

STAFF REPORT EXHIBIT A – LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida:

Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet to the **POINT OF BEGINNING**; thence continue South, along said Easterly line, a distance of 158.53 feet: thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 98.38 feet; thence South 51 degrees 06 minutes 56 seconds West, along a line 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet: thence South 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 478.64 feet to the **POINT OF BEGINNING**.

AND

All that part of Parcel "A" of **EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 35, Page 187, of the Public Records of Palm Beach County, Florida; being more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel "A", said corner being on the Southerly right-of-way line of South Shore Boulevard as show on the Plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D.**, according to the Plat thereof, as recorded in Plat Book 31, Page 120 Through 136, of the Public Records of Palm Beach County, Florida: Thence bear South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A" distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 125.77 feet; Thence South 51 degrees 30 minutes 00 seconds West, a distance of 478.64 feet; A Thence West, a distance of 15.00 feet; Thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature of a curve to the left having a radius of 5.00 feet; thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 36 degrees

53 minutes 04 seconds West, a distance of 100.22 feet to an intersection with the Southerly right-of-way line of said South Shore Boulevard; being a curve concave to the Southeast having a radius of 1440.00 feet; thence Northeasterly, along the arc of said curve and along said Southerly right-of-way line, through a central angle of 24 degrees 11 minutes 04 seconds, a distance of 607.82 feet to the **POINT OF BEGINNING**.

AND

A parcel of land in the unplatted portion of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P. U. D.**, according to the plat thereof, recorded Plat Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A"; said corner being on the Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly Line, a distance of 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along said Easterly Line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence South 51 degrees 06 minutes 56 seconds West, along the line 20.00 feet North and parallel to the Southeasterly line of said Parcel "A", a distance of 155.00 feet; thence North 75 degrees 45 minutes 16 seconds West, a distance of 36.25 feet; thence South 51 degrees 06 minutes 56 seconds West, a distance of 62.25 feet; thence North 38 degrees 53 minutes 04 seconds West; a distance of 83.00 feet; thence due West a distance of 195.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet to the point of curvature of a curve to the left having a radius of 5 feet; thence Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 7.85 feet to the **POINT OF TANGENCY**; thence South 51 degrees 06 minutes 56 seconds West, a distance of 15 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 100.22 feet to a point of non-radial intersection with the Southerly right -of-way line of said South Shore Boulevard; being a curve concave to the Southeast having a radius of 1440.00 feet; said point bears North 58 degrees 15 minutes 40 seconds West from the radius point of said curve; thence Southwesterly along the arc of said curve and along said right-of-way line, through a central angle of 10 degrees 13 minutes 51 seconds, a distance of 257.13 feet to a point on said curve; said point bears North 68 degrees 39 minutes 31 seconds West from the radius point of said curve; thence due East along the Southerly line of said Parcel "A", a distance of 398.12; thence due North a distance of 70.00 feet; thence due East along the Southerly line of said Parcel "A", a distance of 110.00 feet; thence North 51 degrees 06 minutes 56 seconds East along the Southeasterly line of said Parcel "A", a distance of 204.71 feet; thence North 38 degrees 53 minutes 04 seconds West along the Easterly line of said Parcel "A", a distance of 20.00 feet to the **POINT OF BEGINNING**.

AND

A parcel of land in the unplatted portion of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, lying Southeasterly of and contiguous to Parcel "A" of **EQUESTRIAN POLO / VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P. U. D.**, according to the plat thereof, recorded Plat Book 35, Page 187, Palm Beach County, Florida, Public Records; said parcel being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A"; said corner being on the Southerly right of way line of South Shore Blvd., shown on the plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida; thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes of seconds East, continuing along said Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 118.38 feet; thence South 51 degrees 06 minutes 56 seconds West, along the Southeasterly line of said Parcel "A", a distance of 204.71 feet; thence due West, a distance of 68.82 feet to the **POINT OF BEGINNING**; thence continue due West, a distance of 41.18 feet; thence due South, a distance of 67.82 feet to a point of non-radial intersection with a curve concave to the Southeast having a radius of 1080.00 feet; said point bears North 60 degrees 50 minutes 26 seconds West from the radius point of said curve; thence Northeasterly, along the arc of said curve, being also a curve 360.00 feet Southeasterly from and parallel with the said Southerly right-of-way line of South Shore Boulevard, through a central angle of 04 degrees 12 minutes 37 seconds, a distance of 79.36 feet to the **POINT OF BEGINNING**.

AND

ALL that part of Parcel "A" of **EQUESTRIAN/ POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.**, according to the plat thereof, as recorded in Book 35, Page 187, Palm Beach County, Florida, public records, being more particularly described as follows:

COMMENCING at the most Northerly corner of said Parcel "A", said corner being on the Southerly right of way line of South Shore Blvd., as shown on the plat of **GREENVIEW SHORES NO. 2 OF WELLINGTON P.U.D.**, according to the plat thereof, as recorded in Plat Book 31, Pages 120 through 136, Palm Beach County, Florida, Public Records; thence South 34 degrees 14 minutes 36 seconds East, along the Easterly line of said Parcel "A", a distance of 110.55 feet; thence South, continuing along said Easterly line, a distance of 284.30 feet; thence South 38 degrees 53 minutes 04 seconds East, continuing along said Easterly line, a distance of 98.38 feet to the **POINT OF BEGINNING**; thence continue South 38 degrees 53 minutes 04 seconds East, along said Easterly line, a distance of 12.00 feet; thence South 51 degrees 06 minutes 56 seconds West, along a

line 8.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A", a distance of 150.00 feet; thence North 38 degrees 53 minutes 04 seconds West, a distance of 12.00 feet; thence North 51 degrees 06 minutes 56 seconds East along a line 20.00 feet Northwesterly from and parallel with the Southeasterly line of said Parcel "A" a distance of 150.00 feet to **POINT OF BEGINNING.**