

Ordinance 2021-07 Exhibit A: Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNN, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13:

THENCE S87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13:

THENCE CONTINUE S87°44'43" E A DISTANCE OF 684.73 FEET;
THENCE S02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17" E;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.66 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;

THENCE S78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N89°02'07" E A DISTANCE OF 70.31 FEET;

THENCE S00°22'03" E A DISTANCE OF 503.00 FEET;

THENCE S01°58'00" W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;

THENCE S88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S01°53'53" W A DISTANCE OF 1312.60 FEET;

THENCE S01°53'57" W A DISTANCE OF 827.17 FEET;

THENCE N88°05'25" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE N01°52'59" E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 13;

THENCE N01°54'01" E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 466.30 ACRES MORE OR LESS.

LESS - Metes and Bounds:

A PARCEL OF LAND LYING IN SECTION 13. TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S01°54'01"W ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE

OF 699.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S01°05'41"W ALONG THE SAID WEST LINE OF SAID SECTION 13 A DISTANCE OF 534.48 FEET;

THENCE S88°05'59"W A DISTANCE OF 900.75 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N82°47'11"E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2631'07" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 538.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N88°05'59"W A DISTANCE OF 680.75 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.00 ACRES, MORE OR LESS

This parcel is also known as the Park tract, of the plat of Wellington Green, A MUPD/PUD, according to the plat thereof as recorded in Plat Book 87, pages 81-90, inclusive, of the Public Records of Palm Beach County, Florida.