

Prepared by:

Derek A. Schwartz, P.A.  
4755 Technology Way  
Suite 205  
Boca Raton, FL 33431

After Recording, return to:

Imperial Title LLC  
4755 Technology Way  
Suite 205  
Boca Raton, FL 33431

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## Warranty Deed

This Indenture is made this \_\_\_\_ day of February, 2019 between **ACME IMPROVEMENT DISTRICT**, a dependent special district, whose post office address is 12300 Forest Hill Boulevard, Wellington, Florida 33414, of the County of Palm Beach, State of Florida (Grantor\*), and **W & W EQUESTRIAN CLUB LLC**, a Florida limited liability company, whose post office address is 12180 South Shore Boulevard, Suite 104, Wellington, Florida 33414, of the County of Palm Beach, State of Florida (Grantee\*),

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County**, Florida, to-wit:

**"See Attached Exhibit C**

**Grantor expressly excludes from this conveyance all easements dedicated for its benefit on the plat, it being the intent of Grantor to retain its easement rights."**

Subject to taxes and assessments for 2018 and subsequent years, conditions, restrictions, easements and limitations of record, if any; provided this provision shall not be deemed to impose same; subject to zoning and other governmental regulations.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**To Have and to Hold**, the same unto the Grantee in fee simple forever.

\* "Grantor" and "Grantee" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Grantor and Grantee whenever the context so requires or admits.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in his/her/its name the day and year first above written.

Signed, sealed and delivered in  
the presence of us:

GRANTOR:

**ACME IMPROVEMENT DISTRICT,**  
a dependent special district

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of February, 2019, by \_\_\_\_\_, as \_\_\_\_\_, of the **ACME IMPROVEMENT DISTRICT**, a dependent special district, who is either ☐ personally known to me or ☐ produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

Notary: \_\_\_\_\_

Print Name: \_\_\_\_\_

Notary Public, State of Florida

My commission expires: \_\_\_\_\_

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

## LEGAL DESCRIPTION (LAKE 1)

A PARCEL OF LAND BEING A PORTION OF PARCELS "F", AND "E" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, ACCORDING WITH THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING PORTIONS OF PARCEL "E-1", AS RECORDED IN OFFICIAL RECORD BOOK 28059, PAGE 224, OF SAID PUBLIC RECORDS AND ALSO LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE SOUTHWEST CORNER OF PARCEL "F" OF SAID PLAT; THENCE SOUTH 89°35'05" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 354.36 FEET; THENCE NORTH 00°24'55" EAST, A DISTANCE OF 12.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WHOSE CENTER POINT BEARS NORTH 0°46'14" EAST FROM SAID POINT AND ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 51.00 FEET, THROUGH A CENTRAL ANGLE OF 88°55'00", A DISTANCE OF 79.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 0°18'46" WEST, A DISTANCE OF 66.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 139.00 FEET, THROUGH A CENTRAL ANGLE OF 41°29'04", A DISTANCE OF 100.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 28°45'05", A DISTANCE OF 72.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4464.00 FEET, THROUGH A CENTRAL ANGLE OF 2°38'45", A DISTANCE OF 206.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 62°57'54", A DISTANCE OF 235.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 809.00 FEET, THROUGH A CENTRAL ANGLE OF 17°29'08", A DISTANCE OF 246.89 FEET TO A POINT OF NON TANGENCY; THENCE SOUTH 61°26'15" EAST, A DISTANCE OF 168.93 FEET; THENCE SOUTH 15°20'51" EAST, A DISTANCE OF 136.47 TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 46; THENCE SOUTH 79°20'39" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF LOTS 44, 45 AND 46, A DISTANCE OF 67.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 15°38'33", A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 39°39'23", A DISTANCE OF 117.66 FEET TO A POINT OF NON TANGENCY OF A CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 43°36'43" WEST, FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'22" A DISTANCE OF 54.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°20'39" WEST, A DISTANCE OF 55.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THE PRECEDING 4 CALLS WERE COINCIDENT WITH THE NORTH BOUNDARY LINE OF LOTS 39 TO 44 INCLUSIVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°39'21" EAST, ALONG THE WEST BOUNDARY LINE OF LOTS 38, 39 AND PARCEL B, A DISTANCE OF 276.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 79° 20'39" EAST, A DISTANCE OF



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 988-0080 FAX. (561) 642-9726 LB# 2438

**SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS**

VOW 119

SCALE: N/A

ADDFILE:

680 WINDING TR

SHEET NO. 1 OF 11

JOB NO. 1680

WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/23/2017 3:33:01 PM, Edmundo

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

## LEGAL DESCRIPTION (LAKE 1)

### CONTINUE LEGAL DESCRIPTION - (LAKE 1)

41.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 25°00'28", A DISTANCE OF 65.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 51°53'45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 26°53'17", A DISTANCE OF 93.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°20'39" EAST, A DISTANCE OF 129.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1120.00 FEET, THROUGH A CENTRAL ANGLE OF 16°10'17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°10'22" EAST, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 670.00 FEET, THROUGH A CENTRAL ANGLE OF 28°57'08", A DISTANCE OF 338.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THE PRECEDING 8 COURSES WERE COINCIDENT WITH THE SOUTHERLY LINE OF LOTS 14 THROUGH 38 OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 96°03'34", A DISTANCE OF 75.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°43'12" EAST, A DISTANCE OF 41.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°16'06", A DISTANCE OF 77.03 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 359.00 FEET, THROUGH A CENTRAL ANGLE OF 19°01'51", A DISTANCE OF 119.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 37°04'39", DISTANCE OF 27.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 138.00 FEET, THROUGH A CENTRAL ANGLE OF 47°00'38", A DISTANCE OF 113.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 362.00 FEET, THROUGH A CENTRAL ANGLE OF 24°05'46", A DISTANCE OF 152.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 41°35'54", A DISTANCE OF 133.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 308.00 FEET, THROUGH A CENTRAL ANGLE OF 29°37'07", A DISTANCE OF 159.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 419.00 FEET, THROUGH A CENTRAL ANGLE OF 31°37'36", A DISTANCE OF 231.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 259.00 FEET, THROUGH A CENTRAL ANGLE OF 22°22'22", A DISTANCE OF 101.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 314.00 FEET, THROUGH A CENTRAL ANGLE OF 26°26'47", A DISTANCE OF 144.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33406  
TEL (561) 988-0000 FAX (561) 642-9726 LB# 2438

SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS

VOW 120

SCALE: N/A

CADDFILE:

1680 WINDING TR

SHEET NO. 2 OF 11

JOB NO. 1680



# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

## LEGAL DESCRIPTION (LAKE 1)

### CONTINUE LEGAL DESCRIPTION - (LAKE 1)

HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 91°08'13", A DISTANCE OF 69.99 TO A POINT OF TANGENCY; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 63.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 88°17'05", A DISTANCE OF 64.72 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID COMPOUND CURVE, HAVING A RADIUS OF 1768.07 FEET, THROUGH A CENTRAL ANGLE OF 2°31'35", A DISTANCE OF 77.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 332,849 SQUARE FEET OR 7.64 ACRES MORE OR LESS.

### SURVEY NOTES:

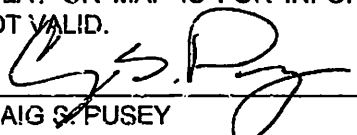
- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE ASSUMED PLATTED BEARINGS ALONG THE SOUTH LINE OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2B, HAVING A BEARING OF SOUTH 89°35'05" EAST AND BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD.

### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
R = RADIUS  
L = LENGTH OF ARC  
Δ = CURVE CENTRAL ANGLE  
C = CHORD DISTANCE  
ORB = OFFICIAL RECORD BOOK  
PCP = PERMANENT CONTROL POINT  
UE = UTILITY EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
RW = RIGHT-OF-WAY  
CL = CENTERLINE  
DE = DRAINAGE EASEMENT  
SF = SQUARE FEET  
PB = PLAT BOOK  
PGS = PAGES  
LB = LICENSE BUSINESS  
OA = OVERALL

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2/23/17  
DATE OF SIGNATURE

  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5019



VOW 121

#### MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 988-0080 FAX. (561) 642-9728 LB# 2438

SCALE: N/A

ID FILE:

30 WINDING TR

### SKETCH AND DESCRIPTION LAKE 1 WINDING TRAILS

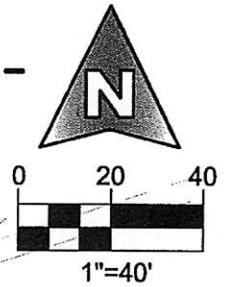
SHEET NO. 3 OF 11

JOB NO. 1680

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

SEE SHEET 5 OF 11



(PROPOSED)

LAKE 1

PARCEL "E"

LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

20' L.M.E.

$R=145.00'$   
 $\Delta=28^{\circ}45'05''$   
 $L=72.76'$

$R=139.00'$   
 $\Delta=41^{\circ}29'04''$   
 $L=100.64'$

$S61^{\circ}06'22''W$  67.98'

$R=120.00'$   $L=142.45'$   
 $\Delta=68^{\circ}00'45''$

$N84^{\circ}15'17''W$  170.43'

$S03^{\circ}20'58''E$  234.74'

$R=44.00'$   
 $\Delta=91^{\circ}08'13''$   
 $L=69.99'$

$\pm 12'$  D.E.  
(O.R.B. 5794, PG. 334)  
(O.R.B. 5678, PG. 1731)

(PROPOSED)  
LAKE 1

20' L.M.E.

P.O.B  
LAKE 1

PARCEL "F"

PARCEL "F"

SOUTH LINE  
OF PLAT

$S89^{\circ}35'05''E$  354.36'

P.O.C.

SW CORNER OF PARCEL "F", PLAT  
OF LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. PLAT 2B  
(P.B. 63, PG. 27)

$R=51.00'$   
 $\Delta=88^{\circ}55'00''$   
 $L=79.15'$

$N0^{\circ}46'14''E$

$N00^{\circ}24'55''E$  12.03'

$R=1768.07'$   
 $\Delta=2^{\circ}31'35''$   
 $L=77.96'$

SET 1/2" IR&C  
MBSA LB 2438  
(TYP.)

GREENBRIAR BLVD.  
(P.B. 38, PG. 159)

SEE SHEET 8 OF 11



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS

SHEET NO. 4 OF 11

JOB NO. 1680

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/23/2017 3:33:19 PM, EDWARD

VOW 122

EXHIBIT "C"



## SKETCH AND DESCRIPTION

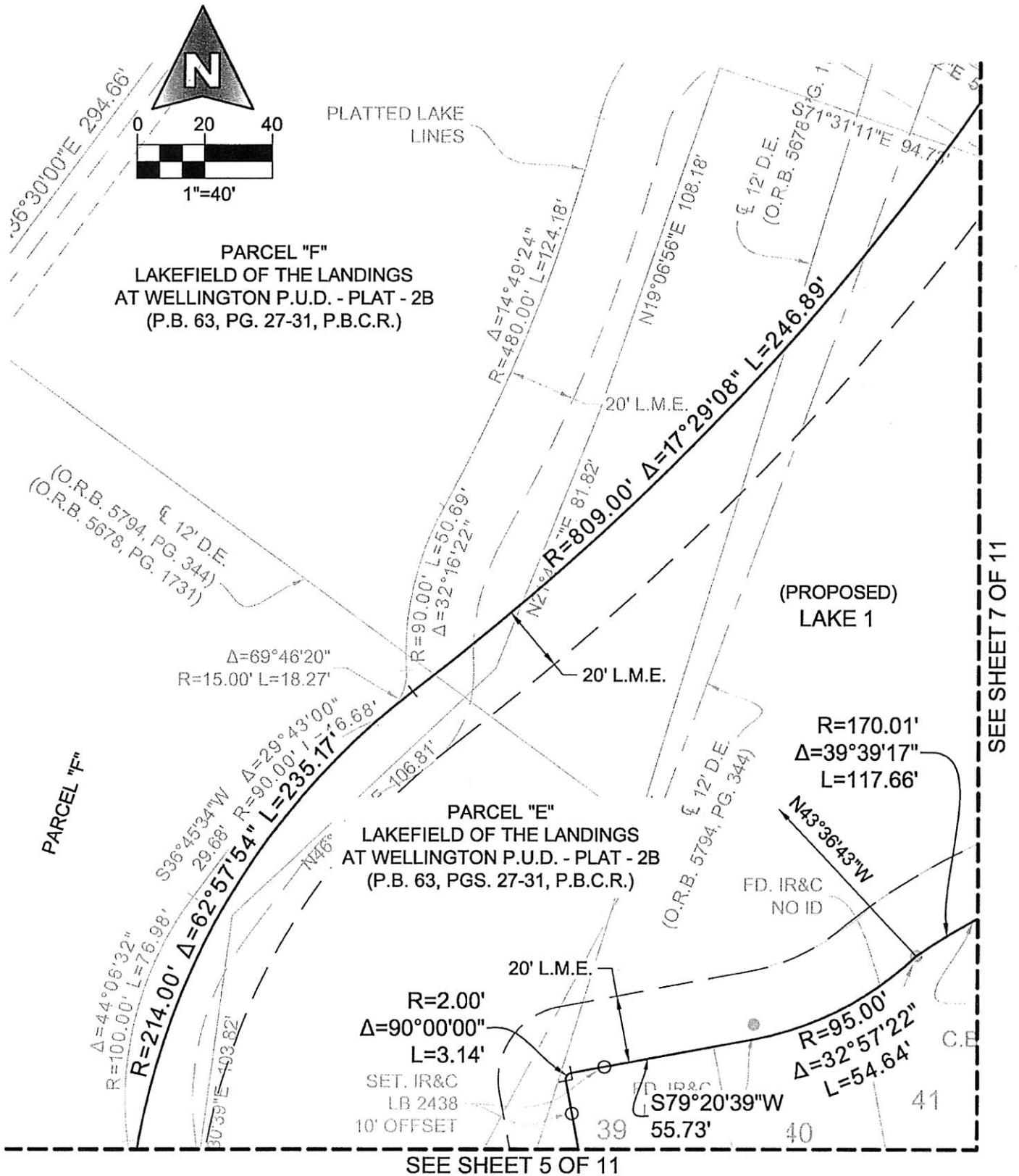
### LAKE 1

#### WINDING TRAILS

VOW 123

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33408  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS**

*[Handwritten signature]*

E: 1"=40'  
FILE:

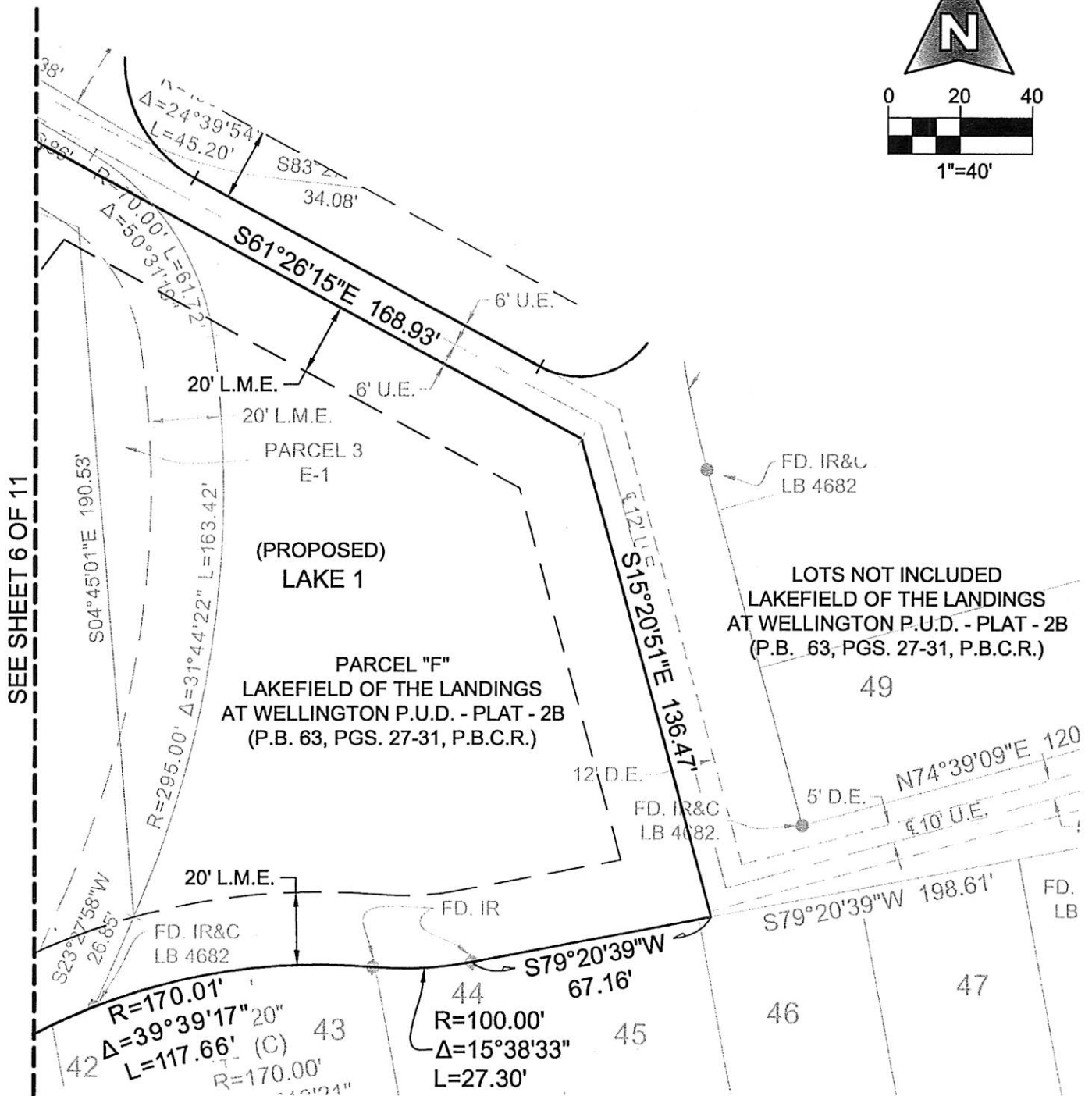
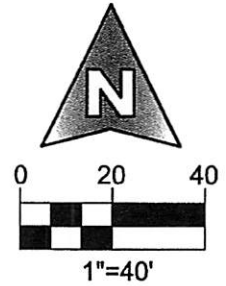
WINDING TR

SHEET NO. 6 OF 11

JOB NO. 1680

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

VOW 125

SCALE: 1"=40'

DFILE:

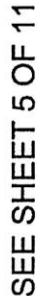
10 WINDING TR

**SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS**

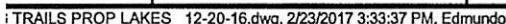
SHEET NO. 7 OF 11

JOB NO. 1680

EXHIBIT "C"

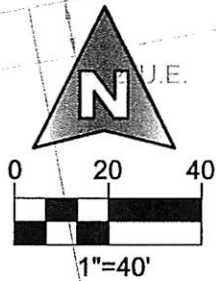


SEE SHEET 9 OF 11



# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

SET 1/2" IR&C  
MBSA LB 2438  
(TYP.)

S79°20'39"W 129.24'

R=1120.00' Δ=16°10'17" L=316.11'

20' L.M.E.

N72°14'17"E 843.6'  
± 12' D.E.  
(O.R.B. 5698, PG. 1731)

(PROPOSED)  
LAKE 1

PARCEL "E"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

N71°54'34"E 844.87'

20' L.M.E.

R=308.00'  
Δ=29°37'07"  
L=159.22'

R=419.00' Δ=31°37'36" L=231.28'

PARCEL "E"

R=259.00'  
Δ=22°22'22"  
L=101.13'

PARCEL "F"

N84°17'25"W 256.41'

N81°01'14"W 200.27'

SEE SHEET 8 OF 11

SEE SHEET 10 OF 11



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS

SHEET NO. 9 OF 11

JOB NO. 1680

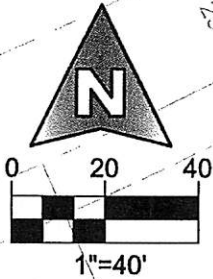
WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/23/2017 3:33:42 PM, Edmundo

VOW 127



THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

SEE SHEET 9 OF 11

SEE SHEET 11 OF 11

$R=1120.00'$   
 $\Delta=16^{\circ}10'17''$   
 $L=316.11'$

FD. IR&C  
LB #1376

$N63^{\circ}10'22''E$   
 $59.65'$

$R=670.00'$   $\Delta=28^{\circ}57'08''$   $L=338.56'00''$

20' L.M.E.

20' L.M.E.

$\frac{1}{2}$  12' D.E.  
(O.R.B. 5794, PG. 344)

(PROPOSED)  
LAKE 1  
PARCEL "E"

LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

20' L.M.E.

$R=362.00'$   
 $\Delta=24^{\circ}05'46''$   
 $L=152.24'$

$R=15.00'$   
 $\Delta=29^{\circ}18'18''$   
 $L=7.67'$

$R=308.00'$   
 $\Delta=29^{\circ}37'07''$   
 $L=159.22'$

PARCEL "E"

PARCEL 3  
E-1



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SKETCH AND DESCRIPTION  
LAKE 1  
WINDING TRAILS

VOW 128

SCALE: 1"=40'

ID FILE:

30 WINDING TR

SHEET NO. 10 OF 11

JOB NO. 1680

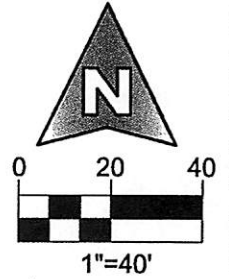
VG TRAILS PROP LAKES \_12-20-16.dwg, 2/23/2017 3:33:47 PM, Edmundo



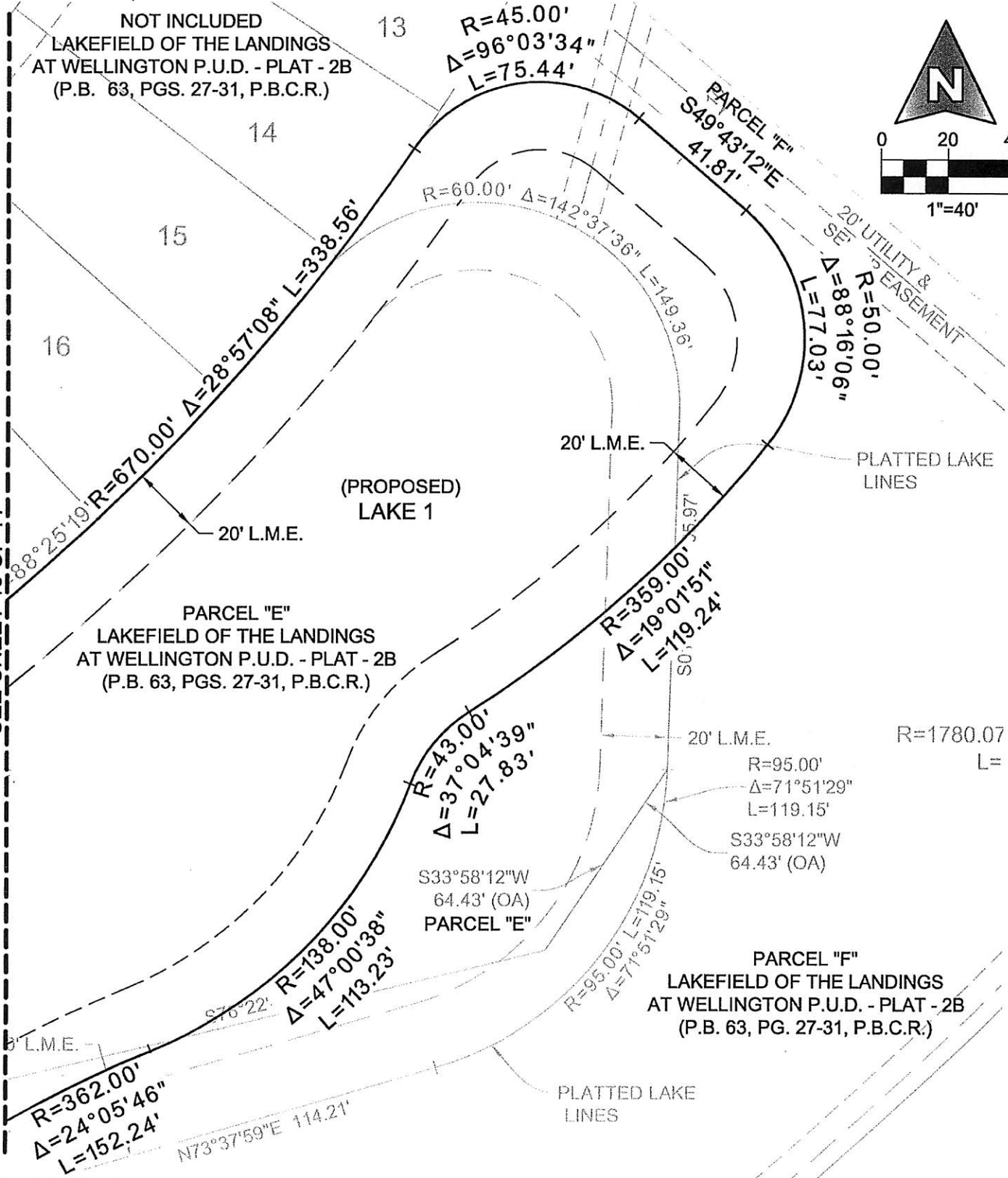
THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)



SEE SHEET 10 OF 11



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
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WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

# SKETCH AND DESCRIPTION LAKE 1 WINDING TRAILS

VOW 129

SCALE: 1"=40'

DATE:

NO WINDING TR

SHEET NO. 11 OF 11

JOB NO. 1680

LEGAL DESCRIPTION (LAKE 2)

A PARCEL OF LAND BEING A PORTION OF PARCEL "F" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, ACCORDING WITH THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 00°49'46" WEST, COINCIDENT WITH THE EASTERLY LINE OF SAID SECTION 18, A DISTANCE OF 2975.13 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 83°28'54" WEST, ALONG THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 171.08 FEET; THENCE SOUTH 06°31'06" EAST, A DISTANCE OF 18.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 6°31'06" EAST, FROM SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 97°20'52", A DISTANCE OF 71.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°49'46" WEST, A DISTANCE OF 771.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 129°27'02", A DISTANCE OF 101.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 49°43'12" WEST, A DISTANCE OF 71.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 71°01'00", A DISTANCE OF 123.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVE AND EAST LINE OF LOTS 1 THROUGH 10 AND A PORTION OF LOT 11 OF SAID PLAT, HAVING A RADIUS OF 670.00 FEET, THROUGH A CENTRAL ANGLE OF 46°48'18", A DISTANCE OF 547.33 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7.00 FEET, THROUGH A CENTRAL ANGLE OF 89°44'26", A DISTANCE OF 10.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64°45'03" WEST, A DISTANCE OF 58.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 88°49'48", A DISTANCE OF 69.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 26°25'09" WEST A DISTANCE OF 71.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 109°54'03", A DISTANCE OF 86.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°28'54" EAST, A DISTANCE OF 261.16 TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINED 143,297 SQUARE FEET OR 3.29 ACRES MORE OR LESS.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2/23/17  
DATE OF SIGNATURE

Craig S. Pusey  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5019



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

A/E: N/A

ID/FILE:

30 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 2  
WINDING TRAILS

SHEET NO. 1 OF 6

JOB NO. 1680

VOW 130

**SURVEY NOTES:**

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE ASSUMED PLATTED BEARINGS ALONG THE EAST LINE OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2B, HAVING A BEARING OF SOUTH 00°49'46" WEST AND THE EAST LINE OF SECTION 18, TOWNSHIP 44S, RANGE 41E.

**LEGEND**

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
R = RADIUS  
L = LENGTH OF ARC  
Δ = CURVE CENTRAL ANGLE  
C = CHORD DISTANCE  
ORB = OFFICIAL RECORD BOOK  
PCP = PERMANENT CONTROL POINT  
UE = UTILITY EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
RW = RIGHT-OF-WAY  
℄ = CENTERLINE  
DE = DRAINAGE EASEMENT  
SF = SQUARE FEET  
PB = PLAT BOOK  
PGS = PAGES  
LB = LICENSE BUSINESS  
OA = OVERALL



VOW 131

**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9728 LB# 2438

SCALE: N/A

DDFILE:

180 WINDING TR

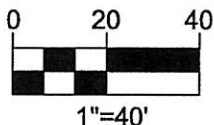
**SKETCH AND DESCRIPTION  
LAKE 2  
WINDING TRAILS**

SHEET NO. 2 OF 6

JOB NO. 1680

ING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:19:18 AM, Edmundo

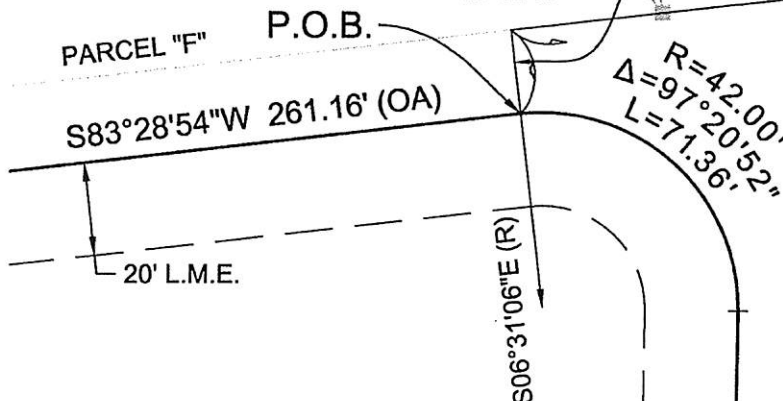
# THIS IS NOT A BOUNDARY SURVEY



P.O.C.  
NE CORNER OF  
OF SECTION 18/44/41  
(FOUND P.B.C. BRASS DISC  
IN CONC. MONUMENT)

EXHIBIT "C"

NOT INCLUDED 44A  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. PLAT 2A REPLAT  
(P.B. 80, PG. 131, P.B.C.R.) FD. PRM  
LB 5019



(PROPOSED)  
LAKE 2  
PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

## LEGEND

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R = RADIUS
- L = LENGTH OF ARC
- Δ = CURVE CENTRAL ANGLE
- C = CHORD DISTANCE
- ORB = OFFICIAL RECORD BOOK
- PCP = PERMANENT CONTROL POINT
- UE = UTILITY EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- RW = RIGHT-OF-WAY
- CL = CENTERLINE
- DE = DRAINAGE EASEMENT
- SF = SQUARE FEET
- PB = PLAT BOOK
- PGS = PAGES
- LB = LICENSE BUSINESS
- OA = OVERALL

MATCHLINE  
SEE SHEET 6 OF 6

MATCHLINE SEE SHEET 4 OF 6

S00°49'46"W 771.54' (OA)

20' CANAL MAINTENANCE EASEMENT

C-2 CANAL  
ACME IMPROVEMENT DISTRICT  
(D.B. 1037, PG. 689, P.B.C.R.)  
E LINE OF SECTION 18-44S-41E

PLAT LIMITS

E LINE OF SECTION 18-44S-41E



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& ASSOCIATES, INC.**

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WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

DDFILE:

80 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 2  
WINDING TRAILS

SHEET NO. 3 OF 6

JOB NO. 1680

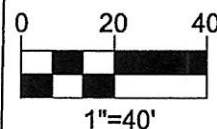
NG TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:19:25 AM, Edmundo

VOW 132

MATCHLINE  
SEE SHEET 4 OF 6

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



20.00' 80.00'

20' L.M.E.

20' L.M.E.

12' DRAINAGE EASEMENT

# LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
R = RADIUS  
L = LENGTH OF ARC  
Δ = CURVE CENTRAL ANGLE  
C = CHORD DISTANCE  
ORB = OFFICIAL RECORD BOOK  
PCP = PERMANENT CONTROL POINT  
UE = UTILITY EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
RW = RIGHT-OF-WAY  
CL = CENTERLINE  
DE = DRAINAGE EASEMENT  
SF = SQUARE FEET  
PB = PLAT BOOK  
PGS = PAGES  
LB = LICENSE BUSINESS  
OA = OVERALL

20' CANAL MAINTENANCE EASEMENT

S00°49'46"W 771.54' (OA)

PARCEL "F"

S00°49'46"W 2627.49' (OA)

C-2 CANAL  
ACME IMPROVEMENT DISTRICT  
(D.B. 1037, PG. 689, P.B.C.R.)

PLAT LIMITS 6"E 521.95'

20.00' 80.00'

MATCHLINE SEE SHEET 5 OF 6

NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

(PROPOSED)  
LAKE 2  
PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

R=670.00' Δ=88°25'19" L=1033.98' L=547.33' (OA)

## MICHAEL B. SCHORAH & ASSOCIATES, INC.

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WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

ADDFILE:

680 WINDING TR

## SKETCH AND DESCRIPTION LAKE 2 WINDING TRAILS

SHEET NO. 4 OF 6

JOB NO. 1680

WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:19:28 AM, Edmundo

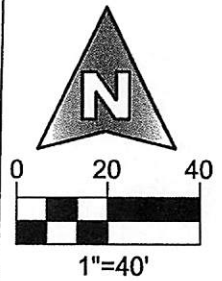


VOW 133

*[Handwritten signature]*

EXHIBIT "C"

20' L.M.E.



NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

$$\begin{aligned} R &= 670.00' \\ \Delta &= 46^\circ 48' 18'' \\ L &= 547.33' \end{aligned}$$

(PROPOSED)  
LAKE 2  
PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

$R=100.00'$   $\Delta=71.0^\circ$   
 $L=123.95'$

20' L.M.E.

N49°43'12"W 7  
PARCEL "F"

$L=101.67'$   
 $\Delta=129^{\circ}27'02''$   
 $R=45.00'$

PARCELI "E"

S00°49'46"W 771.54' (OA)

**20' CANAL MAINTENANCE EASEMENT**

C-2 CANAL  
ACME IMPROVEMENT DISTRICT  
(D.B. 1037, PG. 688, P.B.C.R.)

## LEGEND

POC | = POINT OF COMMENCEMENT  
POB | = POINT OF BEGINNING  
R | = RADIUS  
L | = LENGTH OF ARC  
Δ | = CURVE CENTRAL ANGLE  
C | = CHORD DISTANCE  
ORB | = OFFICIAL RECORD BOOK  
PCP | = PERMANENT CONTROL POINT  
UE | = UTILITY EASEMENT  
LME | = LAKE MAINTENANCE EASEMENT  
RW | = RIGHT-OF-WAY  
CL | = CENTERLINE  
DE | = DRAINAGE EASEMENT  
SF | = SQUARE FEET  
PB | = PLAT BOOK  
PGS | = PAGES  
LB | = LICENSE BUSINESS  
OA | = OVERALL



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& ASSOCIATES, INC.**

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TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

&lt;pre&gt;
&gt;ADDFILE:

680 WINDING TR

## SKETCH AND DESCRIPTION LAKE 2 WINDING TRAILS

SHEET NO. 5 OF 6

JOB NO. 1680

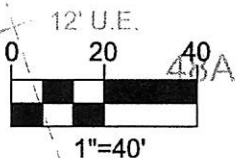
...NDING TRAILS PROP LAKES 12-20-16.dwg, 2/24/2017 7:19:33 AM, Edmundo

VOW 134



THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. PLAT 2A REPLAT  
(P.B. 80, PG. 131, P.B.C.R.)

COUNTRY GOLF DRIVE

FD. IR IN CONC.  
NO I.D.

PLAT LIMITS  
N83°28'54"E 373.56'  
N83°28'54"E 261.16' (OA)

20' L.M.E.

(PROPOSED)  
LAKE 2

PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

SET 1/2" IR&C  
MBSA LB 2438  
(TYP.)

R=7.00'  
Δ=89°44'26"  
L=10.96'

20' L.M.E.

# LEGEND

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R = RADIUS
- L = LENGTH OF ARC
- Δ = CURVE CENTRAL ANGLE
- C = CHORD DISTANCE
- ORB = OFFICIAL RECORD BOOK
- PCP = PERMANENT CONTROL POINT
- UE = UTILITY EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- RW = RIGHT-OF-WAY
- CL = CENTERLINE
- DE = DRAINAGE EASEMENT
- SF = SQUARE FEET
- PB = PLAT BOOK
- PGS = PAGES
- LB = LICENSE BUSINESS
- OA = OVERALL

FD. PCP  
#2297

FD. IR  
NO I.D.

00' Δ=1°10'12" L=11.23'

C.B.=N25° 50' 03"W C.L.=11.23'

97

NOT INCLUDED  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE  
SEE SHEET 4 OF 6



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A

DESIGN: F R

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 2  
WINDING TRAILS

SHEET NO. 6 OF 6

JOB NO. 1680

VOW 135

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:19:38 AM, Edmundo

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION - (LAKE 3)

A PARCEL OF LAND BEING A PORTION OF PARCEL "K" AND ALL OF PARCEL "H" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, ACCORDING WITH THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF PARCEL "H-1" AS RECORDED IN OFFICIAL RECORD BOOK 28059, PAGE 256, OF SAID PUBLIC RECORDS AND ALSO LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 00°49'46" WEST, COINCIDENT WITH THE EASTERLY LINE OF SAID SECTION 18, A DISTANCE OF 1821.18 FEET; THENCE NORTH 89°10'14" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°49'46" WEST, A DISTANCE OF 386.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 39.50 FEET, THROUGH A CENTRAL ANGLE OF 124°35'43" A DISTANCE OF 85.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°34'31" WEST A DISTANCE OF 139.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE OF SAID PLAT, HAVING A RADIUS OF 107.00 FEET, THROUGH A CENTRAL ANGLE OF 79°41'43" A DISTANCE OF 148.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 18°20'56", A DISTANCE OF 224.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE NORTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 174°03'29", A DISTANCE OF 236.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINED 84,435 SQUARE FEET OR 1.94 ACRES MORE OR LESS.

### SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE ASSUMED PLATTED BEARINGS ALONG THE EAST LINE OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2A, HAVING A BEARING OF SOUTH 00°49'46" WEST AND ALSO BEING THE EAST LINE OF SECTION 18, TOWNSHIP 44S, RANGE 41E.

### LEGEND

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
N/A = NOT APPLICABLE  
O.R.B. = OFFICIAL RECORD BOOK  
R.P.B. = ROAD PLAT BOOK  
P.B.C.R. = PALM BEACH COUNTY RECORDS

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2/23/17  
DATE OF SIGNATURE

CRAIG B. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5019



### **MICHAEL B. SCHORAH & ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A DRAWN: E.B. SCALE: N/A

DDFILE:

80 WINDING TR

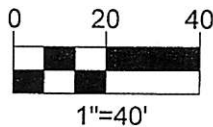
### SKETCH AND DESCRIPTION LAKE 3 WINDING TRAILS

SHEET NO. 1 OF 3

JOB NO. 1680

VOW 136





THIS IS NOT A BOUNDARY SURVEY

P.O.C.

NE CORNER OF  
OF SECTION 18/44/41  
(FOUND P.B.C. BRASS DISC  
IN CONC. MONUMENT)

EXHIBIT "C"



PARCEL "K"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

12' U.E.

$R=78.00'$   $\Delta=174^{\circ}03'29''$   $L=236.96'$

P.O.B.  
LAKE 3

PARCEL "K"

20' CANAL MAINTENANCE EASEMENT

C-2 CANAL  
ACME IMPROVEMENT DISTRICT  
(D.B. 1037, PG. 689, P.B.C.R.)

$S00^{\circ}49'46''W$  1821.18'

E. LINE OF SEC. 18

$N89^{\circ}10'14''W$   
120.00'

20' L.M.E.

40'

80.00'

$S00^{\circ}49'46''W$  386.38' (OA)

20' L.M.E.

20' L.M.E.

PARCEL H-1  
(O.R.B. 28059, PG. 256)

((PROPOSED))  
LAKE 3

PARCEL "H"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

20' L.M.E.

20' L.M.E.

MATCHLINE

### LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
R = RADIUS  
L = LENGTH OF ARC  
 $\Delta$  = CURVE CENTRAL ANGLE  
C = CHORD DISTANCE  
ORB = OFFICIAL RECORD BOOK  
PCP = PERMANENT CONTROL POINT  
UE = UTILITY EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
RW = RIGHT-OF-WAY  
CL = CENTERLINE  
DE = DRAINAGE EASEMENT  
SF = SQUARE FEET  
PB = PLAT BOOK  
PGS = PAGES  
LB = LICENSE BUSINESS  
OA = OVERALL



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A DRAWN: E.B. SCALE: 1"=40'

DFILE:

0 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 3  
WINDING TRAILS

SHEET NO. 2 OF 3

JOB NO. 1680

VOW 137

EXHIBIT "C"



$R=700.00'$   
 $\Delta=18^{\circ}20'56''$   
 $L=224.17'$

(PROPOSED)  
LAKE 3

20' CANAL MAINTENANCE EASEMENT

PARCEL H-1  
(O.R.B. 28059 PG. 256)

PARCEL "K"

PARCEL "K"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

0610"E  
26.84'  
50"W 126.00'  
Q. PRIM  
E 12'D.E.  
(O.R.B. 64, PG. 97)  
FD IR



VOW 138

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FIELD: N/A

DRAWN: E.B.

SCALE: 1"=40'

**FILE:**

## SKETCH AND DESCRIPTION

LAKE 3

## WINDING TRAILS

WINDING TR

SHEET NO. 3 OF 3

JOB NO. 1680

## THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

LEGAL DESCRIPTION (LAKE 4)

A PARCEL OF LAND BEING A PORTION OF PARCELS "F", "T", "M" AND "J" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PARCELS "D", "F", AND "G" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 27 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND PORTIONS OF PARCELS "F-1", "F-2" AND "M-1" AS RECORDED IN OFFICIAL RECORD BOOK 28059, PAGE 256, OF SAID PUBLIC RECORDS AND LYING WITHIN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°45'01" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE SOUTH 00°14'59" WEST, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS RECORDED IN PLAT BOOK 53, PAGE 159, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WESTERLY LINE OF PARCEL "J" OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT - 2A, AS RECORDED IN PLAT BOOK 64, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 68°00'00" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 68°00'00" EAST, A DISTANCE OF 315.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND THE EASTERLY LINE OF PARCEL "J" AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT - 2A; THENCE SOUTH 22°00'00" EAST, A DISTANCE OF 567.23 FEET, TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1625.00 FEET, THROUGH A CENTRAL ANGLE OF 17°12'03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°12'03" EAST, A DISTANCE OF 97.09 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 775.00 FEET, THROUGH A CENTRAL ANGLE OF 6°47'12", A DISTANCE OF 91.80 FEET (THE PRECEDING FOUR COURSES ARE COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE SAID COUNTRY GOLF DRIVE) TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 57.00 FEET, THROUGH A CENTRAL ANGLE OF 125°26'53", A DISTANCE OF 124.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°57'58" WEST, A DISTANCE OF 217.33 FEET, TO A POINT OF NON TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 56°57'46" EAST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.00 FEET, THROUGH A CENTRAL ANGLE OF 43°42'45" AND A DISTANCE OF 1.53 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 164.69 FEET, THROUGH A CENTRAL ANGLE OF 13°42'40", A DISTANCE OF 39.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 3°02'09" WEST, A DISTANCE OF 259.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 145°39'18", A DISTANCE OF 114.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 55°42'12", A DISTANCE OF 56.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86°57'50" EAST, A DISTANCE OF 52.06 FEET TO A POINT OF A CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 62.66 FEET, THROUGH A CENTRAL ANGLE OF 53°16'41", A DISTANCE OF 58.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 44.30 FEET, THROUGH A CENTRAL ANGLE OF 52°11'18", A DISTANCE OF 40.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST

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**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

VOW 139

SCALE: N/A

ADDFILE:

380 WINDING TR

SHEET NO. 1 OF 23

JOB NO. 1680

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## THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 55.66 FEET, THROUGH A CENTRAL ANGLE OF 79°57'29", A DISTANCE OF 77.68 TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 17°42'03", A DISTANCE OF 162.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 53.00 FEET, THROUGH A CENTRAL ANGLE OF 106°34'04", A DISTANCE OF 98.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°38'51" WEST, A DISTANCE OF 267.50 FEET; THENCE SOUTH 28°21'09" WEST, A DISTANCE OF 175.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THOUGH A CENTRAL ANGLE OF 4°48'29", A DISTANCE OF 4.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°32'40" WEST, A DISTANCE OF 67.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 40°19'55", A DISTANCE OF 17.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°38'52" EAST, A DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, THROUGH A CENTRAL ANGLE OF 44°59'59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°38'51" EAST A DISTANCE OF 79.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, THROUGH A CENTRAL ANGLE OF 45°00'01" AND A DISTANCE OF 3.93 FEET; THENCE NORTH 73°21'08" EAST, A DISTANCE OF 14.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 45°00'01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°38'51" EAST, A DISTANCE OF 25.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 86°58'37", A DISTANCE OF 144.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET, THROUGH A CENTRAL ANGLE OF 51°14'29", A DISTANCE OF 939.05 FEET TO A POINT OF NON TANGENCY (THE PRECEDING 14 COURSES BEING COINCIDENT WITH THE WESTERLY, NORTHERLY AND SOUTHERLY LINES OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 44°33'19" EAST, A DISTANCE OF 15.93 FEET; THENCE SOUTH 26°25'09" EAST, A DISTANCE OF 145.61 FEET TO A POINT OF A CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 89°35'31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°10'22" WEST, A DISTANCE OF 25.19 FEET (THE PRECEDING 3 COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF LOTS 83 THROUGH 100 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B) TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 83.00 FEET, THROUGH A CENTRAL ANGLE OF 146°28'39", A DISTANCE OF 212.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 29°39'01" EAST, A DISTANCE OF 131.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'22", A DISTANCE OF 422.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 13°19'43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 37°36'38", A DISTANCE OF 111.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL


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 TEL. (561) 988-0080 FAX. (561) 642-9726 LB# 2438

PLOT NO. N/A

SCALE: N/A

ADDFILE:

380 WINDING TR

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

SHEET NO. 2 OF 23

JOB NO. 1680

VOW 140

WINDING TRAILS PROP LAKES\_12-20-18.dwg, 2/24/2017 7:25:52 AM, Edmundo

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

ANGLE OF 20°09'11", A DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°03'04" WEST, A DISTANCE OF 89.49 FEET (THE PRECEDING 6 COURSES BEING COINCIDENT WITH THE EAST LINE OF LOTS 65 THROUGH 78 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B) TO A POINT OF NON TANGENCY OF A CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 75°30'44" WEST, FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 43°27'40", A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°56'56" WEST, A DISTANCE OF 138.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.00 FEET, THROUGH A CENTRAL ANGLE OF 50°21'41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 7°35'15" WEST, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY ALONG THE ARC OF A SAID CURVE HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 55°06'54", A DISTANCE OF 163.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 77°10'40", A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29°39'01" WEST, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 295.00 FEET, THROUGH A CENTRAL ANGLE OF 20°38'49", A DISTANCE OF 106.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 53°55'59", A DISTANCE OF 42.36 FEET TO A POINT OF NON TANGENCY ; THENCE SOUTH 27°03'49" EAST, A DISTANCE OF 36.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 145°37'34", A DISTANCE OF 58.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°26'15" WEST, A DISTANCE OF 108.28 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 37.00 FEET, THROUGH A CENTRAL ANGLE OF 92°54'05", A DISTANCE OF 59.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 809.00 FEET, THROUGH A CENTRAL ANGLE OF 17°21'00", A DISTANCE OF 244.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF 6°50'30", A DISTANCE OF 20.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 116.00 FEET, THROUGH A CENTRAL ANGLE OF 54°53'16", A DISTANCE OF 111.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 75°02'49", A DISTANCE OF 104.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND WHOSE CHORD BEARS NORTH 23°49'05" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2957.00 FEET, THROUGH A CENTRAL ANGLE OF 7°13'38", A DISTANCE OF 373.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 69°04'07", A DISTANCE OF 108.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°16'22" EAST, A DISTANCE OF 125.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 38.00 FEET, THROUGH A CENTRAL ANGLE OF 94°00'59", A DISTANCE OF 62.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1199.85 FEET, THROUGH A CENTRAL ANGLE OF 26°47'49", A DISTANCE OF 561.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 95°02'07", A DISTANCE OF 56.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°58'56" WEST, A DISTANCE OF 102.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 53.00 FEET, THROUGH A CENTRAL ANGLE OF 77°37'44", A DISTANCE OF 71.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG



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VOW 141

SCALE: N/A

ADDFILE:

380 WINDING TR

## SKETCH AND DESCRIPTION LAKE 4 WINDING TRAILS

SHEET NO. 3 OF 23

JOB NO. 1680

WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:25:57 AM, Edmundo

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

THE ARC OF SAID CURVE HAVING A RADIUS OF 2957.00, THROUGH A CENTRAL ANGLE OF 7°22'28", A DISTANCE OF 380.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 77.00 FEET, THROUGH A CENTRAL ANGLE OF 71°26'09", A DISTANCE OF 96.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 67°31'42", A DISTANCE OF 88.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°10'47" EAST, A DISTANCE OF 88.07 FEET; THENCE NORTH 2°16'20" EAST, A DISTANCE OF 215.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 45°40'42", A DISTANCE OF 143.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 102.00 FEET, THROUGH A CENTRAL ANGLE OF 97°52'54", A DISTANCE OF 174.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 337.00 FEET, THROUGH A CENTRAL ANGLE OF 21°43'48", A DISTANCE OF 127.81 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID COMPOUND CURVE HAVING A RADIUS OF 2812.66 FEET, THROUGH A CENTRAL ANGLE OF 9°18'14", A DISTANCE OF 456.73 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CHORD BEARS NORTH 23°19'56" WEST, FROM SAID POINT ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 754.24 FEET, THROUGH A CENTRAL ANGLE OF 14°13'41", A DISTANCE OF 187.30 FEET TO A POINT OF NON TANGENCY; THENCE SOUTH 68°17'18" WEST, A DISTANCE OF 157.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 89°42'42", A DISTANCE OF 75.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°00'00" WEST, A DISTANCE OF 72.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 75.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 908,231 SQUARE FEET OR 20.85 ACRES MORE OR LESS.

## SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE ASSUMED PLATTED BEARING ALONG THE NORTH LINE OF SECTION 18/44/41 AS SHOWN ON THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2A, HAVING A BEARING OF SOUTH 89°45'01" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

## LEGEND

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
ORB = OFFICIAL RECORD BOOK  
LME = LAKE MAINTENANCE EASEMENT  
RW = RIGHT-OF-WAY  
DE = DRAINAGE EASEMENT  
PB = PLAT BOOK  
OA = OVERALL

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2/23/17  
DATE OF SIGNATURE

C. S. Pusey  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5019



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SCALE: N/A

DDFILE:

80 WINDING TR

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

VOW 142

SHEET NO. 4 OF 23

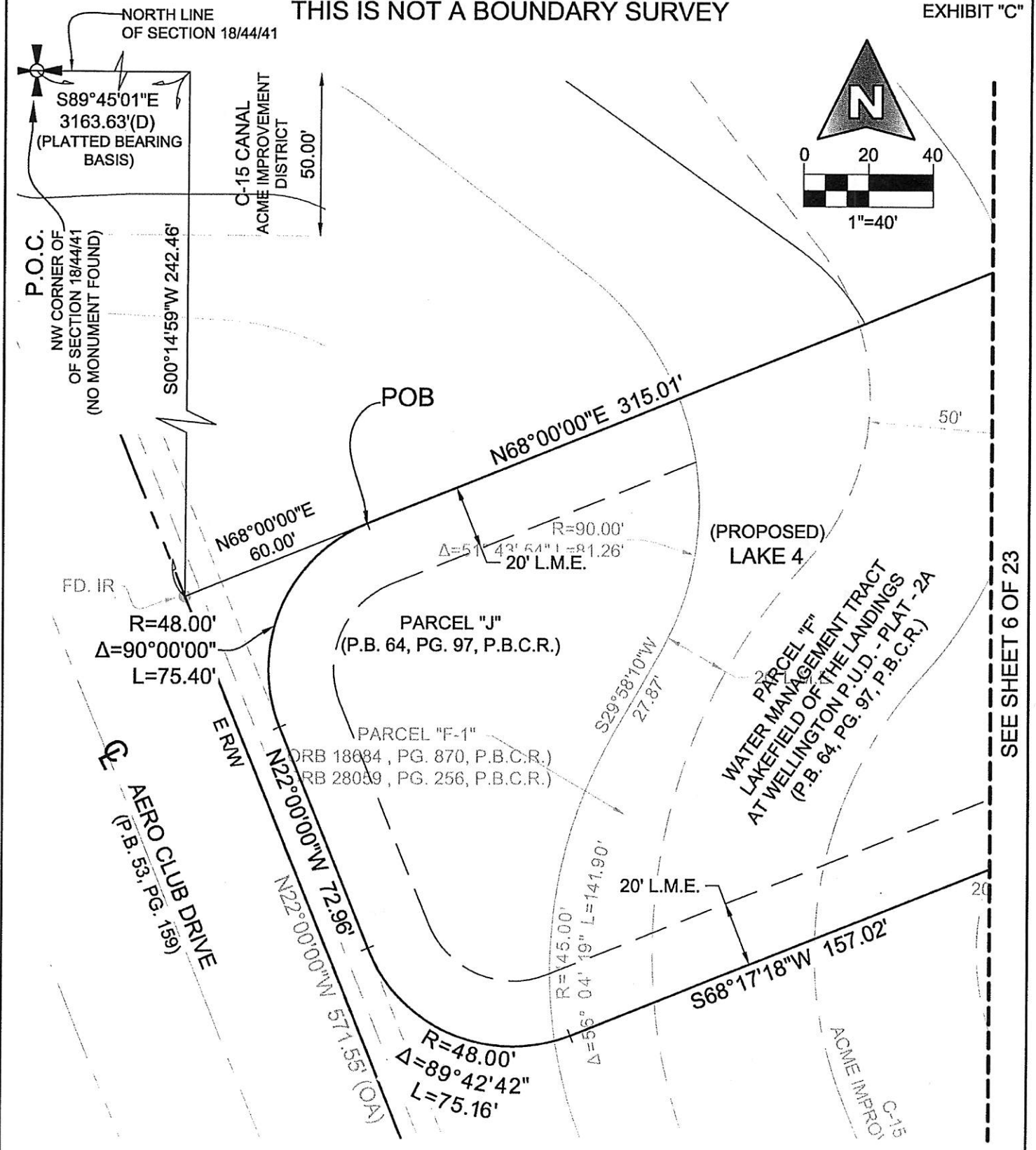
JOB NO. 1680


.NG TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:28:02 AM, Edmundo



# THIS IS NOT A BOUNDARY SURVEY

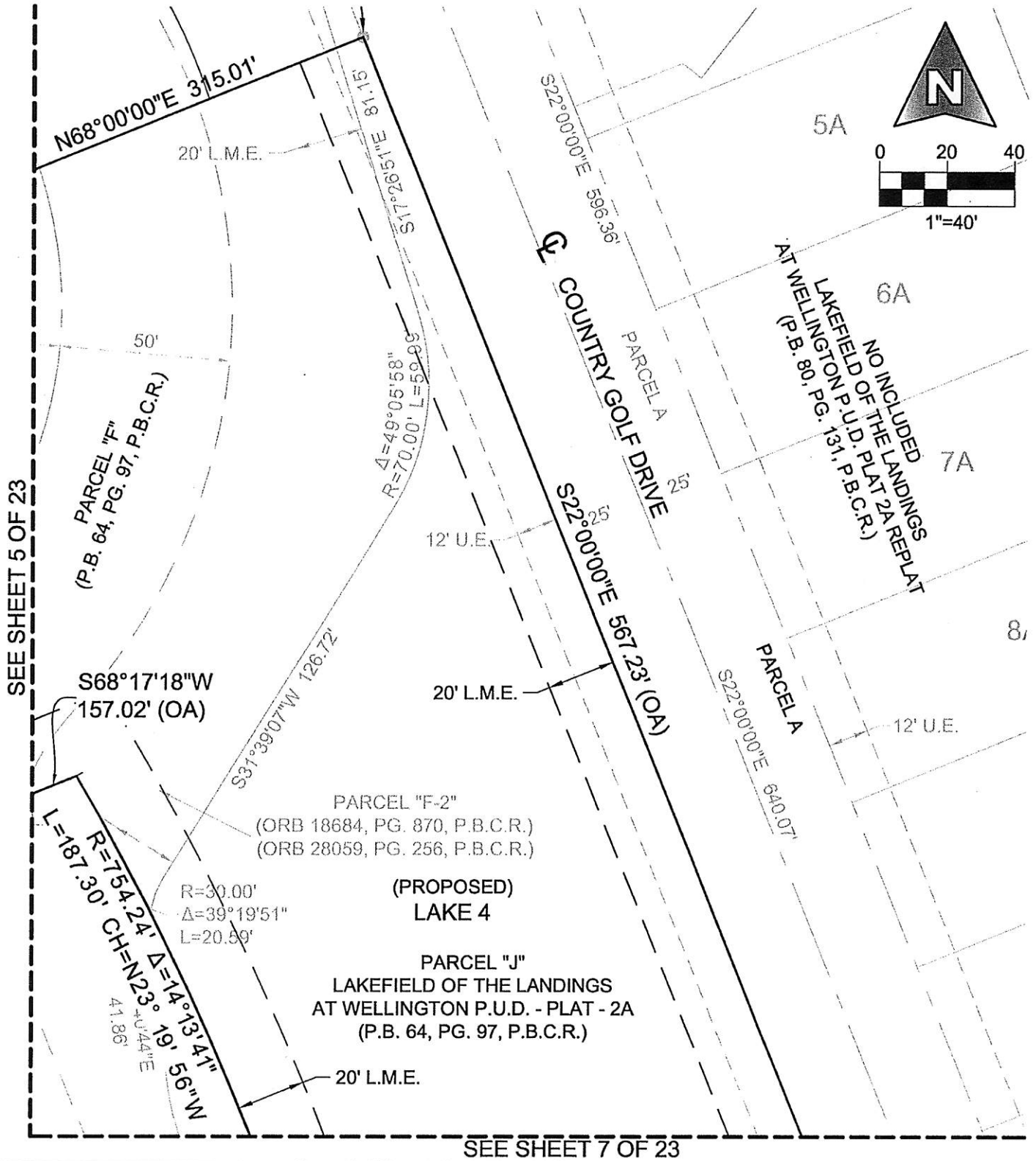
EXHIBIT "C"



 <p>VOW 143</p>	<p><b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b>          1850 FOREST HILL BLVD., SUITE 208          WEST PALM BEACH, FLORIDA 33406          TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438</p>		<p><b>SKETCH AND DESCRIPTION LAKE 4 WINDING TRAILS</b></p>	
	<p>SCALE: 1"=40'</p>		<p>SHEET NO. 5 OF 23</p>	
	<p>ADDFILE:</p>		<p>JOB NO. 1680</p>	
	<p>380 WINDING TR</p>		<p>JING TRAILS PROP LAKES _12-20-16.dwg, 2/24/2017 7:26:10 AM, Edmundo</p>	

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A

SCALE: 1"=40'

ADDFILE:

680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

VOW 144

SHEET NO. 6 OF 23

JOB NO. 1680

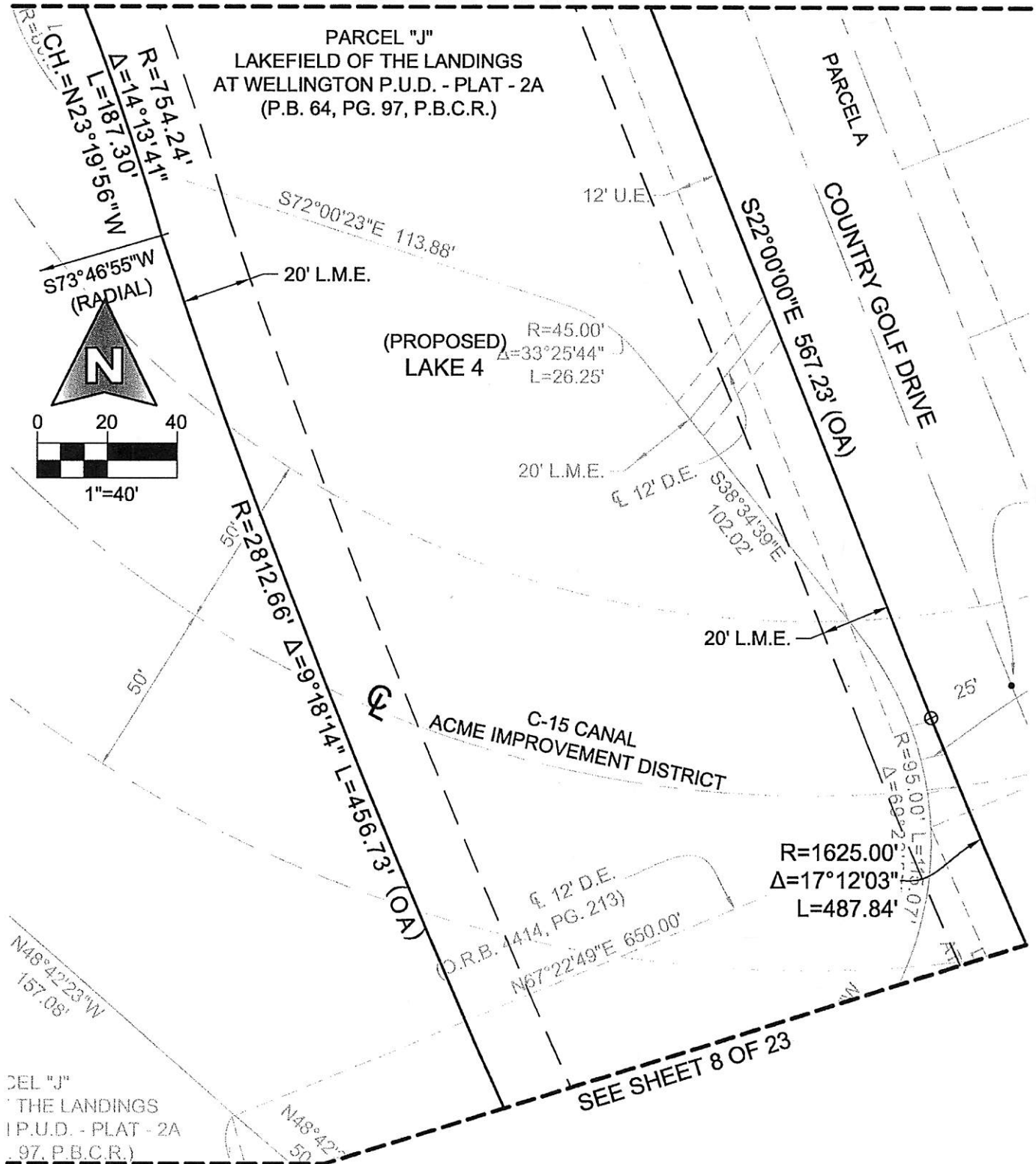
WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:14 AM, Edmundo



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EXHIBIT "C"

SEE SHEET 6 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

SHEET NO. 7 OF 23

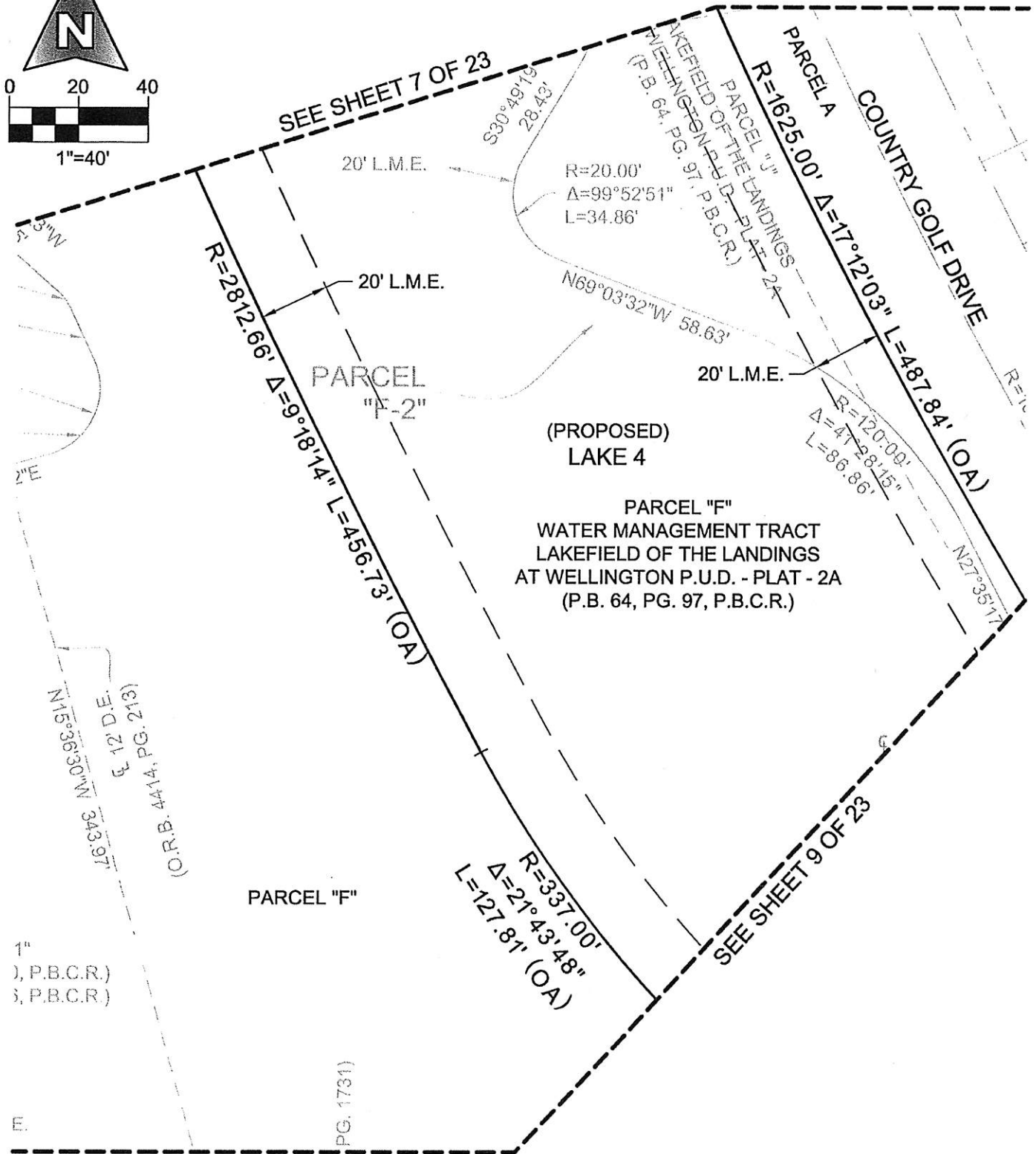
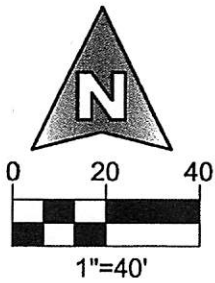
JOB NO. 1680

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:19 AM, Edmundo

VOW 145

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EXHIBIT "C"



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

VOW 146

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

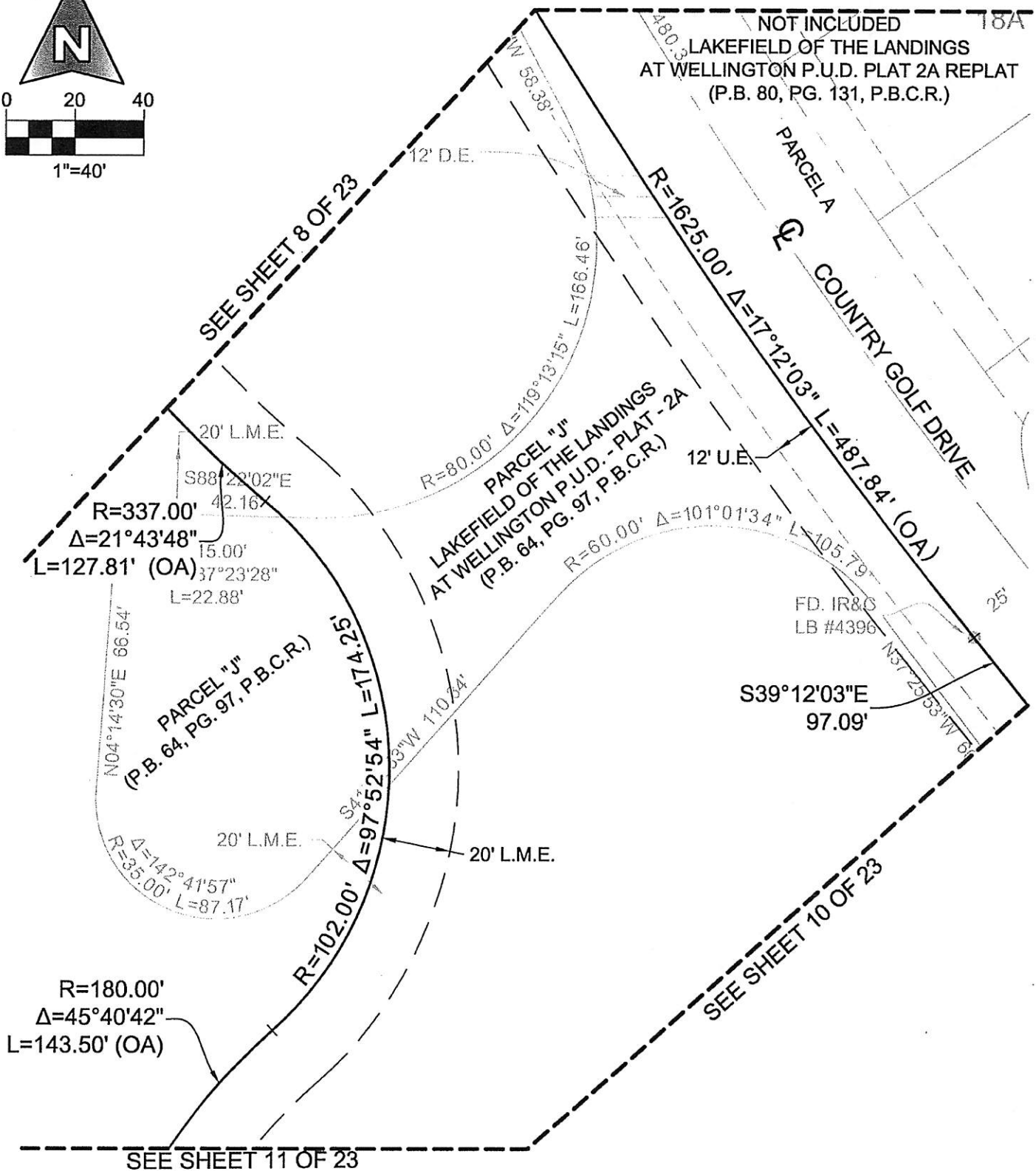
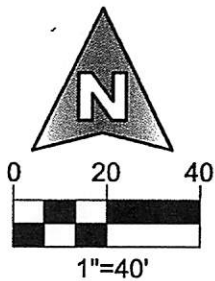
SHEET NO. 8 OF 23

JOB NO. 1680

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:24 AM, Edmundo

*[Handwritten signature]*

EXHIBIT "C"



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

EICI n.	N/A
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ADAM. ED

SCALE: 1"=40'

:ADDFILE:

680 WINDING TR

## SKETCH AND DESCRIPTION LAKE 4 WINDING TRAILS

SHEET NO. 9 OF 23

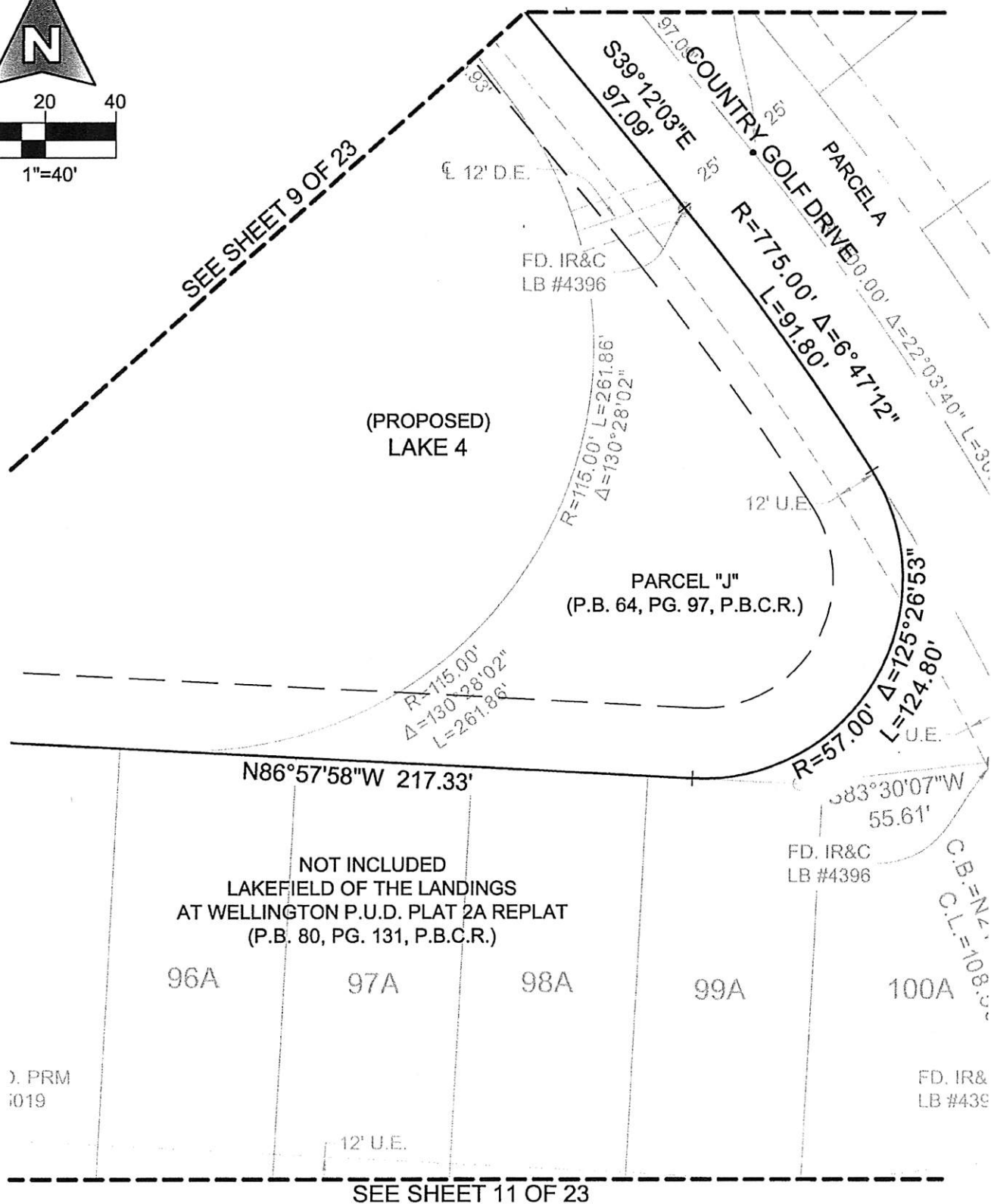
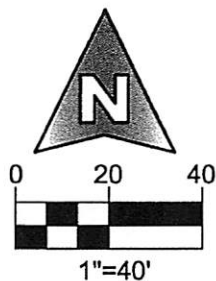
JOB NO. 1680

DING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:29 AM, Edmundo

VOW 147

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



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& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A

DRAWN: FR

SCALE: 1"=40'

CADDFILE:

1680 WINDING TR

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

SHEET NO. 10 OF 23

JOB NO. 1680

VOW 148

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:34 AM, Edmundo

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

SEE SHEET 10 OF 23



Δ=33°41'54"  
00' L=61.76'

2' U.E.  
1' L.A.E.

PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

PLATTED  
LAKE LINES

R=180.00'  
Δ=45°40'42"  
L=143.50' (OA)

SET 1/2" IR&C  
MBSA L N86°57'58"W  
217.33'

R=2.00'  
Δ=43°42'45"  
L=1.53'

FD. IR&C  
LB #4396

R=164.69'  
Δ=13°42'40"  
L=39.41'

FD. IR&C  
LB #4396

20' L.M.E.

95A

(PROPOSED)  
LAKE 4

PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

N02°16'20"E 215.88'

S03°02'09"W 259.48'

PARCEL B

R=30.00'  
Δ=77°49'34"  
L=40.15'

20' L.M.E.

20' L.M.E.

20' L.M.E.

94A

N01°10'47"E 88.07'

S00°05'54"W 56.12'

SEE SHEET 12 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

ADDFILE:

680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

VOW 149

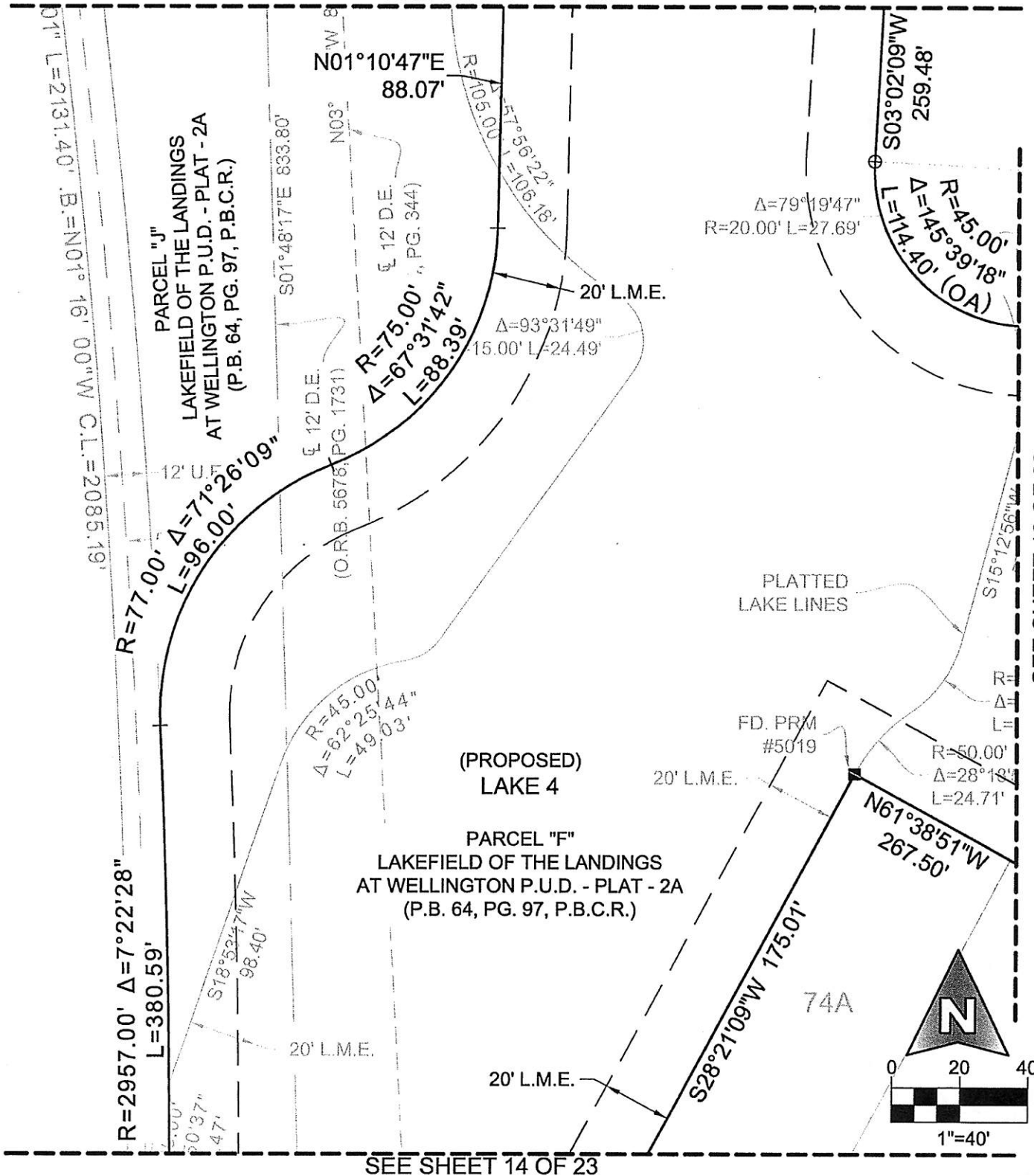
SHEET NO. 11 OF 23

JOB NO. 1680

WINDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:39 AM, Edmundo

EXHIBIT "C"

**SEE SHEET 13 OF 23**



1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

VOW 150

SCALE: 1"=40'

**CADDFILE:**

1680 WINDING TR

**SHEET NO. 12 OF 23**

JOB NO. 1680

ENDING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:26:44 AM, Edmundo





**MICHAEL B. SCHORAH  
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1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726  
LB# 2438

SCALE: 1"=40'

CADD FILE:

1680 WINDING TR

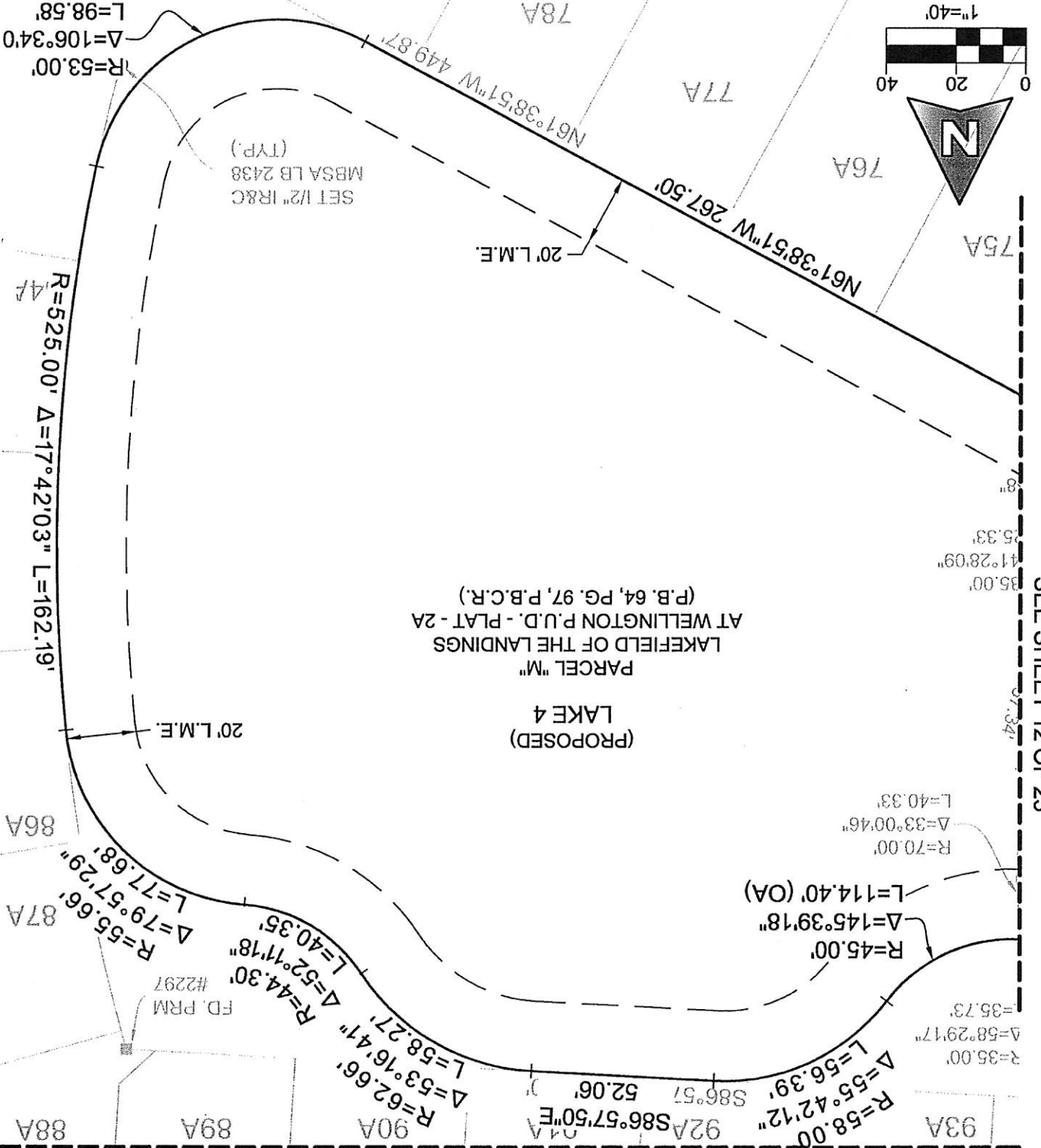
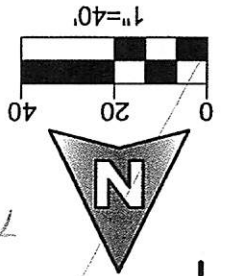
SHEET NO. 13 OF 23

JOB NO. 1680

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

IDING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:28:49 AM, Edmundo

SEE SHEET 14 OF 23



SEE SHEET 12 OF 23

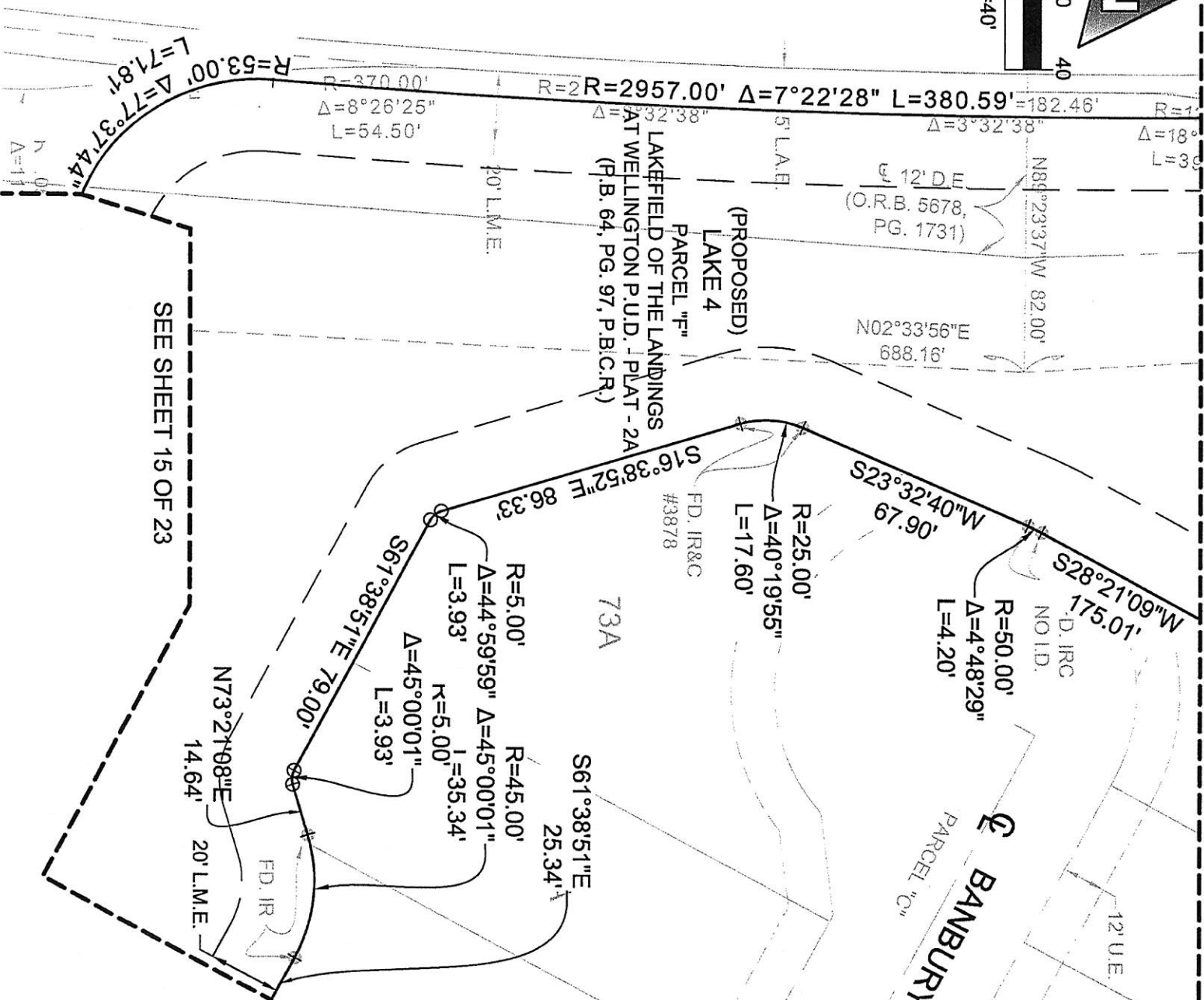
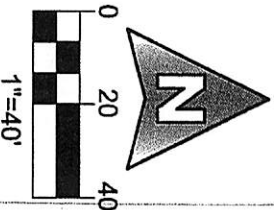
SEE SHEET 12 OF 23

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

**EXHIBIT "C"**

12' U.E.



VOW 152

**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SALE: 1"=40'

## SKETCH AND DESCRIPTION

## LAKE 4

## WINDING TRAILS

30 WINDING TR

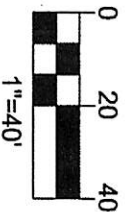
**SHEET NO. 14 OF 23**

JOB NO. 1680

NG TRAILS PROP LAKES 12-20-16.dwg, 2/24/2017 7:33:14 AM, Edmundo



EXHIBIT "C"



SEE SHEET 14 OF 23

20' L.M.E.

S61°38'51"E  
25.34'

FD-IR  
NO. 1.D.

$$= 144.27$$

$R = 34.00'$   
 $\Delta = 95.027''$   
 $L = 56.40'$

N02°33'56"E 688.16'

Q 12' D.E.  
(O.R.B. 5794, PG. 344)

(U.N.D. 56/8, PG. 1731)

PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

$R=1199.85'$   $\Delta=26^{\circ}47'49''$   $L=561.16'$

20' L.M.E.

(PROPOSED)  
LAKE 4  
PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

20' L.M.E.

LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A REPLAT  
(P.B. 80, PG. 131, P.B.C.R.)

62A

63A

**SEE SHEET 16 OF 23**



VOW 153

<p><b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b> 1850 FOREST HILL BLVD., SUITE 206B WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9797</p>	<p>DEPT. N/A</p>	<p>NAME</p>	<p>ER</p>	<p>SCALE</p>
---	------------------	-------------	-----------	--------------

FILE:

SCALE: 1"=40'

## SKETCH AND DESCRIPTION

# LAKE 4

## WINDING TRAILS

0 WINDING TR

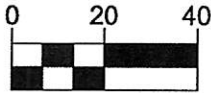
SHEET NO. 15 OF 23

**JOB NO. 1680**

G TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:33:20 AM, Edmundo

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EXHIBIT "C"



1"=40'

SEE SHEET 15 OF 23

R=1199.85' Δ=26°47'49" L=561.16'

(PROPOSED)  
LAKE 4

PARCEL "F"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

20' L.M.E.

R=1050.00' Δ=51°14'29" L=939.05' (OA)

61

60A

59A

58A

TRACT  
"R-2"

57A

FD. IR&C  
#6761

S89°25'52"E  
49.08'

S60°39'00"E  
41.25'

N62°25'32"W  
42.86'

R=1050.00'  
Δ=51°14'29"  
L=939.05' (OA)

S88°29'07"W  
66.45'

S89°23'04"

20' L.M.E.

R=40.00'  
Δ=59°25'14"  
L=41.48'

SEE SHEET 17 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 208  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A DRAWN: E.B. SCALE: 1"=40'

DDFILE:

80 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

SHEET NO. 16 OF 23

JOB NO. 1680

VOW 154

ING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:33:24 AM, Edmundo

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EXHIBIT "C"

12' DRAINAGE  
EASEMENT

55.

5

53A

$R=1050.00'$   $\Delta=51^{\circ}14'29''$   $L=939.05'$

SEE SHEET 16 OF 23

LAKE 4  
(PROPOSED)

PARCEL "T"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2A  
(P.B. 64, PG. 97, P.B.C.R.)

FD. IR&C  
DAILEY FOTORNY

$S58^{\circ}19'39''E$   $575.48'$

FD. IR&C  
LB 6761

FD. IR

SEE SHEET 18 OF 23

$R=75.00'$   
 $\Delta=20^{\circ}09'11''$   
 $L=26.38'$   
 $R=170.00'$   
 $\Delta=37^{\circ}36'38''$   
 $L=111.59'$

$R=200.00'$   
 $\Delta=43^{\circ}27'40''$   
 $L=151.77'$   
 $CH=S36^{\circ}13'06''W$

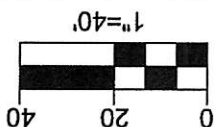
$N75^{\circ}30'44''W$

$R=75.00'$   
 $\Delta=28^{\circ}36'18''$   
 $L=37.44'$   
 $N14^{\circ}29'16''E$

$N20^{\circ}10'11''N$   
 $58.25'$

$R=6'$   
 $\Delta=55^{\circ}$   
 $L=57.84'$   
 $125.02'(OA)$   
 $N89^{\circ}16'22''E$

$R=38.00'$   
 $\Delta=94^{\circ}00'59''$   
 $L=62.35'$   
 $N41^{\circ}$



SEE SHEET 21 OF 23



VOW 155

**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726  
LB# 2438

ALB: 1"=40'

DATE:

30 WINDING TR

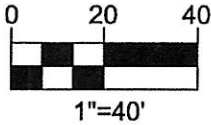
SHEET NO. 17 OF 23

JOB NO. 1680

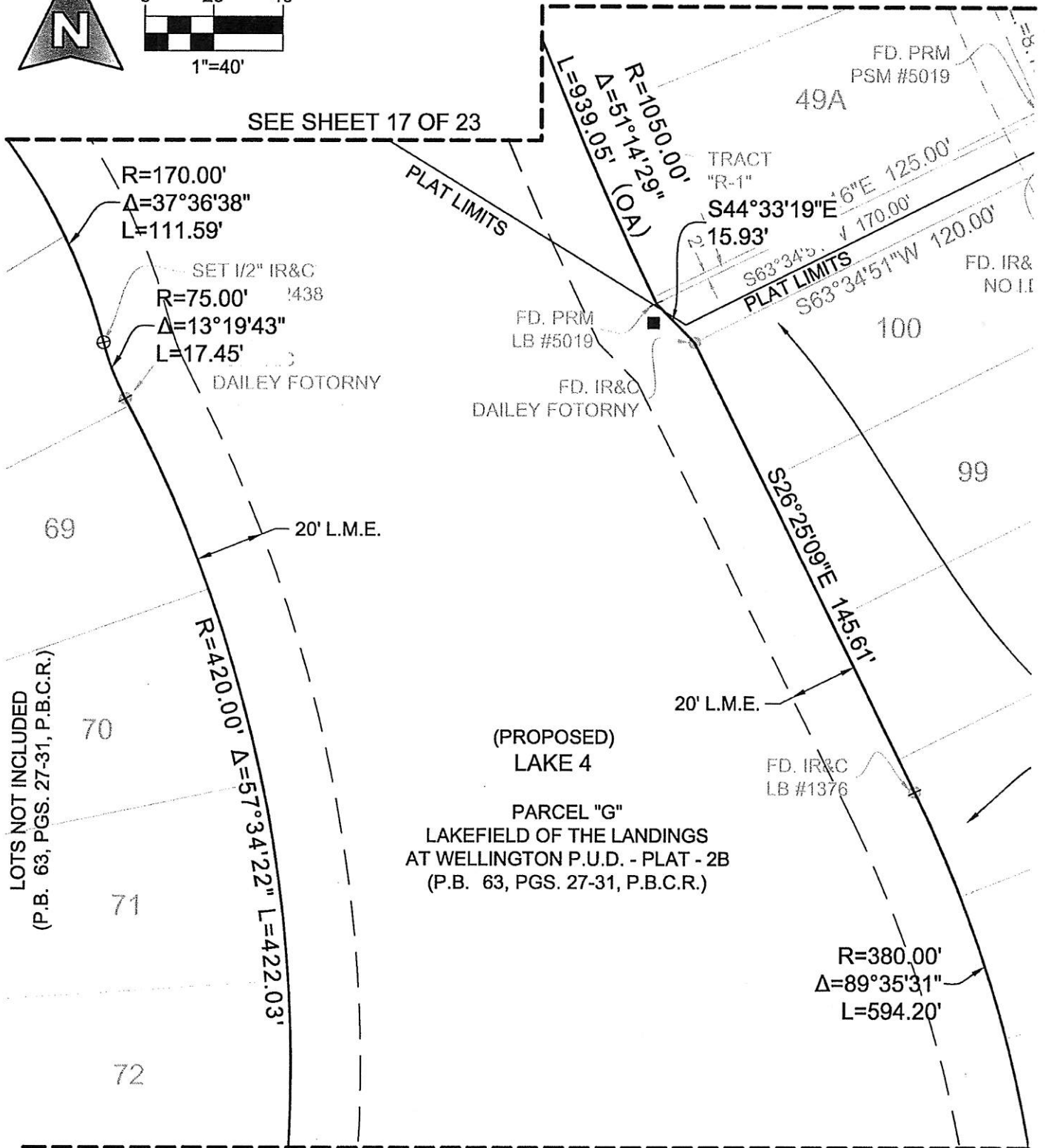
SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



SEE SHEET 17 OF 23



SEE SHEET 19 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD N/A

SCALE: 1"=40'

ADDFILE:

380 WINDING TR

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

*Handwritten signature and initials.*

VOW 156

SHEET NO. 18 OF 23

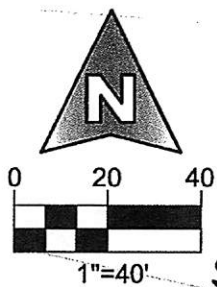
JOB NO. 1680

WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:33:35 AM, Edmundo

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

SEE SHEET 18 OF 23



$R=420.00'$   $\Delta=57^{\circ}34'22''$   $L=422.03'$

(PROPOSED)  
LAKE 4

PARCEL "G"  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

FD, IR&C  
NO I.D.

$R=380.00'$   $\Delta=89^{\circ}35'31''$   $L=594.20'$

89

88

SEE SHEET 20 OF 23

SEE SHEET 20 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SCALE: 1"=40'

ADDFILE:

680 WINDING TR

SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS

SHEET NO. 19 OF 22

JOB NO. 1680

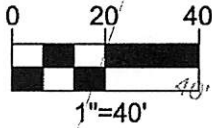
WINDING TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:33:40 AM, Edmundo

VOW 157



THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"



**AERO CLUB DRIVE**  
(P.B. 38, PG. 159)

FD. PRM  
#2297

20' ACCESS  
EASEMENT

N89°16'22"E  
125.02'(OA)

PLAT LIMITS

FD. IR  
DAILEY FOTOR

SEE SHEET 17 OF 23

(PROPOSED)  
**LAKE 4**  
  
PARCEL "D"  
WATER MANAGEMENT TRACT  
LAKEFIELD OF THE LANDINGS  
AT WELLINGTON P.U.D. - PLAT - 2B  
(P.B. 63, PGS. 27-31, P.B.C.R.)

R=200.00'  
Δ=43°27'40"  
L=151.71'  
CH.=N36°13'06"E

20' L.M.E.

EXIST. 12' WATER  
& SEWER EASEMENT

PARCEL 2

SEE SHEET 22 OF 23



**MICHAEL B. SCHORAH  
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

VOW 159

SCALE: 1"=40'

DDFILE:

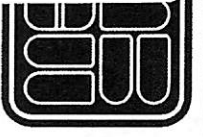
180 WINDING TR

SHEET NO. 21 OF 23

JOB NO. 1680

ING TRAILS PROP LAKES\_12-20-16.dwg, 2/24/2017 7:33:50 AM, Edmundo





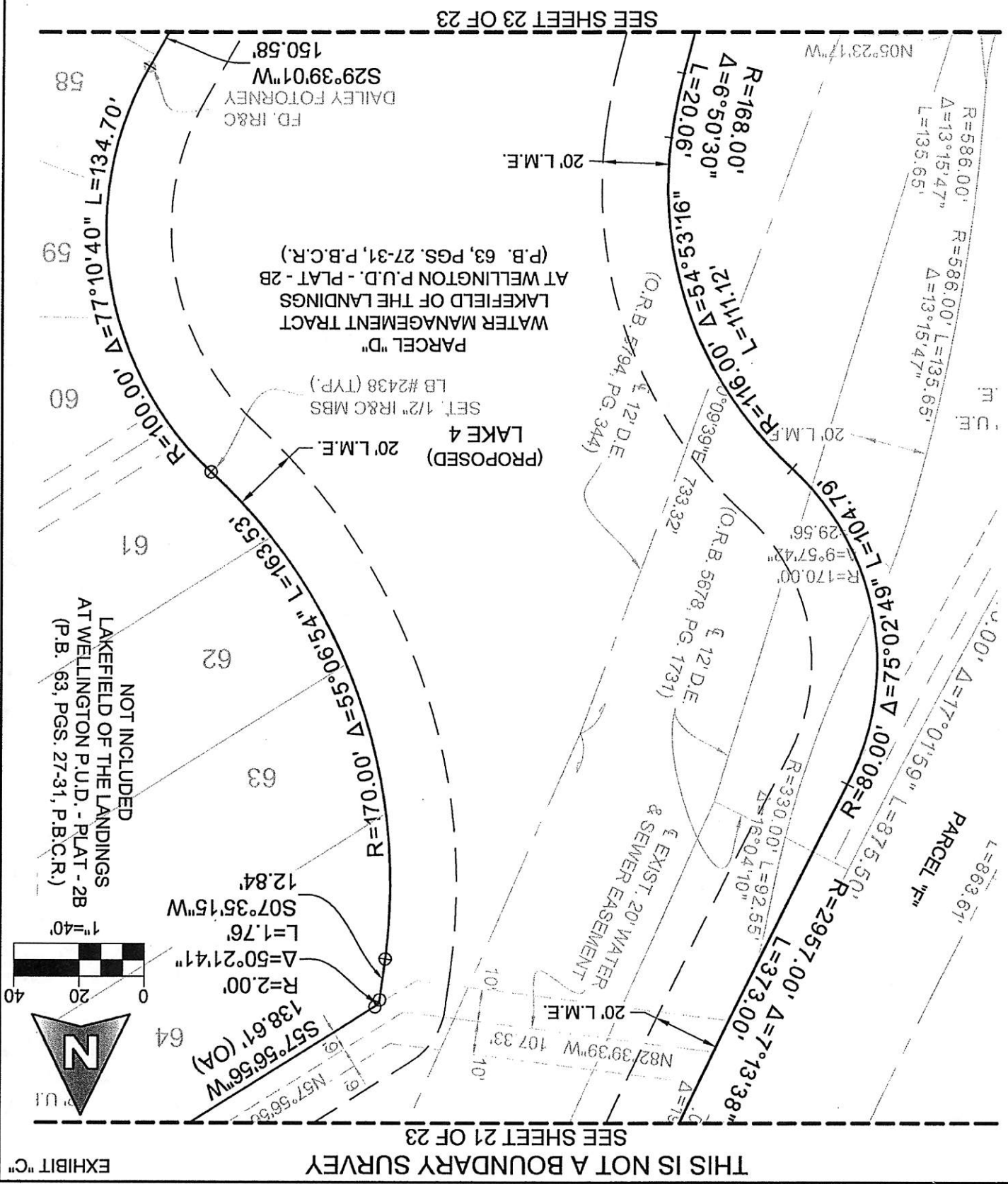
VOW 160

**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1860 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726  
LB# 2438  
FILE: SCALE: 1"=40'

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

SHEET NO. 22 OF 23 JOB NO. 1680

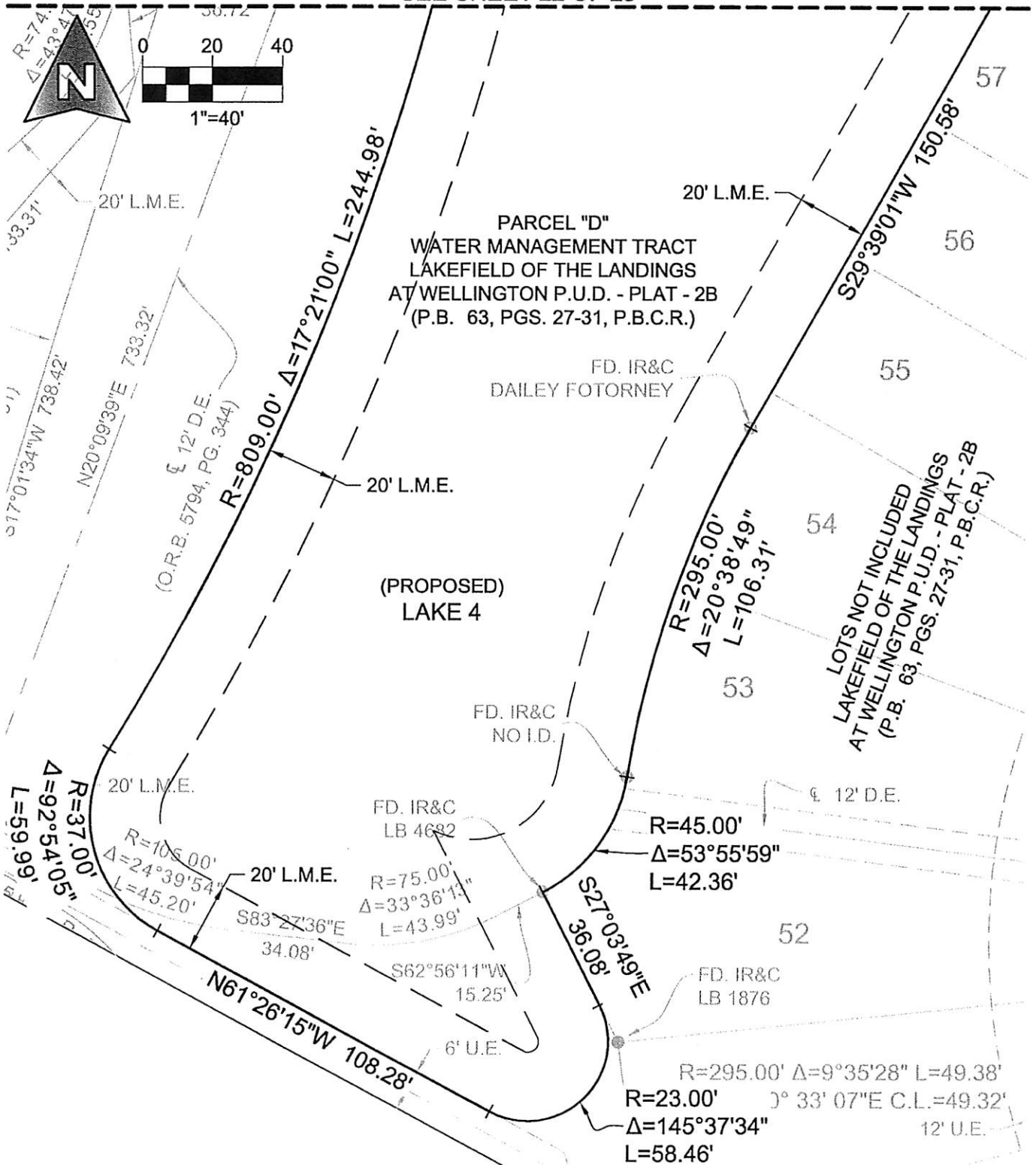
G TRAILS PROP LAKES \_12-20-16.dwg, 2/24/2017 7:33:55 AM, Edmundo



# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "C"

SEE SHEET 22 OF 23



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& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

**SKETCH AND DESCRIPTION  
LAKE 4  
WINDING TRAILS**

VOW 161

SCALE: 1"=40'

DDFILE:

80 WINDING TR

SHEET NO. 23 OF 23

JOB NO. 1680