPUR FARMS
ABANDONED PORTION OF 20 FOOT WATER MAIN EASEMENT
SKETCH OF DESCRIPTION**

EXHIBIT "A"

NORTHWEST CORNER OF NORTH EAST ONE QUARTER OF SECTION
29, TOWNSHIP 44 SOUTH, RANGE 41 EAST



SHEET 2 OF 2

CAULFIELD & WHEELER, INC.



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

GLENSPUR FARMS
 ABANDONED PORTION OF 20 FOOT WATER MAIN EASEMENT
 SKETCH OF DESCRIPTION

DATE	07/24/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6030-5-AWE

Staff Report - Exhibit C

Return to after recordation:


THE VILLAGE OF
WELLINGTON
Village Clerk's Office
12300 Forest Hill Boulevard
Wellington, FL 33414

GRANT OF EASEMENT For

Glenspur Water Main Relocation - 4150 South Road

Project Name

THIS EASEMENT, executed this 29th day of August, 20 18, by
South Road Wellington, LP with offices at
P.O. Box 1308, Houston, TX 77251-1308, (hereinafter referred to
as the "GRANTOR"), the VILLAGE OF WELLINGTON, a municipal corporation, and the ACME
IMPROVEMENT DISTRICT, a dependent special district thereof, having their principal place of business at
12300 Forest Hill Boulevard, Wellington, Florida 33414 (hereinafter referred to as "GRANTEE").

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, as well as for the undertakings by the GRANTEE as hereinafter provided, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby grant and convey to GRANTEE an EXCLUSIVE EASEMENT for the purposes of installing and maintaining potable water distribution and/or wastewater/sewage collection systems on, in, over, and under the following described real property attached hereto and incorporated herein as Exhibit "A".

Said EXCLUSIVE EASEMENT shall be used by GRANTEE for access to, and further for use by GRANTEE for the construction, operation, and maintenance of a wastewater/sewage collection system, and/or the construction, operation and maintenance of a potable water distribution system, and removal of the equipment, pipes, mains, pumps, lift stations, and machinery from time to time placed on or under said exclusive easement, and to excavate ditches or trenches for the location and placement of such wastewater/sewage collection system, and/or such potable water distribution system as may be necessary for the construction, operation, and maintenance of such system or either system, and any lateral or necessary connection lines, pipes, or mains.

The GRANTOR, its successors and assigns, shall not plant any plants (other than grass) or build any structure in the exclusive easement area unless approved by GRANTEE. The GRANTOR, its successors, and assigns shall be responsible for maintaining all grass and all other permitted plans and structures within the easement without recourse to the GRANTEE.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through, or under it, that it has good right and lawful authority to grant the above-described exclusive easement, and that the same is unencumbered. Where the context of this Easement Agreement allows or permits, the same shall include the successors or assigns of the parties.

GRANTOR agrees to provide for the execution of a joinder and non-disturbance agreement by any and mortgages or lienors of mortgages or liens encumbering this easement.

This Exclusive Easement shall be binding upon and shall inure to the benefit of the respective parties, their successors or assigns and grantees.

This Exclusive Easement shall be governed by the laws of the State of Florida as now and hereafter in force.

The venue of any litigation arising out of this Agreement shall be exclusively in Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this document on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Signature – Witness 1 Signature

Travis Wallingstick

Print Name – Witness 1

Signature – Witness 2

Sherry L Brown

Print name – Witness 2

By: 

Douglas C. Kelly, President, Hilcorp Ventures, Inc.,
General Partner for South Road Wellington, LP

Print Name & Title

(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HARRIS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments appeared Douglas C. Kelly as PRESIDENT, Hilcorp Ventures, INC., GENERAL PARTNER FOR South Road Wellington, LP, A Texas Limited Partnership corporation, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same on behalf of the corporation, who produced their drivers' licenses as identification.

WITNESS my hand and official seal this day of 29th August 2018.

Joanne Phillips
Notary Public, State Of Florida
My Commission expires:

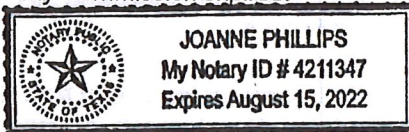


EXHIBIT "A"

DESCRIPTION:

A PORTION OF PARCEL "A", TONKAWA FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGES 69 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A", SOUTH 89°28'02" EAST, A DISTANCE OF 571.94 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°31'58" WEST, A DISTANCE OF 305.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°12'28" EAST, A DISTANCE OF 128.28 FEET; THENCE SOUTH 44°12'28" EAST, A DISTANCE OF 53.03 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE 20 FOOT WATER MAIN EASEMENT AS RECORDED ON SAID PLAT OF TONKAWA FARMS; THENCE, ALONG SAID NORTH LINE, NORTH 89°12'28" WEST, A DISTANCE OF 28.28 FEET; THENCE, DEPARTING SAID NORTH LINE, NORTH 44°12'28" WEST, A DISTANCE OF 24.75 FEET; THENCE NORTH 89°12'28" WEST, A DISTANCE OF 111.72 FEET; THENCE SOUTH 45°47'32" WEST, A DISTANCE OF 24.75 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID NORTH LINE OF THE 20 FOOT WATER MAIN EASEMENT; THENCE, ALONG SAID NORTH LINE, NORTH 89°12'28" WEST, A DISTANCE OF 28.28 FEET; THENCE, DEPARTING SAID NORTH LINE, NORTH 45°47'32" EAST, A DISTANCE OF 53.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 29 TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,956 SQUARE FEET / 0.0908 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A ASSUMED BEARING OF SOUTH 89°28'02" EAST ALONG THE NORTH LINE OF SECTION 29, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
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SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

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

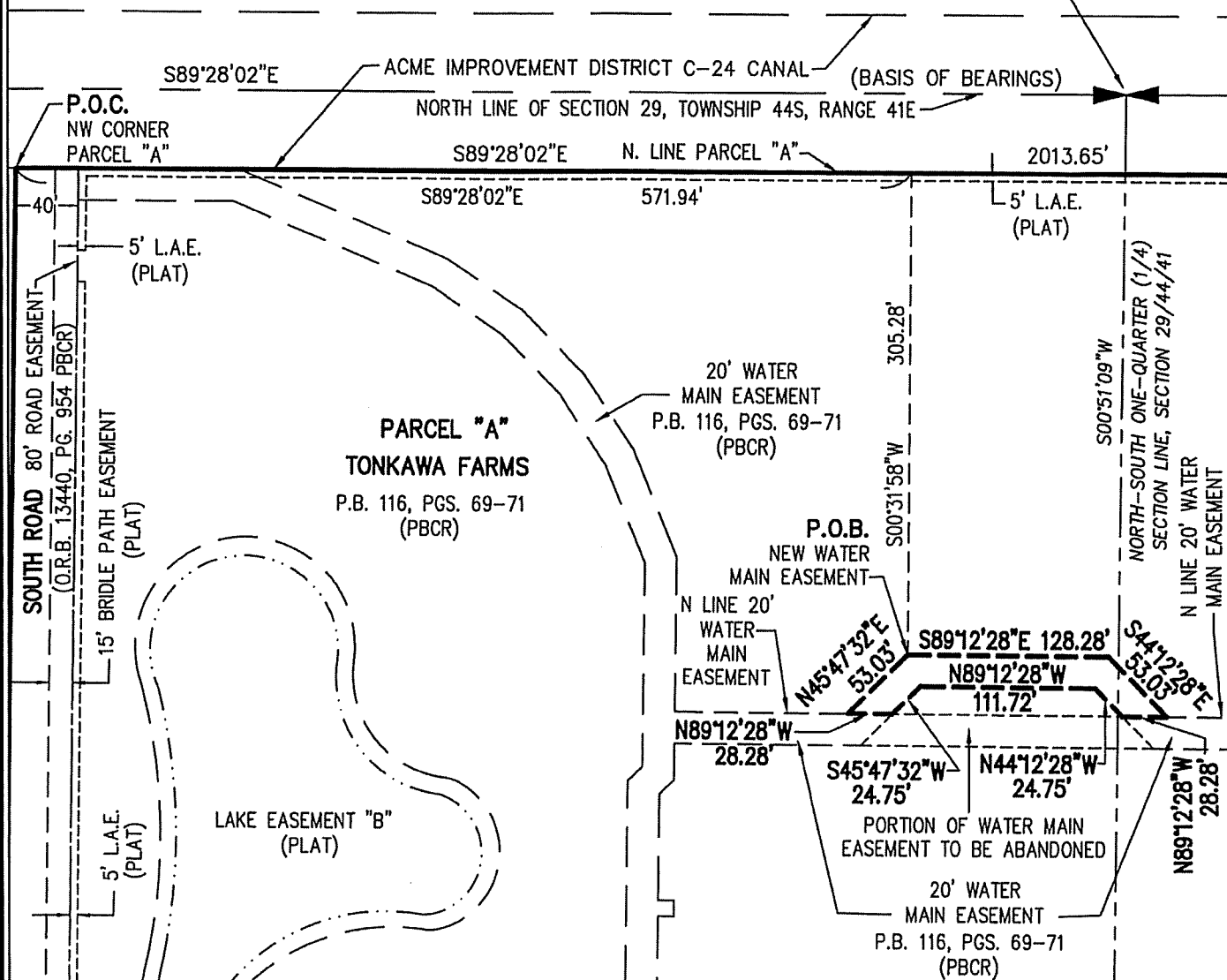
**GLENSPUR FARMS
NEW WATER MAIN EASEMENT
SKETCH OF DESCRIPTION**

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

DATE	07/24/18
DRAWN BY	DLS
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	6030-5-NWE

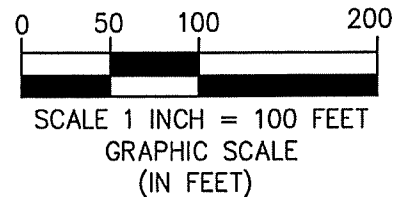
EXHIBIT "A"

NORTHWEST CORNER OF NORTH EAST ONE QUARTER OF SECTION
29, TOWNSHIP 44 SOUTH, RANGE 41 EAST



LEGEND:

L.A.E. = LIMITED ACCESS EASEMENT
LB = LICENSED BUSINESS
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PGS. = PAGES
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT



SHEET 2 OF 2

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452

GLENSPUR FARMS
NEW WATER MAIN EASEMENT
SKETCH OF DESCRIPTION

DATE	07/24/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6030-5-NEW