

Cotleur & Hearing

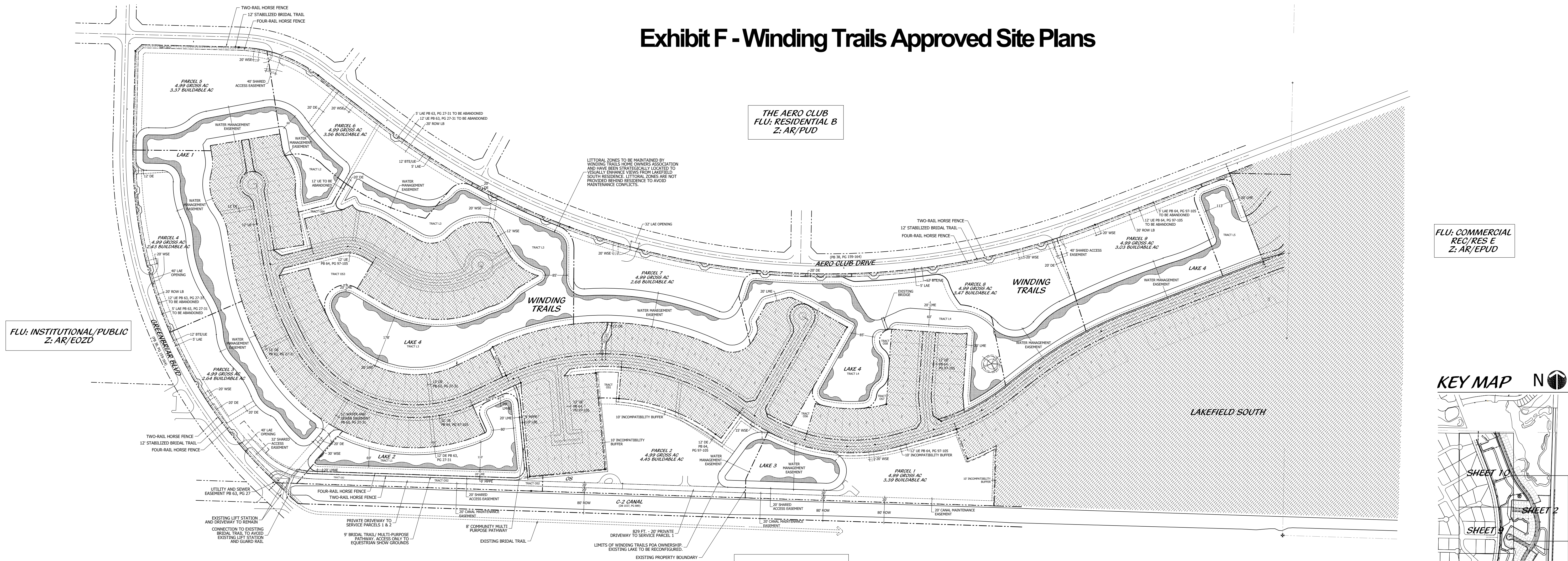
Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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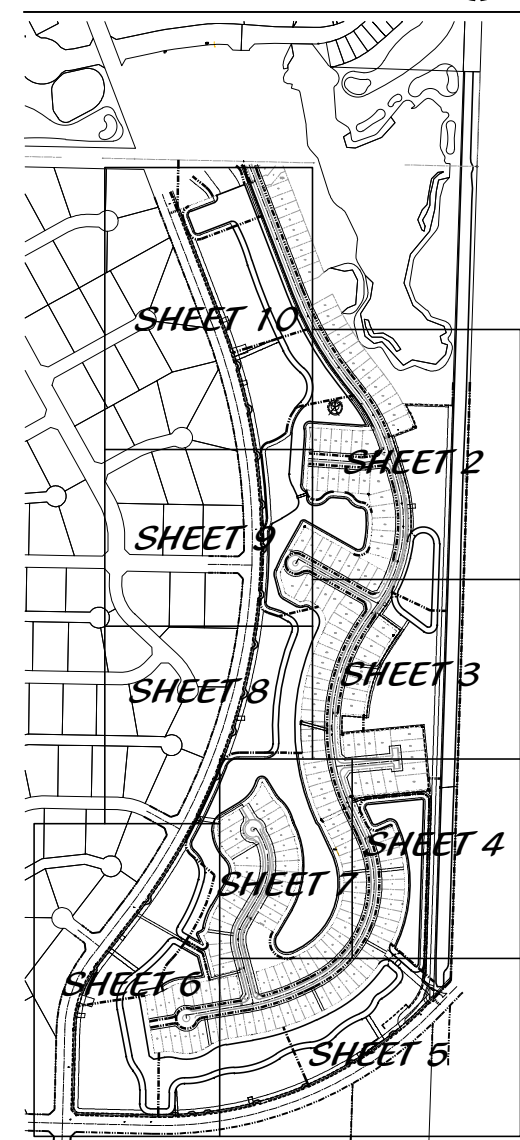
Lic# LC-C000239

Winding Trails Site Plan

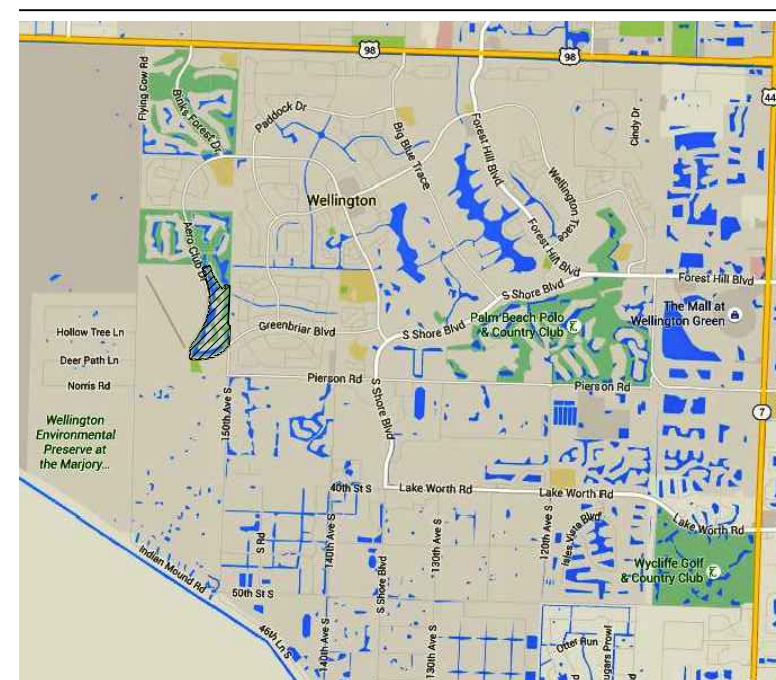
Exhibit F - Winding Trails Approved Site Plans



KEY MAP



LOCATION MAP



SITE DATA

PROJECT NAME	WINDING TRAILS
RANGE 41, TOWNSHIP 44, SECTION 18/07	
PROPERTY CONTROL NUMBERS	73-41-44-18-03-004-0020 73-41-44-18-03-006-0000 73-41-44-07-005-0010 73-41-44-18-03-004-0010 73-41-44-07-07-010-0020
PETITION NUMBER	16-061 (2016-024 SP6)
FUTURE LAND USE	RESIDENTIAL B / EPA
ZONING	AR / PUD / EQUESTRIAN OVERLAY ZONING
DISTRICT (EOZD)	DISTRICT (EOZD)
SUBAREA	SUBAREA F

	SF	AC
SITE AREA	2,907,032.99	66.74
PARCEL DATA	GROSS SF	GROSS AC
PARCEL 1	217,358	4.99
PARCEL 2	217,358	4.99
PARCEL 3	217,199	4.99
PARCEL 4	217,632	4.99
PARCEL 5	217,301	4.99
PARCEL 6	217,336	4.99
PARCEL 7	217,273	4.99
PARCEL 8	217,485	4.99
PARCEL 9	217,367	4.99
SUBTOTAL	1,956,319	44.91
BUILDABLE ACREAGE SHALL NOT INCLUDE LAKES WHEN DETERMINING THE MAXIMUM FAR, BUILDING COVERAGE, ETC.	1,264,003	29.02
LAKE 1	202,951	4.66
LAKE 2	75,395	1.73
LAKE 3	53,180	1.22
LAKE 4	573,083	13.16
LAKE SUBTOTAL	904,608	20.77

GREENSPACE		
OPENSACE	151,496	3.48
LME / LAKE BANK AREAS	586,926	13.47
SUBTOTAL	738,422	16.95

TOTAL	2,907,033	66.74
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	SF	AC
LAKE TRACTS		
TRACT L1	130,036	2.99
TRACT L2	31,783	0.73
TRACT L3	333,372	7.65
TRACT L4	243,434	5.59
TRACT L5	60,594	1.39
TOTAL	799,219	18.35

LANDSCAPE DATA		
TOTAL TREES	1,224	
TOTAL PALM TREES	202	
TOTAL SHRUBS AND GROUNDCOVERS	11,208	

NATIVE	%
TREES	98%
PALM TREES	91%
SHRUBS AND GROUNDCOVERS	100%

PROPERTY DEVELOPMENT REGULATIONS

SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	N/A	N/A	N/A	N/A
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	20%
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL	4 STALLS PER ACRE
DENSITY	MAX 10 STALLS PER LOT

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENT AS ILLUSTRATED ON THE SITE PLANS.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS ON AERO CLUB DRIVE AND GREENBRIAR BOULEVARD PER FDOT REQUIREMENTS.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF WELLINGTON CODE.

STREET LIGHTS TO BE FPL COACH LIGHTS. LIGHT LEVELS SHALL NOT EXCEED THE MAXIMUM TO MINIMUM ESTABLISHED IN TABLE 1 OF ORDINANCE NO. 66-98.

PROJECT TEAM

OWNER/CLIENT: W&W EQUESTRIAN CLUB LLC 12180 S. SHORE BLVD 104 WELLINGTON FL 33414	ARCHITECT: RICHARD BARNES ARCH. DESIGN SERVICES LLC 1807 EAST TERRACE DRIVE LAKE WORTH, FL 33460	TRAFFIC CONSULTANT: KIMLEY HORN & ASSOCIATES 1920 WEKIVA WAY, SUITE 200 WEST PALM BEACH, FL 33411 561.845.0665
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARINGS, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336	LEGAL: LEWIS LONGMAN & WALKER 515 NORTH FLAGLER DRIVE, SUITE 1500 WEST PALM BEACH, FL 33401 561.640.8202	
SURVEYOR/ENGINEER: SIMMONS & WHITE, INC. 2581 METROCENTRE BLVD. WEST, SUITE 3 WEST PALM BEACH, FLORIDA 33407 561.478.7848	LEGAL: DEREK A. SCHWARTZ, ESQ. 4755 TECHNOLOGY WAY, SUITE 205 BOCA RATON, FL 33431 561.981.8089	

CONDITIONS OF APPROVAL

The following are Conditions of Approval for Petition Number 16-061 (2016-024 SP6)

- The site plan meets the requirements of Wellington's Land Development Regulations related to Site Plan and Final Subdivision Plans and is certified for the particular site design based on the plans date stamped 10-17-2017. Any changes due to engineering or building permits may require a future site plan amendment.
- Architectural Review Board approval of elevations shall be obtained prior to issuance of building permit.
- Land Development and Utilities permits meeting all applicable requirements of Wellington's Land Development regulations, as well as, State and Federal regulations and guidelines must be applied for, approved, and issued prior to any construction activities taken place.
- The reconfiguration of all lakes shall occur during Phase I of the Land Development Permit.
- All landscaping, including buffers, littoral plantings and landscape within the individual lots, shall be installed prior to issuance of Certificate of Occupancy.
- Pastures and turnout areas shall be irrigated and seeded with grass at all times. Sand rings shall be irrigated as required for footing and to reduce dust.
- No structures may be constructed or places in utility, drainage, landscape, lake maintenance or other easements or within rights of ways.
- All manure bins shall meet the BMP requirements and shall be covered. Fly and odor controlling mechanisms shall be required.
- Connections to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to Section 16.1.15 of Wellington's Land Development Regulations. Based on the flows and existing system capacity, the developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utility Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit Process.
- In order to comply with Mandatory Traffic Performance Standards in place at the time of approval, no building permits shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.



Petition No.: 2020-0007 MSPA

Cert. Date: 11/18/2020

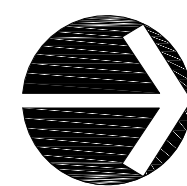
DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

- All previously applied conditions of approval remain in effect.
- Any future changes to the site may require a site plan amendment.
- An approved Land Development Permit from the Village of Wellington Engineering Department is required prior to any site work taking place.

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	08-24-16
08-03-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19
	10-14-20

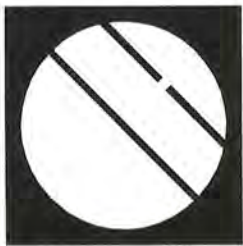


Scale: 1" = 200'

June 11, 2019 10:49:57 a.m.
Drawing: 15-0201_MP.DWG

SHEET 1 OF 13

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Lic# LC-C000239

Winding Trails Site Plan Parcel 1

DESIGNED BY
JUN 13 2019
WELLINGTON PLANNING & ZONING DIVISION

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

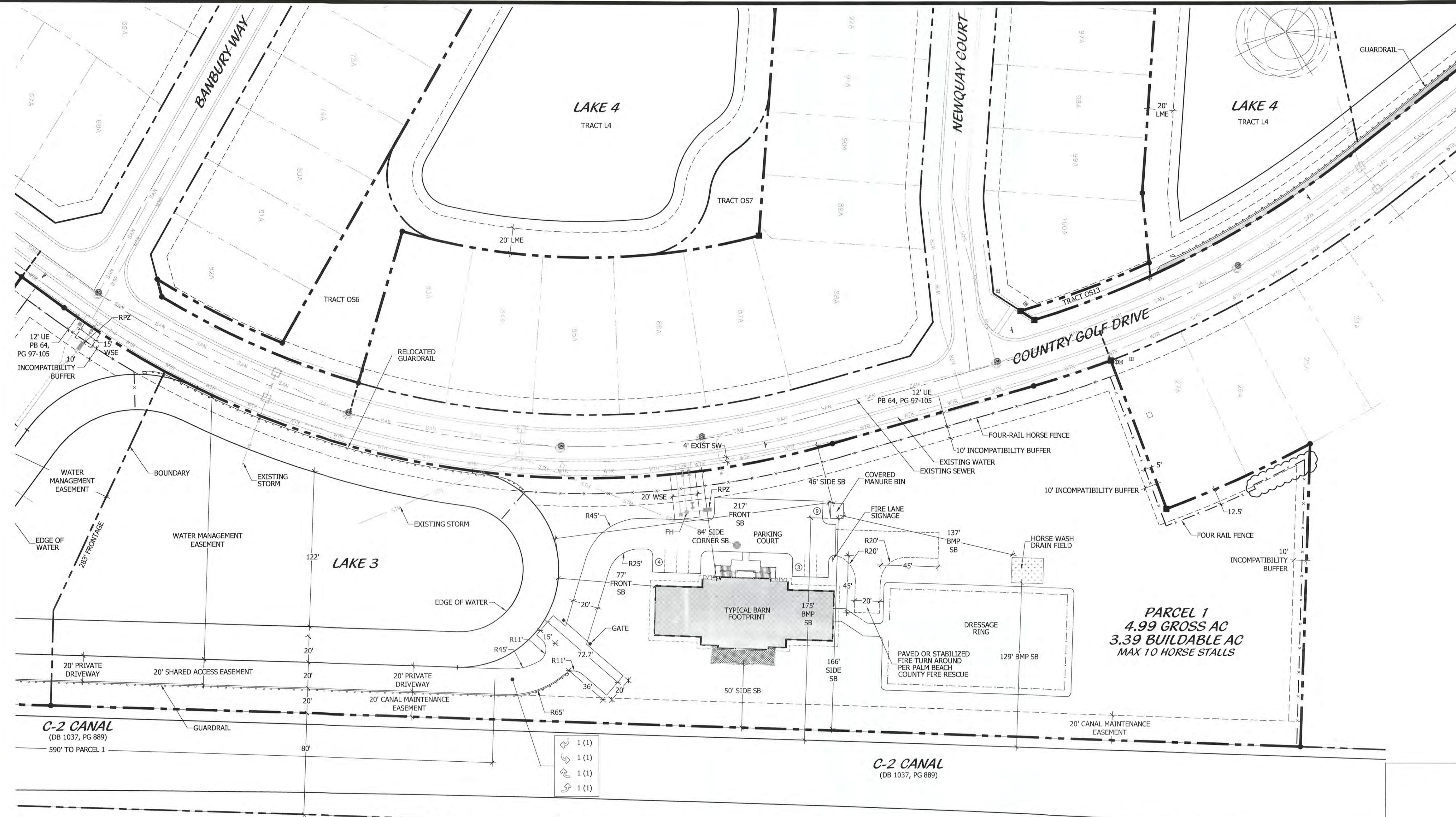


Scale: 1" = 40'

June 11, 2019 11:02:14 a.m.
Drawing: 15-0201_SP.DWG

SHEET 2 OF 13

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LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LANDSCAPE BUFFER
LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- MINIMUM
MAXIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

PARCEL 1 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	3.39 AC
MIN. LOT WIDTH	250'	842'
MIN. LOT DEPTH	100'	192'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	5.69%
MAX. HORSE STALL	4 STALLS PER ACRE	10 STALLS
DENSITY	MAX 10 STALLS PER LOT	10 STALLS

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PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 1	10	6.3	16

*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment for
in-field adjustments

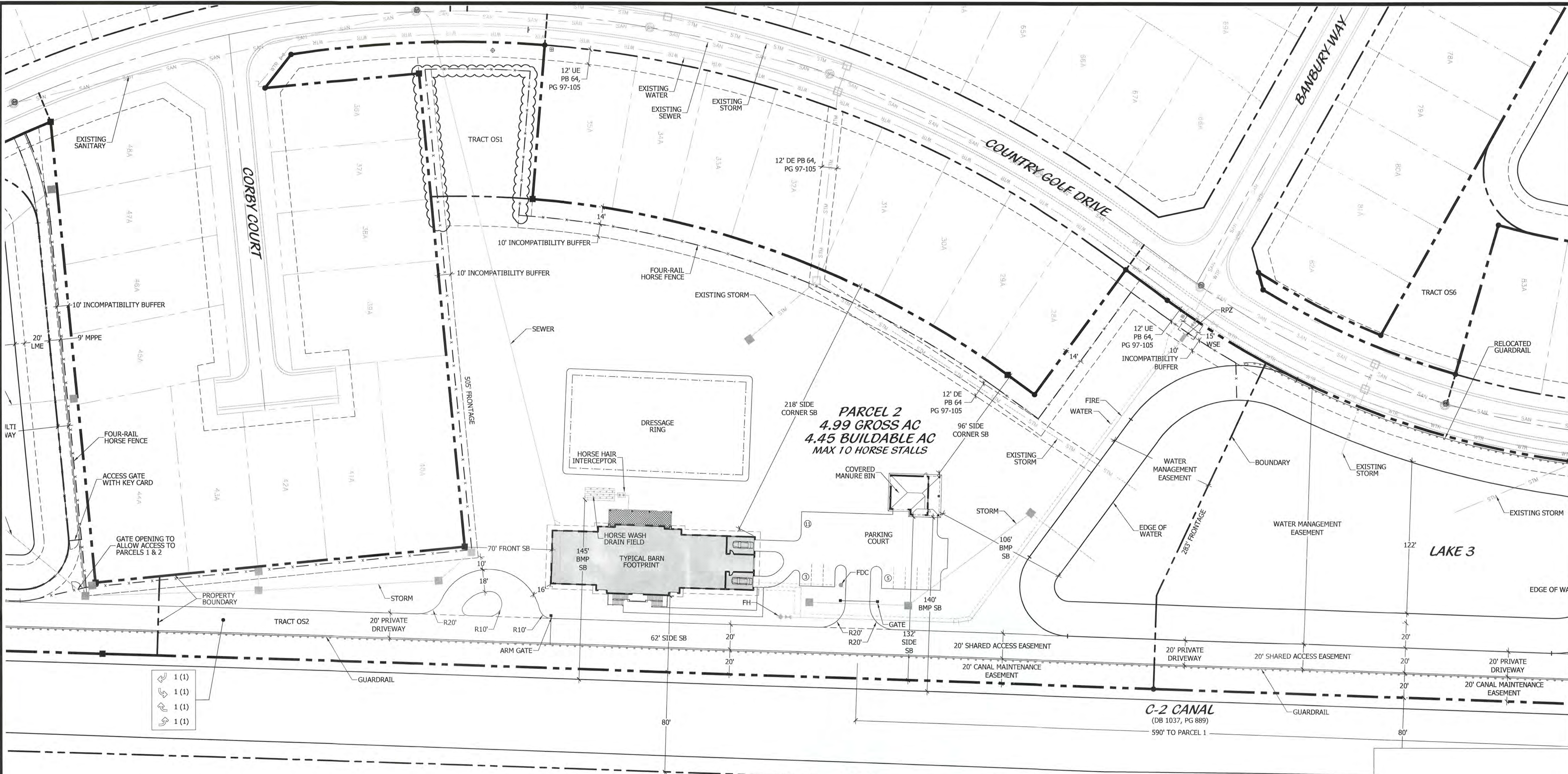


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Winding Trails Site Plan Parcel 2



LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

PARCEL 2 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	4.45 AC
MIN. LOT WIDTH	250'	560'
MIN. LOT DEPTH	100'	233'
MAX. FAR		
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	5.05%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN.

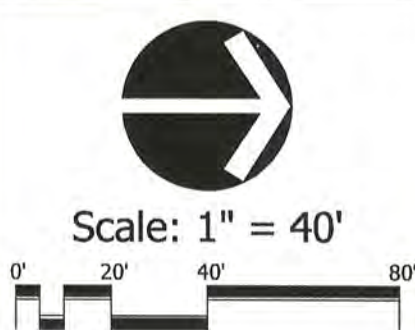
PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 2	10	6.3	19

*2 SPACE / DU + 1 SPACE / GROOM'S QRTS + 1 SPACE / 3 HORSE STALLS

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment For
in-Field adjustments

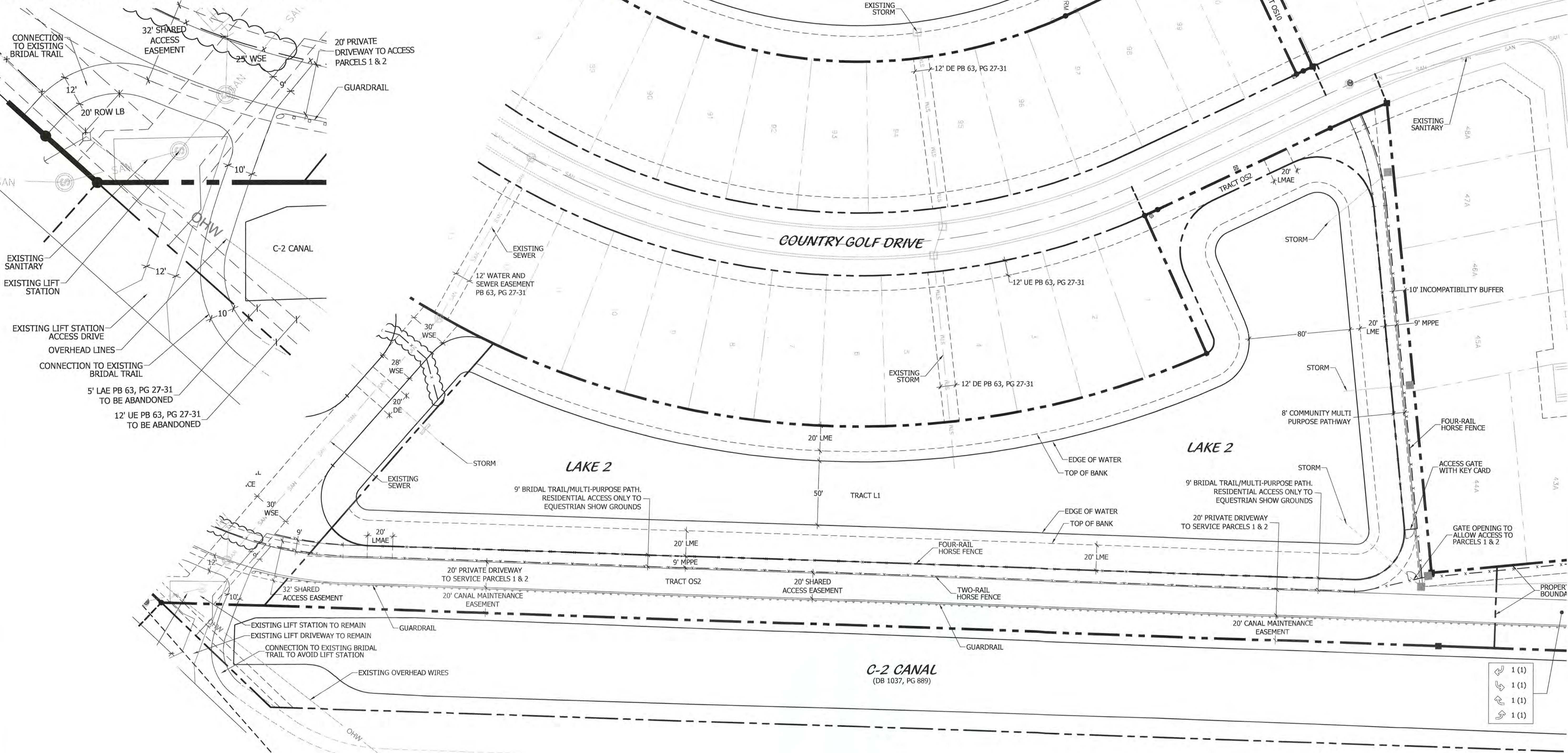


DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
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04-25-17	08-03-16
09-25-17	09-21-16
10-16-17	11-16-16
06-21-18	12-06-16
	06-11-19



June 11, 2019 11:02:14 a.m.
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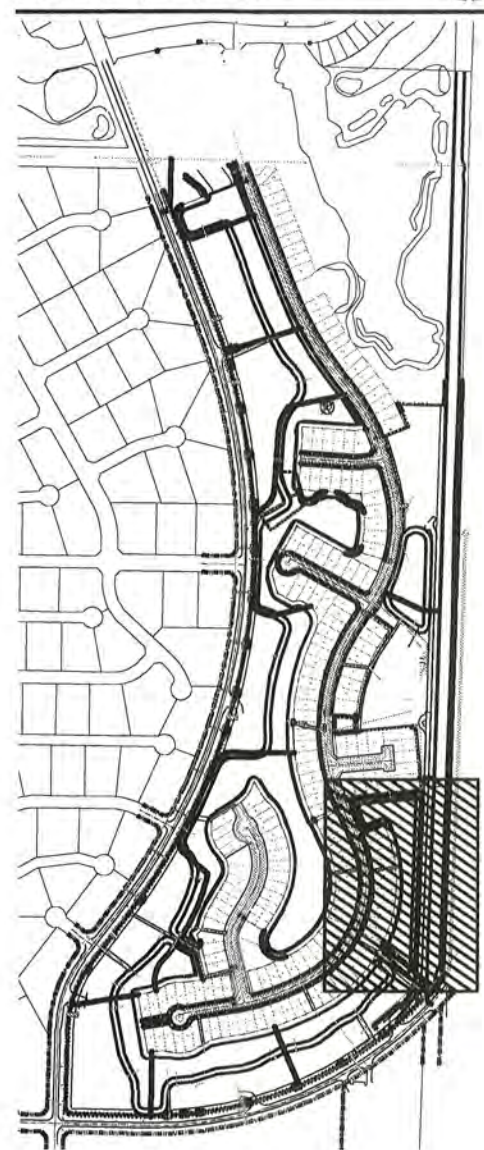
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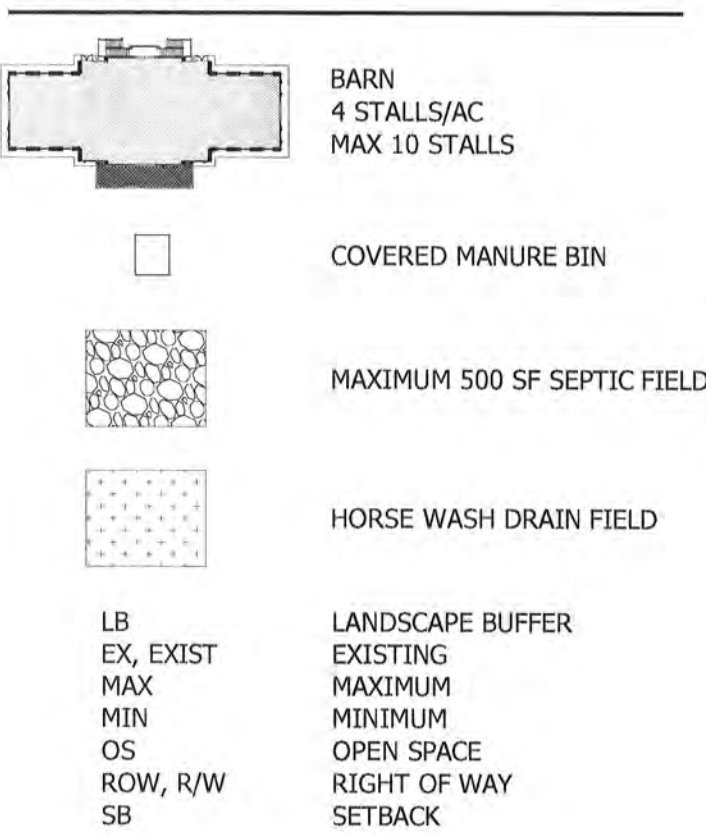
LOCATION MAP



KEY MAP



LEGEND



PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDocks / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
GROSS ACREAGE	-
BUILDABLE ACREAGE	-
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment for in-field adjustments

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Winding Trails
Site Plan Lake 2

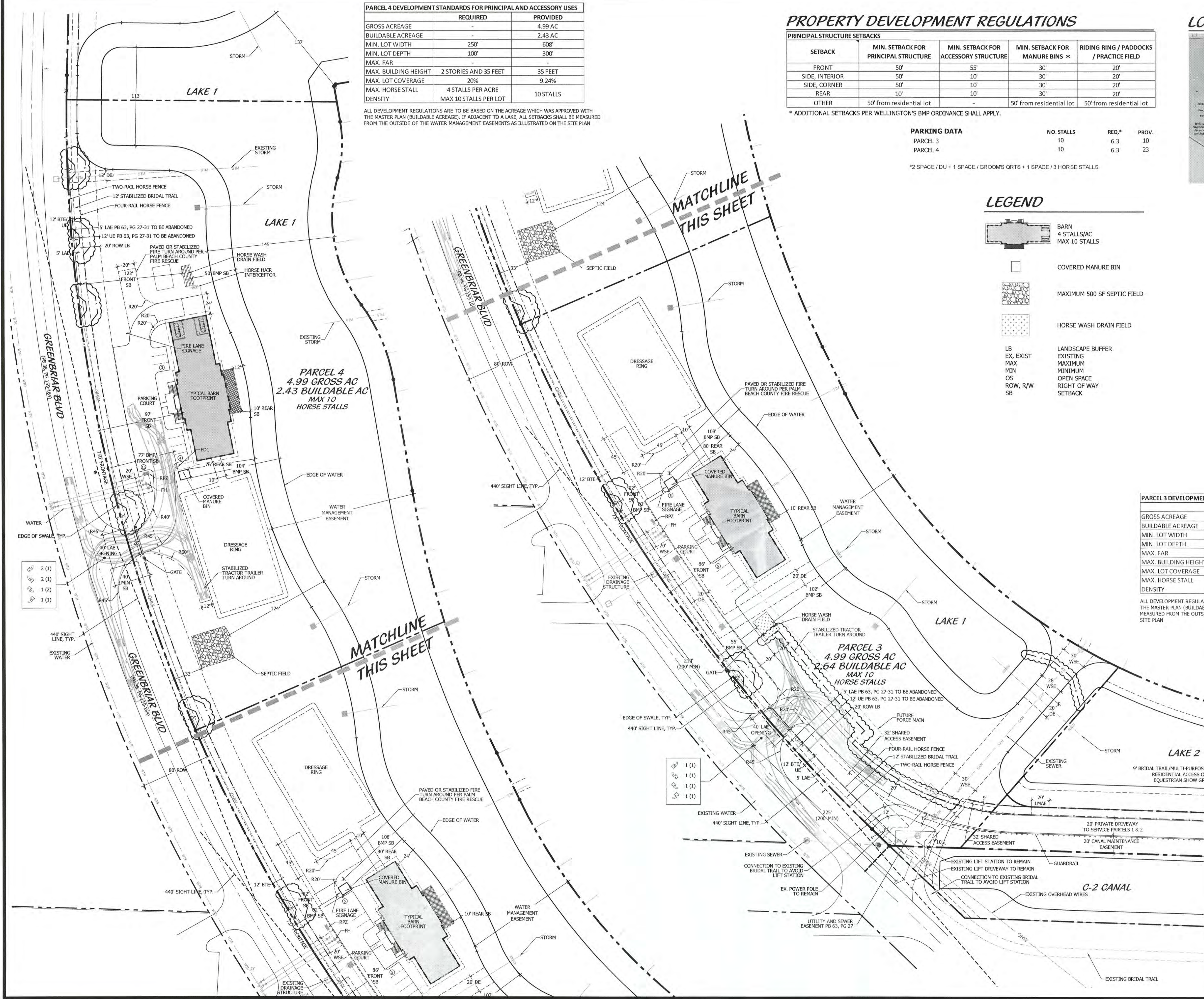
DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
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REVISIONS	06-02-16
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04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

Scale: 1" = 40'

June 11, 2019 11:02:14 a.m.
Drawing: 15-0201_SP.DWG

SHEET 4 OF 13

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PARCEL 4 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	2.43 AC
MIN. LOT WIDTH	250'	608'
MIN. LOT DEPTH	100'	300'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	9.24%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 3	10	6.3	10
PARCEL 4	10	6.3	23

*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

LOCATION MAP



KEY MAP



PARCEL 3 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	2.64 AC
MIN. LOT WIDTH	250'	750'
MIN. LOT DEPTH	100'	286'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	7.31%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

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Winding Trails

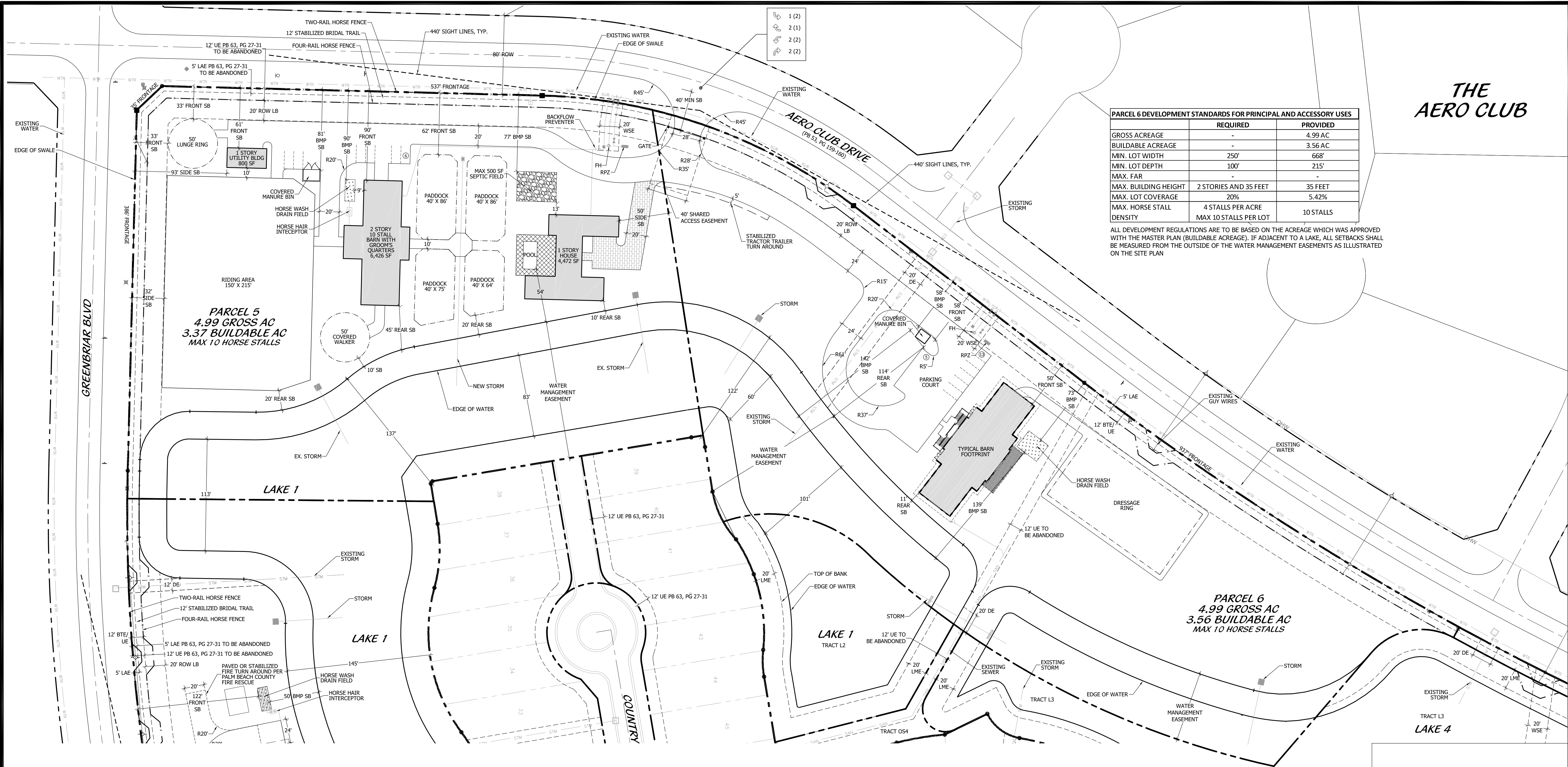
Site Plan Parcels 3 & 4

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

Approved by Village of Wellington
PLANNING & ZONING DIVISION
Paul Miller
DATE: 6/22/17
Minor Amendment for
in-field adjustments

SHEET 5 OF 13

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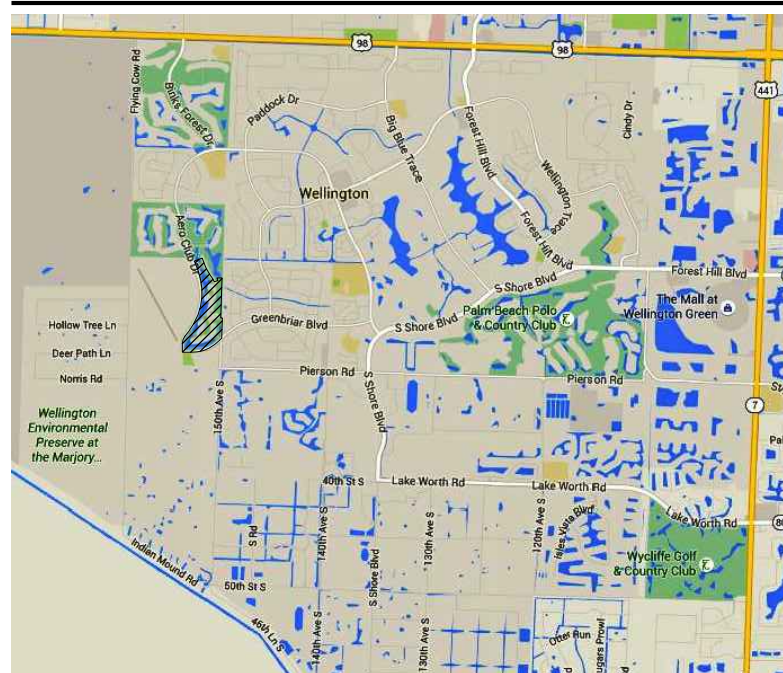


PARCEL 6 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	3.56 AC
MIN. LOT WIDTH	250'	668'
MIN. LOT DEPTH	100'	215'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	5.42%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

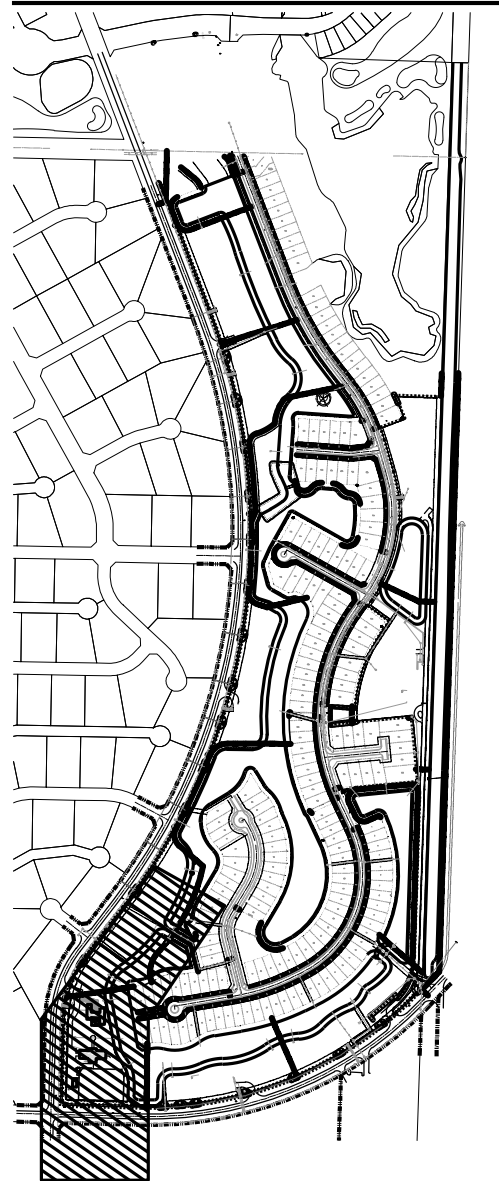
ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

THE
AERO CLUB

LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

PARCEL 5 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	3.37 AC
MIN. LOT WIDTH	250'	522'
MIN. LOT DEPTH	100'	334'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	5.11%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 5	10	6.3	6
PARCEL 6	10	6.3	18

*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS



Petition No.: 2020-0007 MSPA

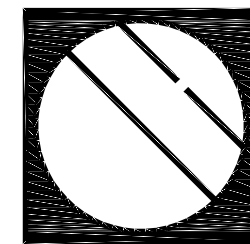
Cert. Date: 11/18/2020

DRM: Kelly Ferraiolo

Reviewed for compliance with codes, ordinances and regulations currently in effect for the Village of Wellington.

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

1. All previously applied conditions of approval remain in effect.
2. Any future changes to the site may require a site plan amendment.
3. An approved Land Development Permit from the Village of Wellington Engineering Department is required prior to any site work taking place.



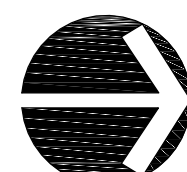
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Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
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Lic# LC-C000239

Winding Trails
Site Plan Parcels 5 & 6

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19
10-30-20	10-14-20



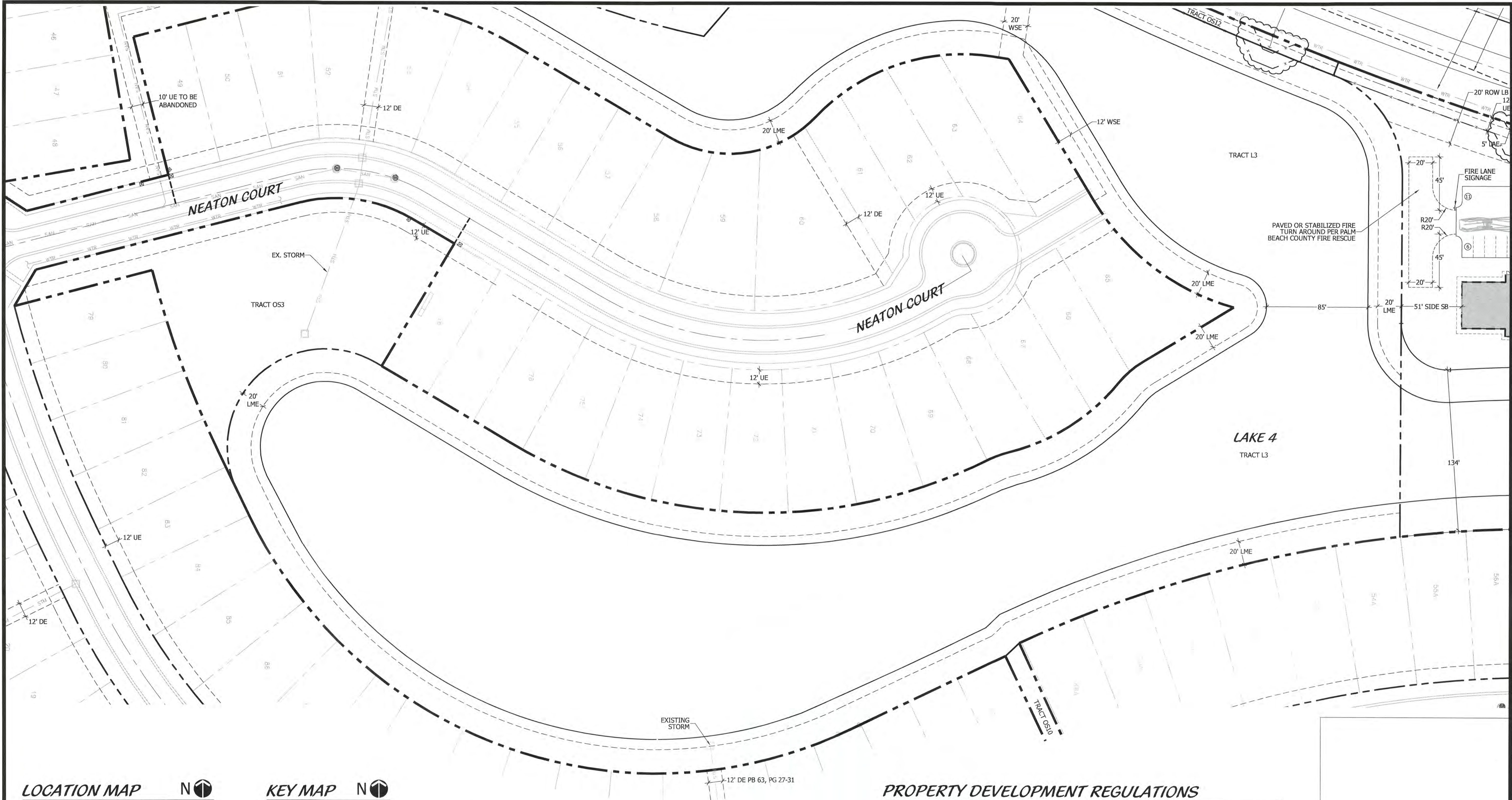
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October 30, 2020 1:31:40 p.m.

Drawing: 15-0201_SP.DWG

SHEET 6 OF 13

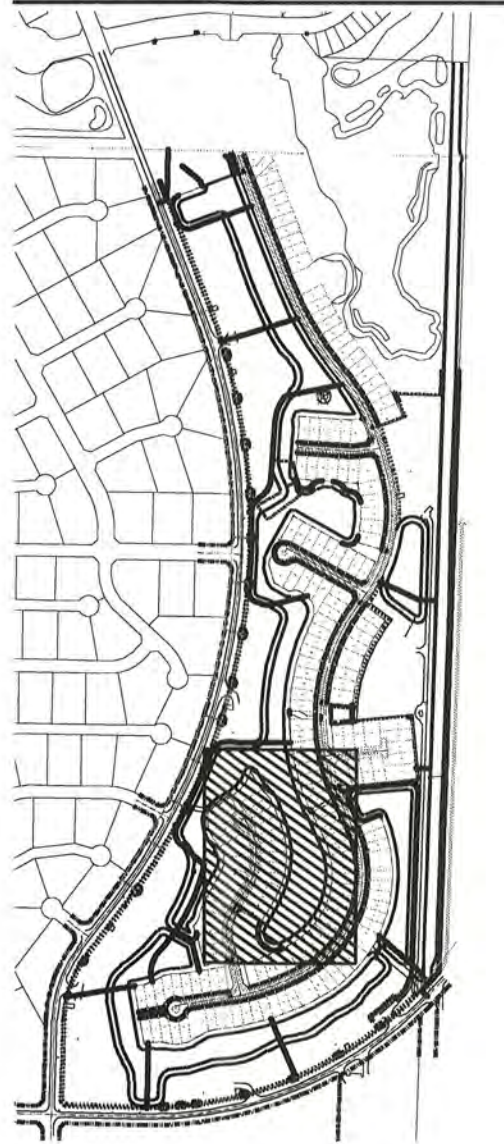
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LOCATION MAP



KEY MAP



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
GROSS ACREAGE	-
BUILDABLE ACREAGE	-
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL	4 STALLS PER ACRE
DENSITY	MAX 10 STALLS PER LOT

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment For
in-field adjustments



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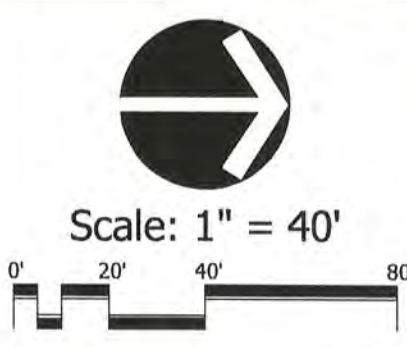
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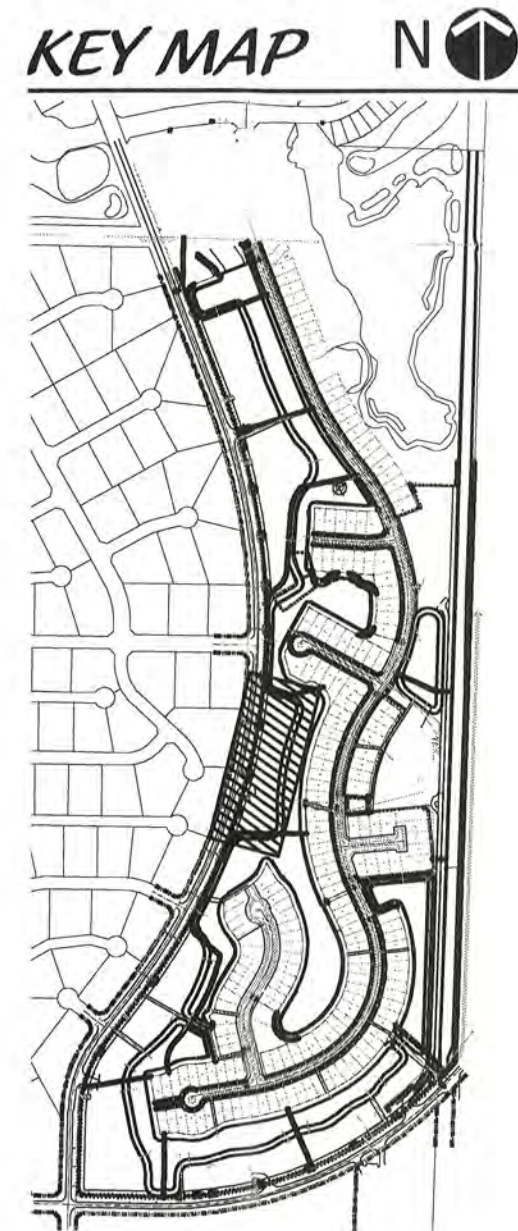
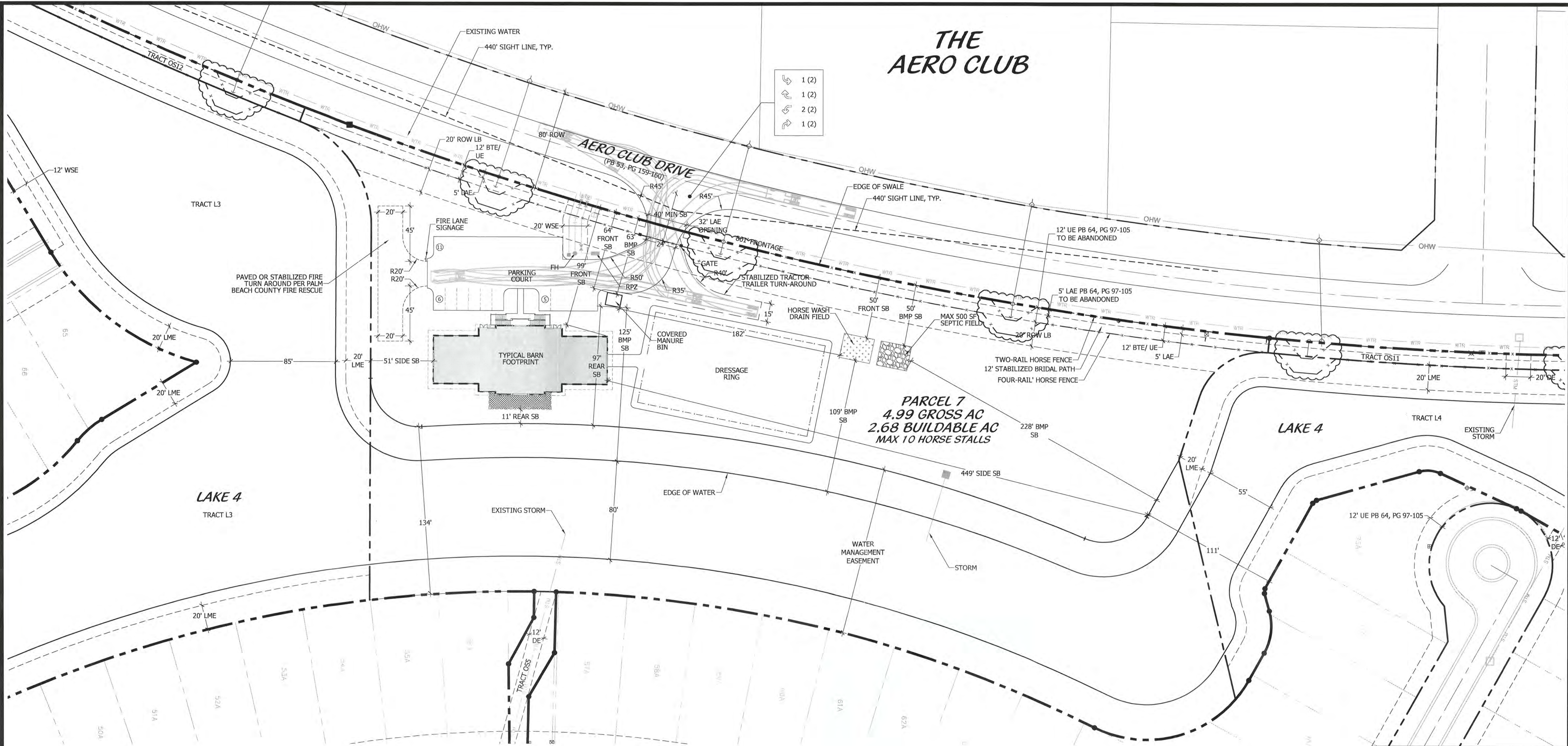
Winding Trails
Site Plan Lake 4



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-09-15
REVISIONS	06-02-16
02-02-17	07-06-16
03-04-17	08-03-16
04-25-17	09-21-16
08-08-17	11-16-16
09-25-17	12-06-16
10-16-17	06-11-19



June 11, 2019 11:02:14 a.m.
Drawing: 15-0201_SP.DWG



LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- LANDSCAPE BUFFER
EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

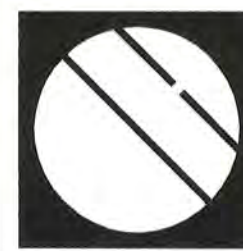
PARCEL 7 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	2.68 AC
MIN. LOT WIDTH	250'	655'
MIN. LOT DEPTH	100'	286'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	7.20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

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PARKING DATA	NO. STALLS	REQ.*	PROV.
PARCEL 7	10	6.3	22

*2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

THE AERO CLUB



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Winding Trails Site Plan Parcel 7



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

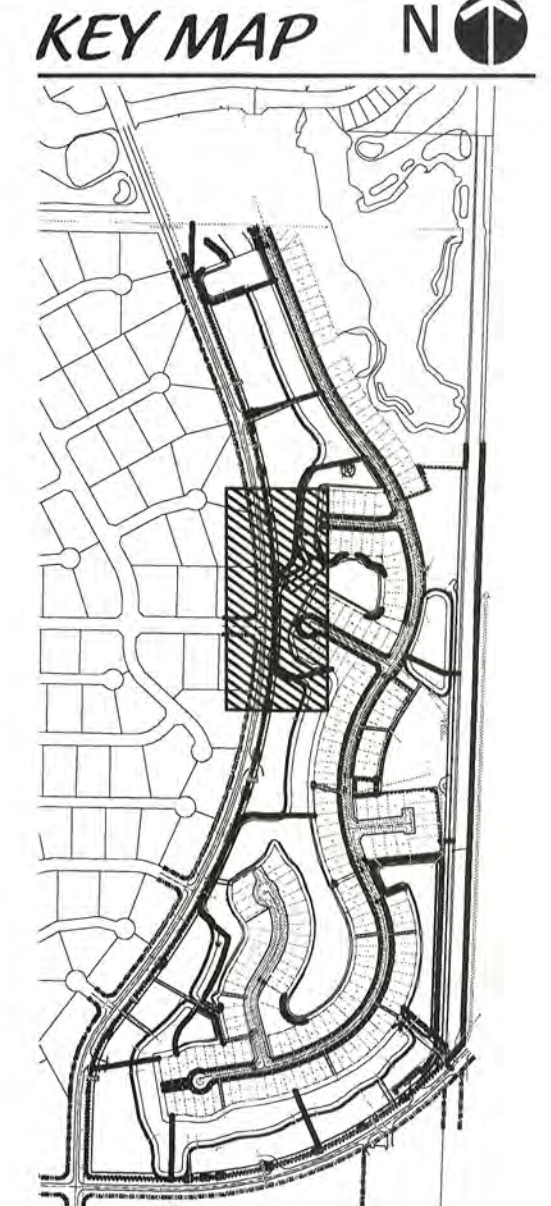
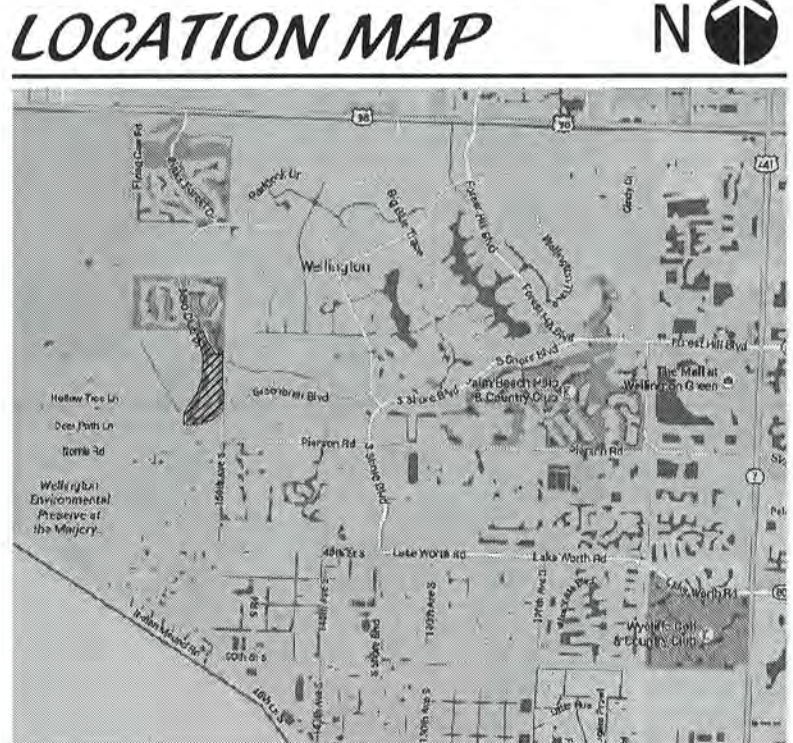
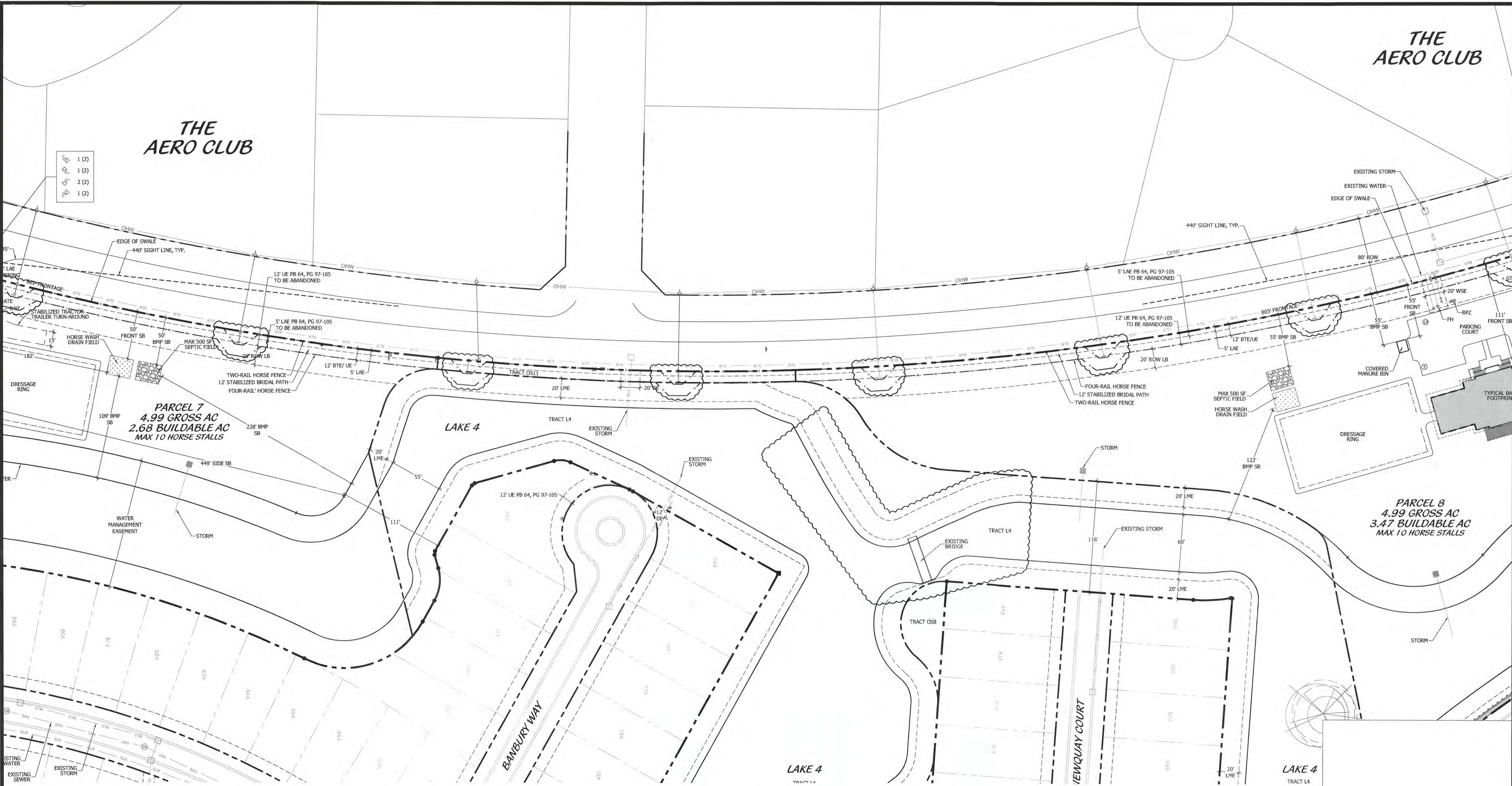


Scale: 1" = 40'

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment For
in-Field adjustment

SHEET 8 OF 13

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PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES	
GROSS ACREAGE	-
BUILDABLE ACREAGE	-
MIN. LOT WIDTH	250'
MIN. LOT DEPTH	100'
MAX. FAR	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET
MAX. LOT COVERAGE	20%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LANDSCAPE BUFFER
EX, EXIST
MAX
MIN
OS
ROW, R/W
SB
- EXISTING
MAXIMUM
MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

THE AERO CLUB

THE AERO CLUB

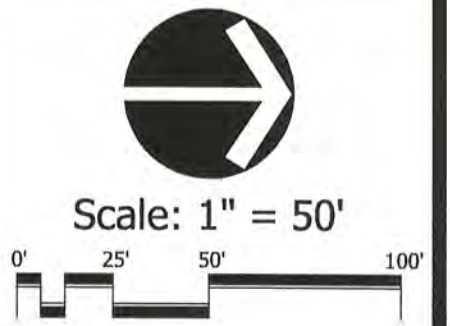
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Winding Trails

Site Plan Lake 4



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19



Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment For
in-field adjustments

June 11, 2019 11:02:14 a.m.
Drawing: 15-0201_SP.DWG

PARCEL 8 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	3.47 AC
MIN. LOT WIDTH	250'	341'
MIN. LOT DEPTH	100'	167'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	5.56%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

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THE AERO CLUB

- 1 (2)
- 2 (1)
- 1 (1)
- 1 (1)

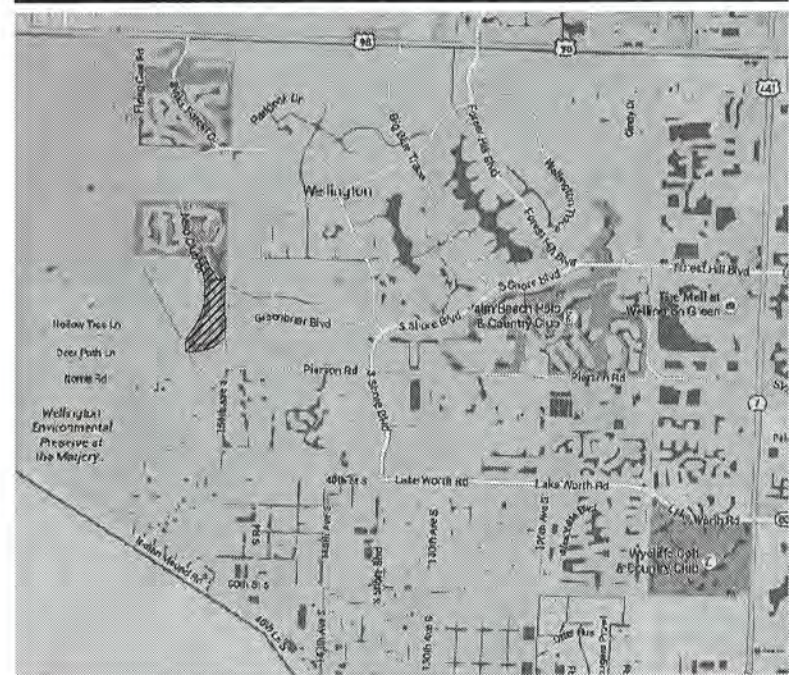
PARCEL 9
4.99 GROSS AC
3.03 BUILDABLE AC
MAX 10 HORSE STALLS

PARCEL 8
4.99 GROSS AC
3.47 BUILDABLE AC
MAX 10 HORSE STALLS

PARCEL 9 DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES		
	REQUIRED	PROVIDED
GROSS ACREAGE	-	4.99 AC
BUILDABLE ACREAGE	-	3.03 AC
MIN. LOT WIDTH	250'	566'
MIN. LOT DEPTH	100'	376'
MAX. FAR	-	-
MAX. BUILDING HEIGHT	2 STORIES AND 35 FEET	35 FEET
MAX. LOT COVERAGE	20%	6.37%
MAX. HORSE STALL DENSITY	4 STALLS PER ACRE MAX 10 STALLS PER LOT	10 STALLS

ALL DEVELOPMENT REGULATIONS ARE TO BE BASED ON THE ACREAGE WHICH WAS APPROVED WITH THE MASTER PLAN (BUILDABLE ACREAGE). IF ADJACENT TO A LAKE, ALL SETBACKS SHALL BE MEASURED FROM THE OUTSIDE OF THE WATER MANAGEMENT EASEMENTS AS ILLUSTRATED ON THE SITE PLAN

LOCATION MAP



KEY MAP



PROPERTY DEVELOPMENT REGULATIONS

PRINCIPAL STRUCTURE SETBACKS				
SETBACK	MIN. SETBACK FOR PRINCIPAL STRUCTURE	MIN. SETBACK FOR ACCESSORY STRUCTURE	MIN. SETBACK FOR MANURE BINS *	RIDING RING / PADDOCKS / PRACTICE FIELD
FRONT	50'	55'	30'	20'
SIDE, INTERIOR	50'	10'	30'	20'
SIDE, CORNER	50'	10'	30'	20'
REAR	10'	10'	30'	20'
OTHER	50' from residential lot	-	50' from residential lot	50' from residential lot

* ADDITIONAL SETBACKS PER WELLINGTON'S BMP ORDINANCE SHALL APPLY.

PARKING DATA		NO. STALLS	REQ.*	PROV.
PARCEL 8		10	6.3	29
PARCEL 9		10	6.3	29

* 2 SPACE / DU + 1 SPACE / GROOMS QRTS + 1 SPACE / 3 HORSE STALLS

LEGEND

- BARN
4 STALLS/AC
MAX 10 STALLS
- COVERED MANURE BIN
- MAXIMUM 500 SF SEPTIC FIELD
- HORSE WASH DRAIN FIELD
- LB EX, EXIST
MAX
MIN
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SB
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EXISTING
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MINIMUM
OPEN SPACE
RIGHT OF WAY
SETBACK

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/17
Minor Amendment For
in-Field adjustments



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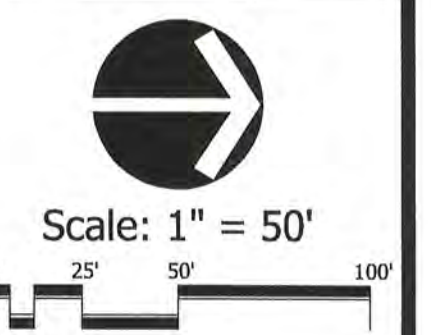
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Suite 4
Jupiter, Florida 33458
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Winding Trails Site Plan Parcels 8 & 9

JUN 13 2019

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	02-02-17
	08-03-16
	09-21-16
	11-16-16
	06-11-19



June 11, 2019 11:02:14 a.m.
Drawing: 15-0201_SP.DWG

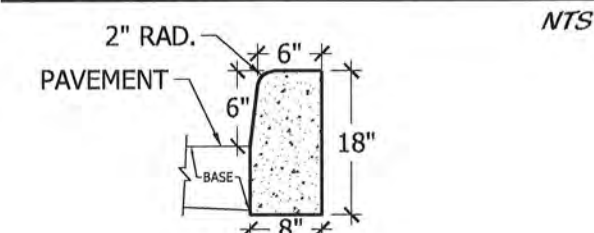
SHEET 10 of 13

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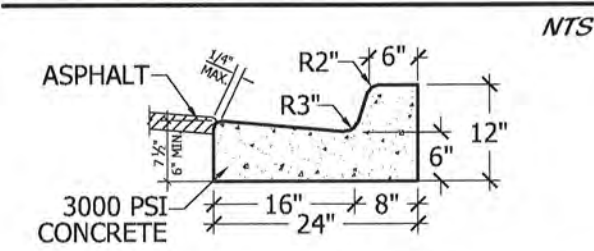
FIRE LANE SIGN



D CURB

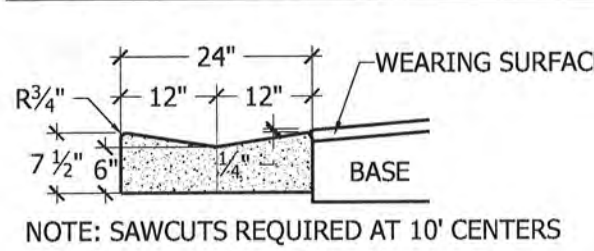


F CURB

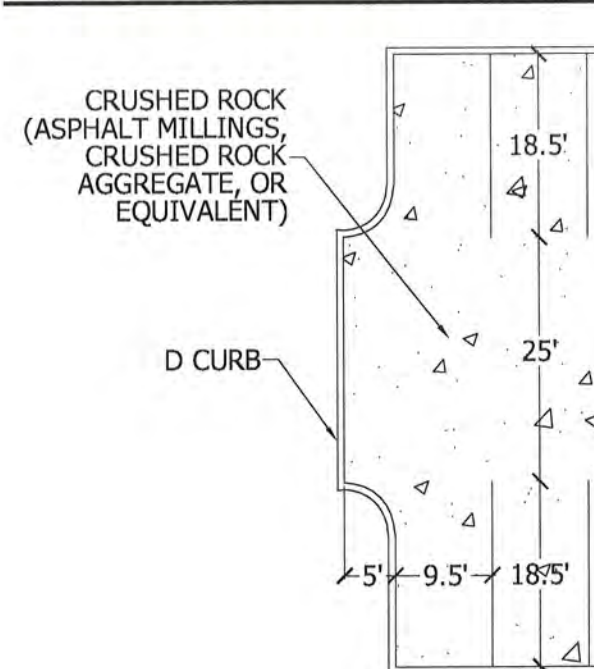


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

VALLEY CURB



PARKING COURT



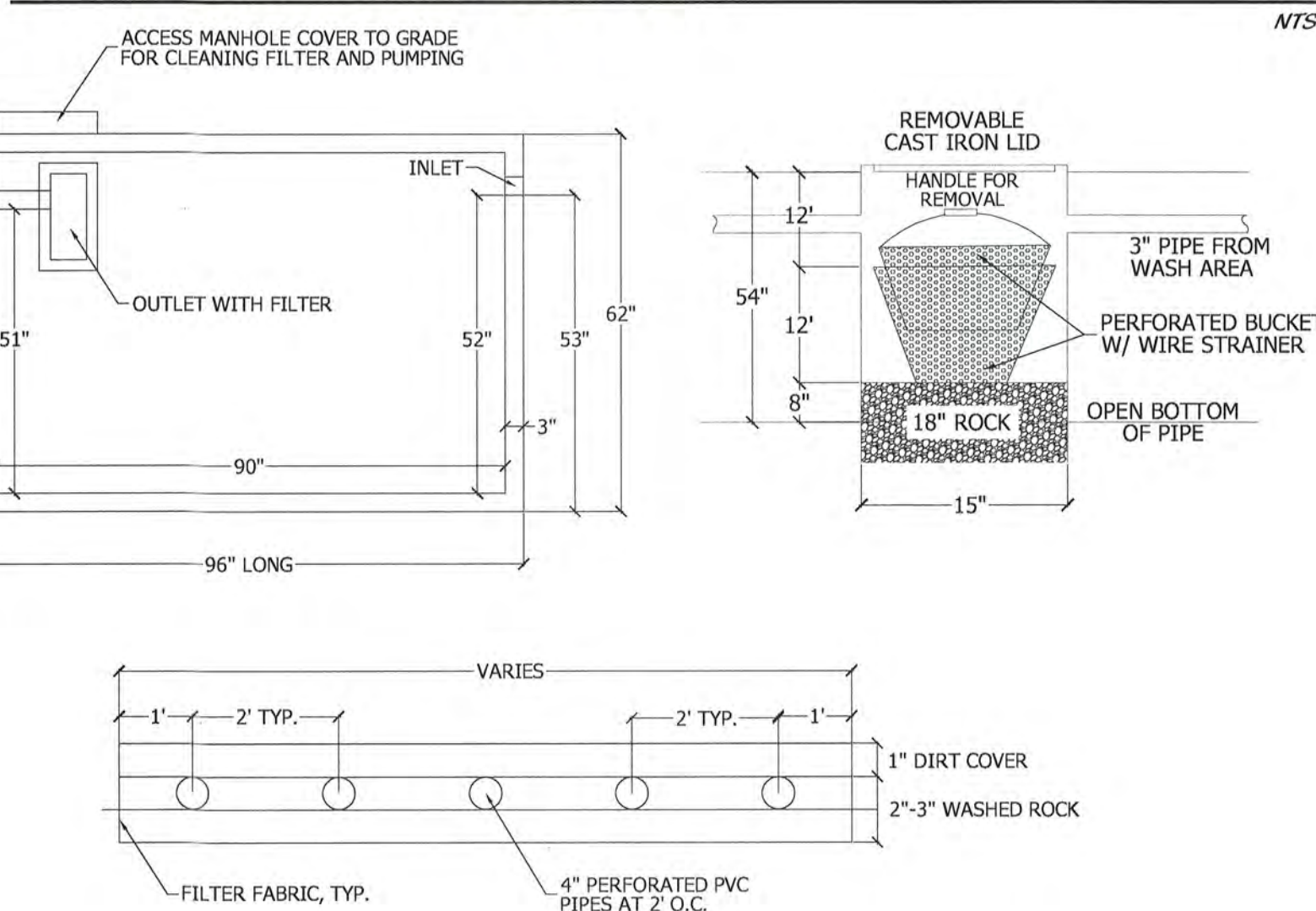
FOUR-RAIL HORSE FENCE



KEY CARD ACCESS GATE



HORSE HAIR INTERCEPTOR



ENTRY GATE



FOR ILLUSTRATIVE PURPOSES ONLY

TWO-RAIL HORSE FENCE

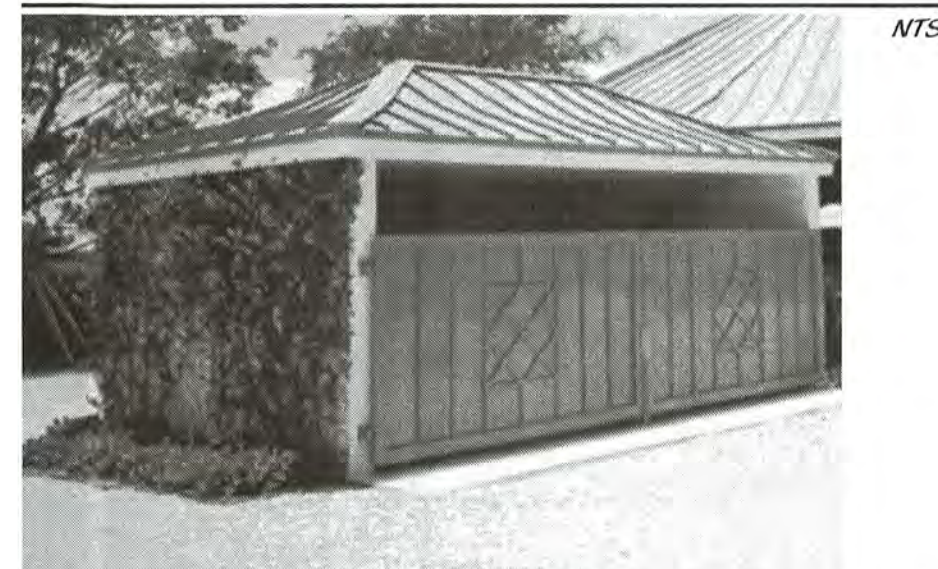


TO MATCH EXISTING TWO-RAIL HORSE FENCE

MANURE BIN

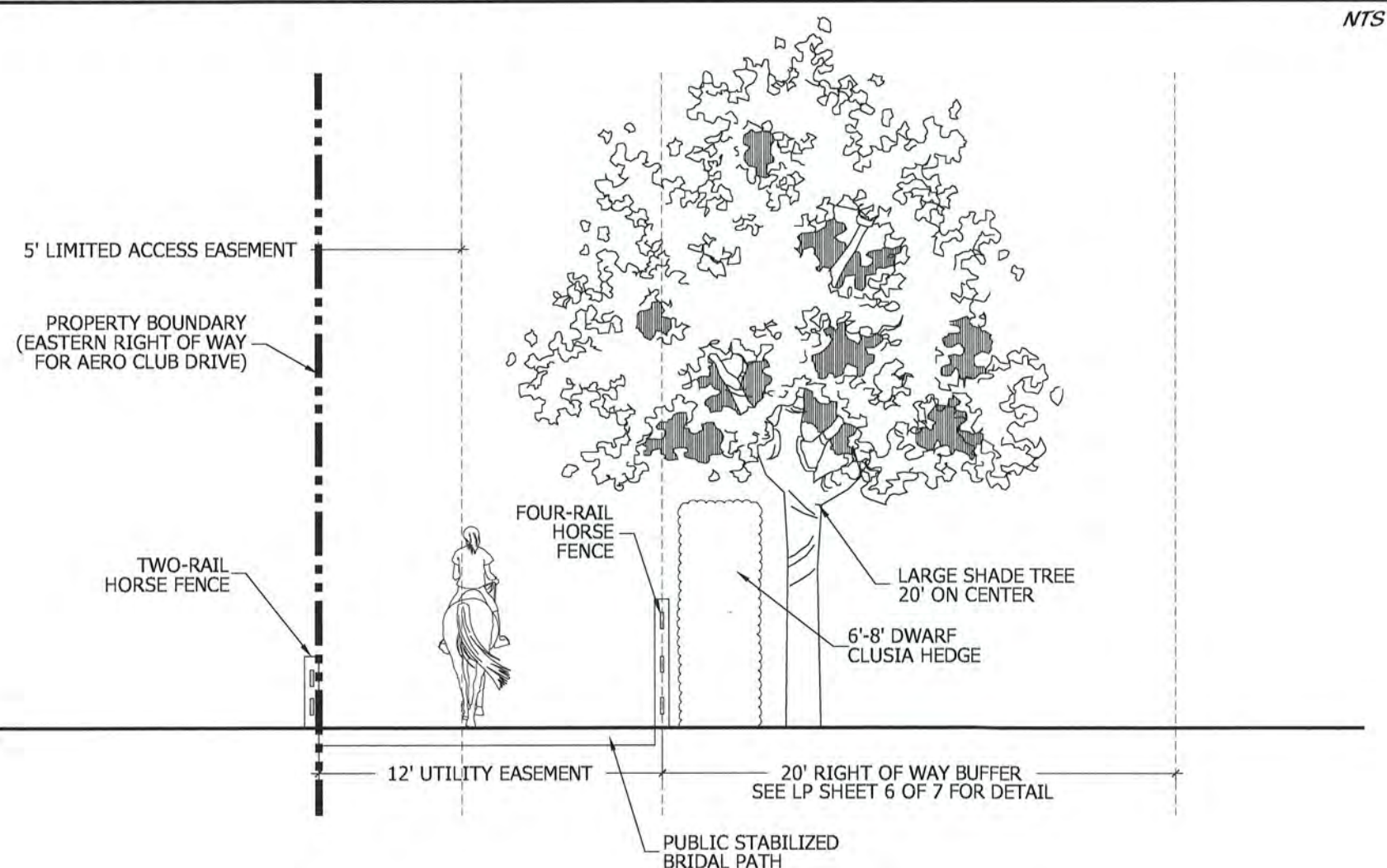


MANURE STRUCTURE OPT 1

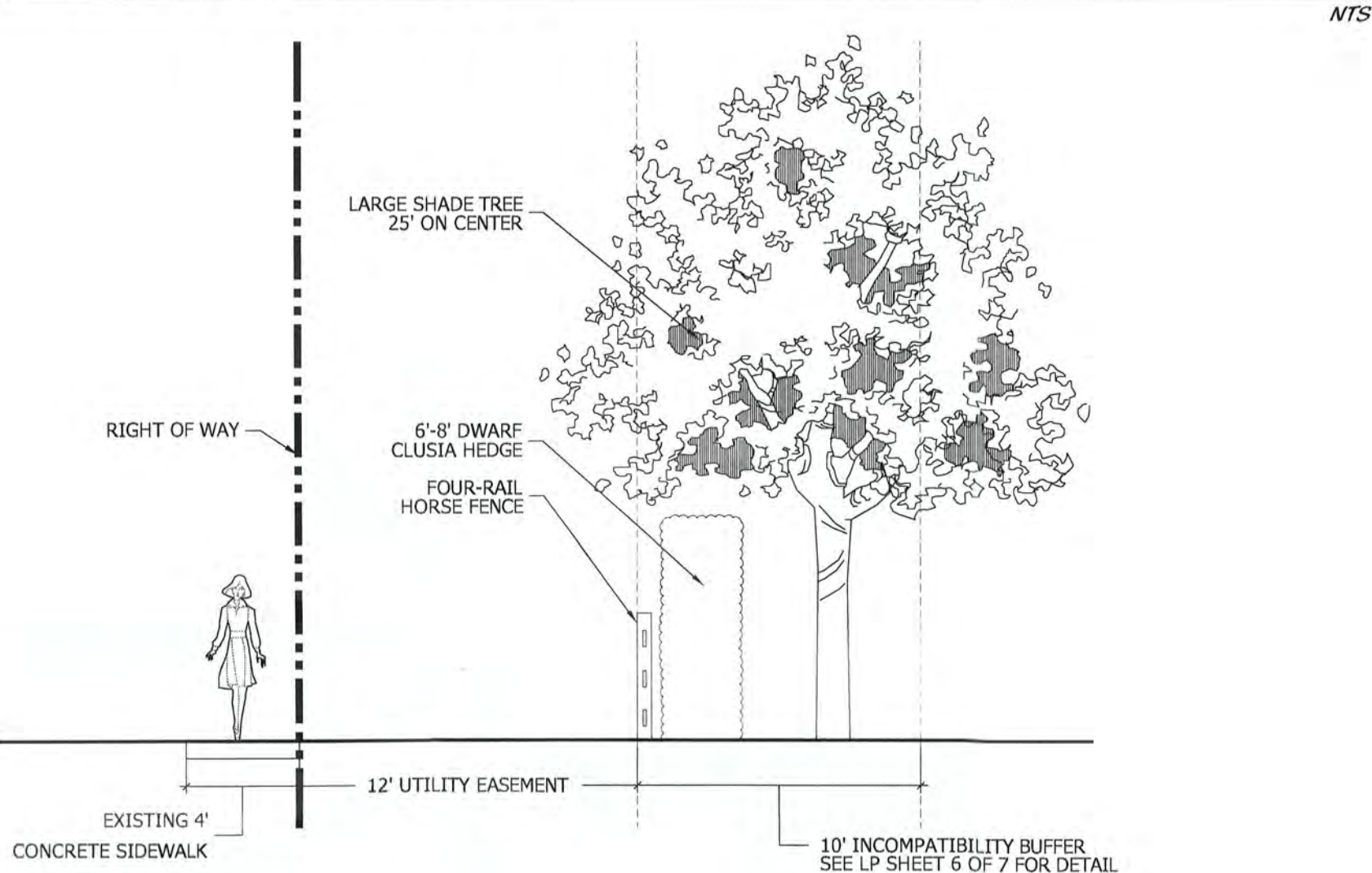


STRUCTURE TO HAVE PITCHED FLOOR OR EDGE LIP TO PREVENT RUNOFF.

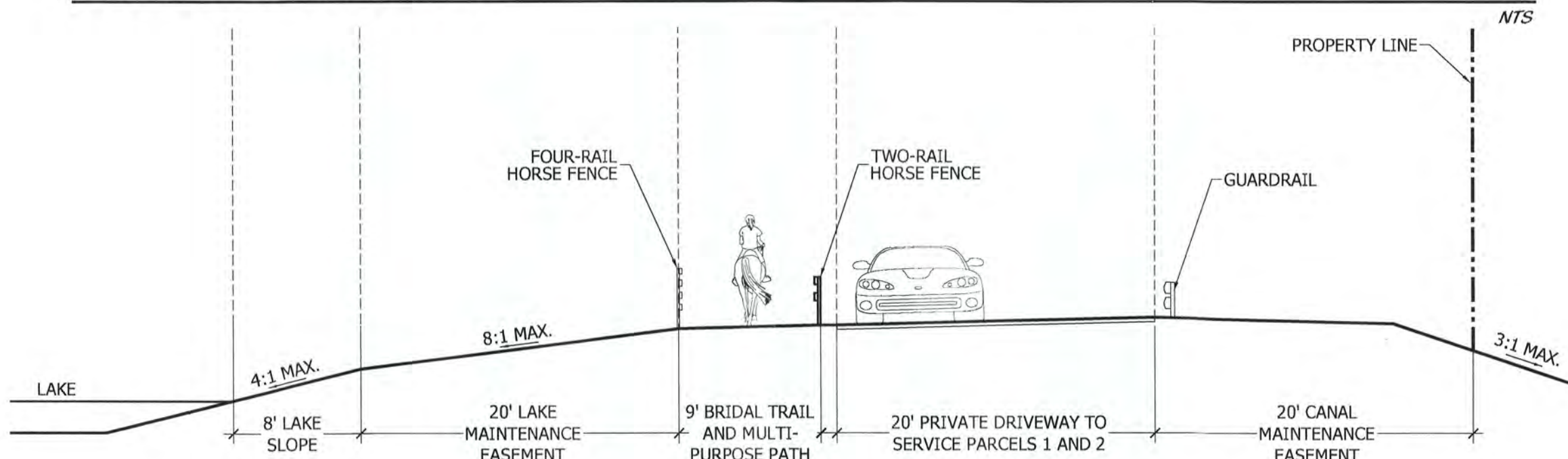
CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C

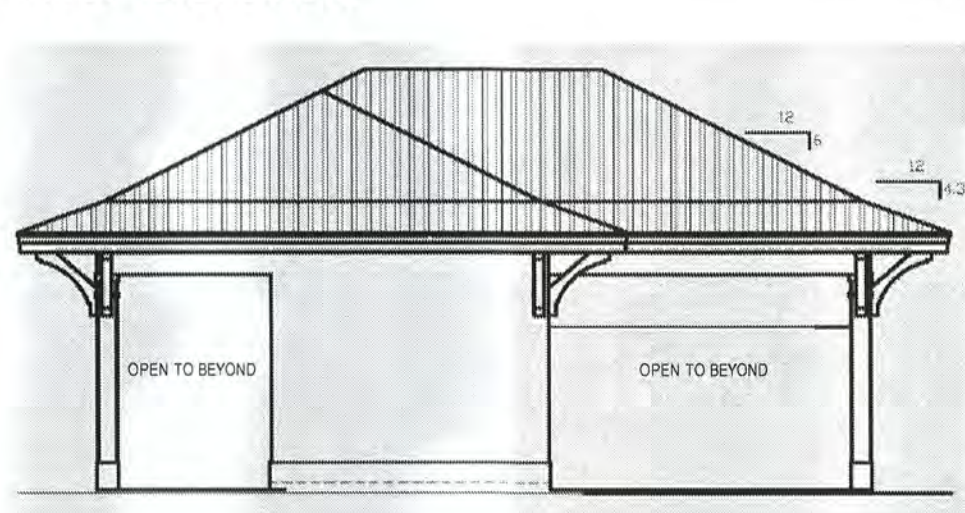


MANURE STRUCTURE OPT 2

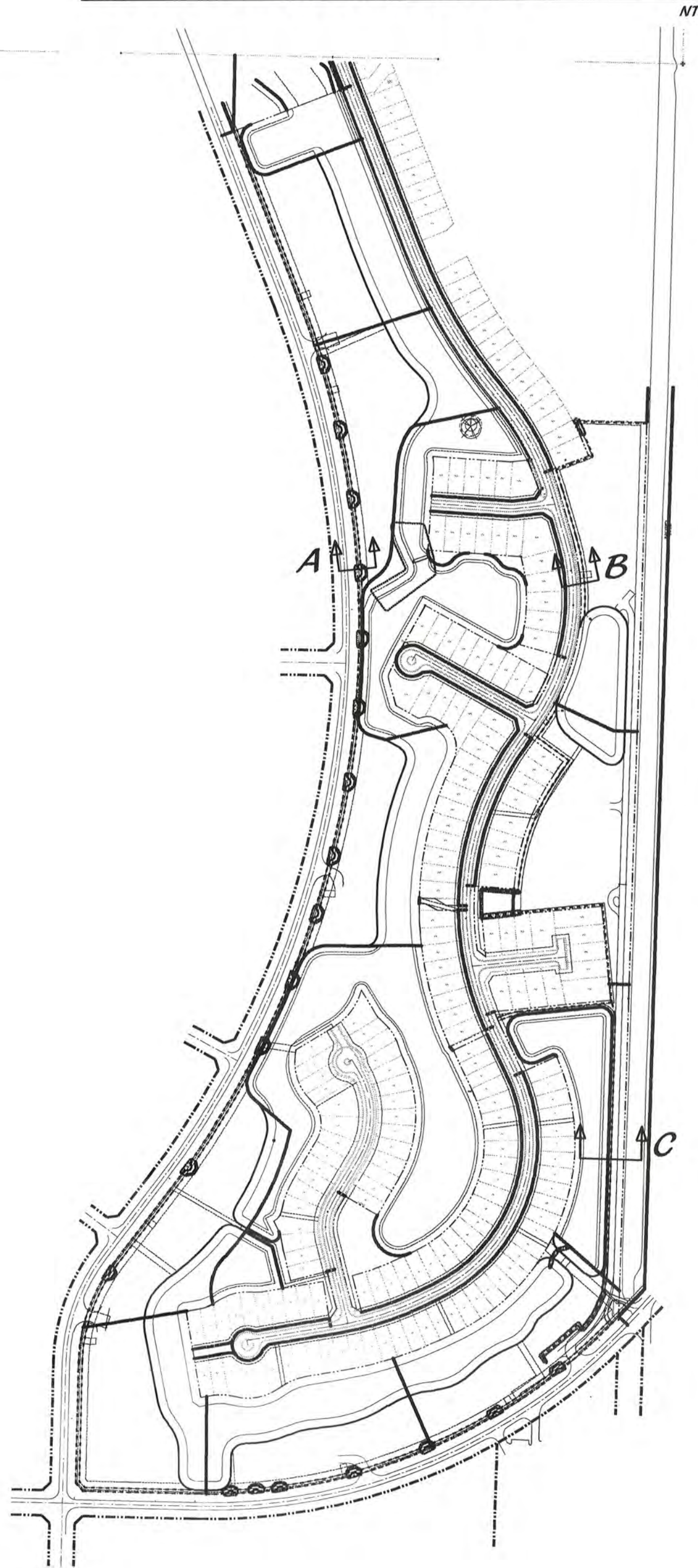
Front Elevation



Rear Elevation



CROSS SECTION KEY MAP



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Winding Trails
Cross Sections and Details



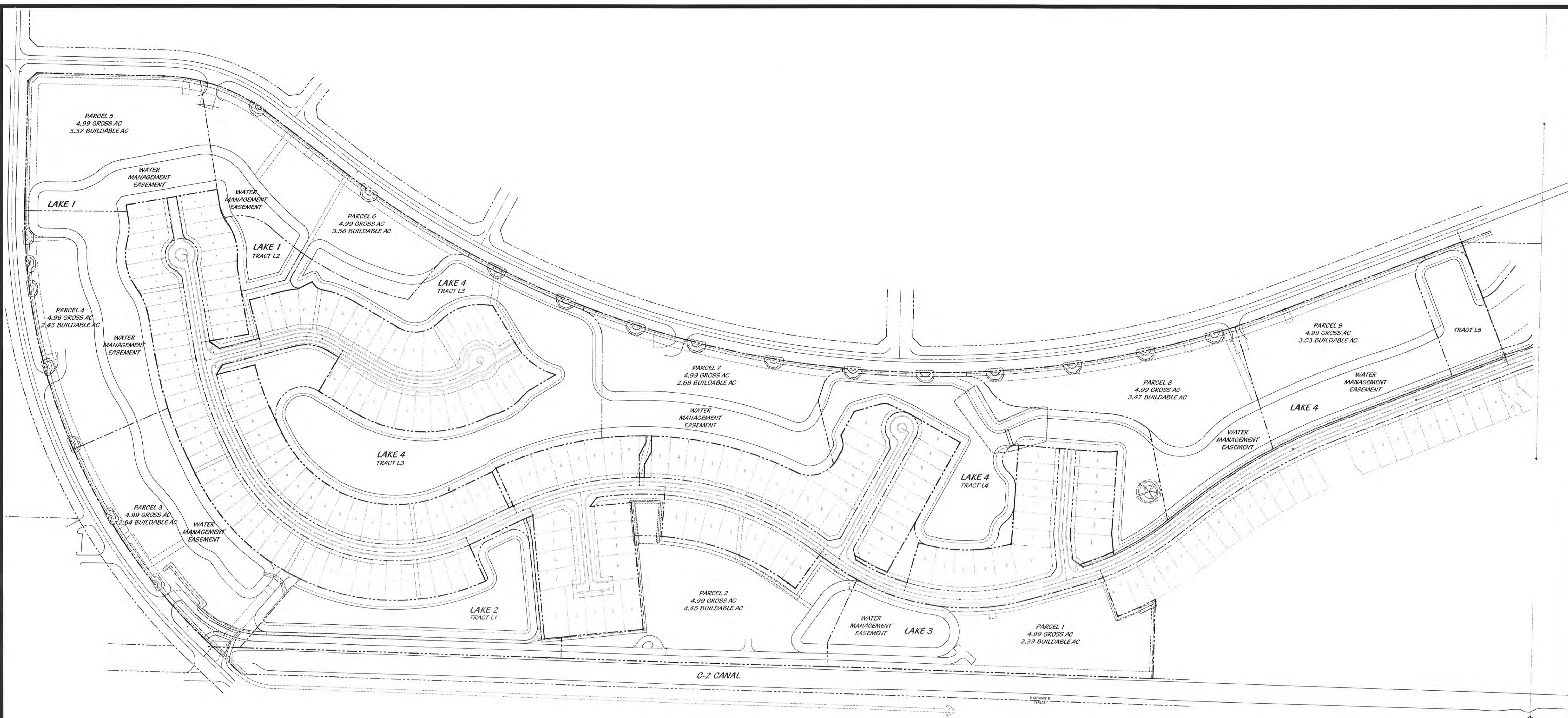
DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	08-24-16
08-03-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE 8/22/19
Minor Amendment for
in-field adjustments

June 11, 2019 10:48:57 a.m.
Drawing: 15-0201_MP.DWG

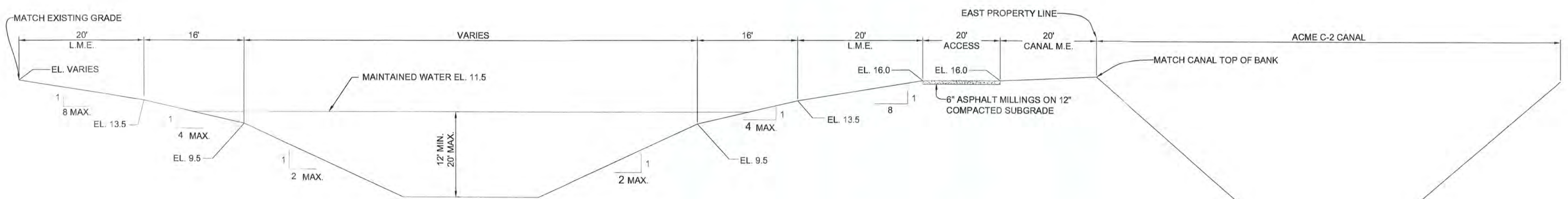
SHEET 11 OF 13

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report any discrepancies to the architect.



SITE DATA

PROJECT NAME	WINDING TRAILS
RANGE 41, TOWNSHIP 44, SECTION 18/07	
PROPERTY CONTROL NUMBERS	73-41-44-18-03-004-0020 73-41-44-18-03-006-0000 73-41-44-07-07-005-0010 73-41-44-18-03-004-0010 73-41-44-07-07-010-0020
PETITION NUMBER	16-061 (2016-024 SP6)
FUTURE LAND USE	RESIDENTIAL B / EPA
ZONING	AR / PUD / EQUESTRIAN OVERLAY ZONING
SUBAREA	DISTRICT (EOZD)
	SUBAREA F
SITE AREA	SF 2,907,032.99 AC 66.74
LA KES	
LAKE 1	202,951 4.66 281,889 6.47
LAKE 2	75,395 1.73 N/A N/A
LAKE 3	30,180 1.22 25,422 0.58
LAKE 4	573,083 13.16 620,993 14.26
TOTAL	904,608 20.77 840,708 21.31
LAKE TRACTS	
TRACT L1	130,036 2.99
TRACT L2	31,783 0.73
TRACT L3	333,372 7.65
TRACT L4	243,434 5.59
TRACT L5	60,594 1.39
TOTAL	799,219 18.35



TYPICAL WATER MANAGEMENT TRACT/ACCESS SECTION
NO SCALE



Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/17
Minor Amendment for
in-field adjustments

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Winding Trails

Lake Relocation Plan

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	07-06-16
	02-02-17
	08-03-16
	04-25-17
	08-24-16
	08-03-17
	09-21-16
	09-25-17
	11-16-16
	10-16-17
	06-11-19

Scale: 1" = 150'

June 11, 2019 10:49:57 a.m.
Drawing: 15-0201_MP.DWG

SHEET 12 OF 13

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Lic# LC-C000239

Winding Trails
Legal Description



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	08-24-16
08-03-17	09-21-16
09-25-17	11-16-16
10-16-17	06-11-19

June 11, 2019 10:49:57 a.m.
Drawing: 15-0201_MP.DWG

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DESCRIPTION

(PLAT AND SURVEY ON GRID)

A PARCEL OF LAND BEING PORTIONS OF PARCEL F, H, J, K, M AND Y OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, AS RECORDED IN PLAT BOOK 64, PAGES 97-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PARCELS D, E, F AND G, OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, AS RECORDED IN PLAT BOOK 63, PAGES 27-31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS LYING IN A PORTION OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE BEARING S 88°44'05" E ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 3163.63 FEET; THENCE DEPARTING SAID SECTION LINE BEARING S 01°15'55" W, A DISTANCE OF 242.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AS SHOWN IN PLAT BOOK 53, PAGES 159-160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF PARCEL J OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A AND TO THE POINT OF BEGINNING; THENCE BEARING N 69°00'56" E, A DISTANCE OF 375.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AS SHOWN ON SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A; THENCE BEARING S 20°59'04" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 567.23 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1625.00 FEET AND A DELTA ANGLE OF 17° 12' 03", A DISTANCE OF 487.84 FEET TO A POINT OF TANGENCY; THENCE BEARING S 38°11'07" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 97.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 20° 56' 55", A DISTANCE OF 283.36 FEET TO A NON TANGENT POINT; THENCE BEARING S 33°19'10" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 13.01 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 100A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT AS RECORDED IN PLAT BOOK 80, PAGE 131-136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 765.00 FEET, A DELTA ANGLE OF 08° 08' 23", AND WHOSE LONG CHORD BEARS N 20°41'14" W, A DISTANCE OF 108.68 FEET TO A POINT OF NON TANGENCY; THE FOLLOWING EIGHT COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING S 84°31'03" W, A DISTANCE OF 55.61 FEET ; THENCE BEARING N 85°57'02" W, A DISTANCE OF 247.90 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 43° 42' 45" AND WHOSE LONG CHORD BEARS S 12°11'47" W, A DISTANCE OF 1.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 164.69 FEET, A DELTA ANGLE OF 13° 42' 40" AND WHOSE LONG CHORD BEARS S 2°48'15" E, A DISTANCE OF 39.41 FEET TO A POINT OF TANGENCY; THENCE BEARING S 4°02'30" W, A DISTANCE OF 259.48 FEET ; THENCE BEARING S 8°55'54" E, A DISTANCE OF 286.50 FEET TO A POINT OF NON TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 31° 06' 33", AND WHOSE LONG CHORD BEARS S 00°31'07" W, A DISTANCE OF 285.05 FEET TO A NON TANGENT POINT; THENCE BEARING S 73°55'36" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT ON A CURVE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY HAVING A RADIUS OF 650.00 FEET, A DELTA ANGLE OF 14° 58' 56", AND WHOSE LONG CHORD BEARS S 23°33'50" W, A DISTANCE OF 169.97 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 75°12'43" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 14.48 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY LINE OF LOT 82A OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, HAVING A RADIUS OF 618.00 FEET, A DELTA ANGLE OF 09° 56' 31", AND WHOSE LONG CHORD BEARS N 27°00'33" E, A DISTANCE OF 131.05 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING N 60°37'55" W, A DISTANCE OF 449.87 FEET ; THENCE BEARING S 29°22'05" W, A DISTANCE OF 175.01 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 04° 48' 29", AND WHOSE LONG CHORD BEARS S 26°57'50" W, A DISTANCE OF 4.20 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 24°33'55" W, A DISTANCE OF 67.96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 40° 11' 32", A DISTANCE OF 17.54 FEET TO A POINT OF TANGENCY; THENCE BEARING S 16°37'56" E, A DISTANCE OF 86.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 44° 59' 59", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING S 60°37'55" E, A DISTANCE OF 79.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 3.93 FEET TO A POINT OF TANGENCY; THENCE BEARING N 74°22'04" E, A DISTANCE OF 14.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 45° 00' 01", A DISTANCE OF 35.34 FEET TO A POINT OF TANGENCY; THENCE BEARING S 60°37'55" E, A DISTANCE OF 25.33 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 86° 58' 37", A DISTANCE OF 144.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 24° 42'38", A DISTANCE OF 452.84 FEET TO A NON TANGENT POINT; THENCE BEARING S 88°21'56" E ALONG THE SOUTH LINE OF TRACT R-2 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 49.08 FEET; THENCE BEARING S 59°38'04" E DEPARTING SAID TRACT LINE, A DISTANCE OF 41.25 FEET; THENCE BEARING S 58°22'08" E, A DISTANCE OF 39.97 FEET TO A POINT ON A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 54' 19", AND WHOSE LONG CHORD BEARS S 00°02'47" E, A DISTANCE OF 14.61 FEET TO A POINT OF NON TANGENCY; THENCE BEARING S 89°30'03" W ALONG THE NORTH LINE OF A PORTION OF LOT 56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 66.45 FEET; THENCE BEARING N 61°24'36" W DEPARTING SAID LOT LINE, A DISTANCE OF 42.86 FEET; THENCE BEARING N 89°20'19" W, A DISTANCE OF 20.89 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND REAR LOT LINES OF LOTS 49A-56A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT AND EASTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 25° 33' 28", AND WHOSE LONG CHORD BEARS S 12°03'48" E, A DISTANCE OF 468.37 FEET TO THE SOUTHWESTERLY CORNER OF TRACT R-1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT; THENCE BEARING N 65°06'11" E ALONG THE SOUTHERLY LINE OF SAID TRACT R-1, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 00° 30' 27", AND WHOSE LONG CHORD BEARS S 25°09'01" E, A DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE BEARING S 25°24'13" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 5.84 FEET; THENCE BEARING S 64°35'47" W ALONG THE NORTHERLY LINE OF LOT 100 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, A DISTANCE OF 120.00 FEET; THE FOLLOWING SIXTEEN COURSES BEING COINCIDENT WITH PARCEL G OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING S 25°24'13" E, A DISTANCE OF 145.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 89° 35' 31", A DISTANCE OF 594.20 FEET TO A POINT OF TANGENCY; THENCE BEARING S 64°11'18" W, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 11° 21' 14", A DISTANCE OF 164.48 FEET TO A NON TANGENT POINT; THENCE BEARING S 14°27'29" E, A DISTANCE OF 120.00 FEET; THENCE BEARING N 59°23'42" W, A DISTANCE OF 35.39 FEET; THENCE BEARING N 14°19'55" W, A DISTANCE OF 229.70 FEET TO A POINT OF CURVATURE ; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 44° 59' 52", A DISTANCE OF 98.17 FEET TO A POINT OF TANGENCY; THENCE BEARING N 30°39'57" E, A DISTANCE OF 41.43 FEET; THENCE BEARING S 59°20'03" E, A DISTANCE OF 120.00 FEET; THENCE BEARING N30°39'57" E, A DISTANCE OF 125.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 57° 34' 22", A DISTANCE OF 422.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 13° 19' 43", A DISTANCE OF 17.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 37° 36' 38", A DISTANCE OF 111.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 20° 09' 11", A DISTANCE OF 26.38 FEET TO A POINT OF TANGENCY; THENCE BEARING N 31°02'08" W, A DISTANCE OF 89.49 FEET TO A NON TANGENT POINT AND TO A POINT ON THE EASTERLY LINE OF PARCEL D OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID PARCEL D, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 43° 27' 40", AND WHOSE LONG CHORD BEARS S 37°09'57" W, A DISTANCE OF 151.71 FEET TO A POINT OF TANGENCY; THE FOLLOWING NINE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL D, OF THE PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING S 58°57'52" W, A DISTANCE OF 138.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 50° 21' 41", A DISTANCE OF 1.76 FEET TO A POINT OF TANGENCY; THENCE BEARING S 8°36'11" W, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 55° 06' 54", A DISTANCE OF 163.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 77° 10' 40", A DISTANCE OF 134.70 FEET TO A POINT OF TANGENCY; THENCE BEARING S 30°39'57" W, A DISTANCE OF 150.58 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 20° 38' 49", A DISTANCE OF 106.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 53° 55' 59", A DISTANCE OF 42.36 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THE FOLLOWING ELEVEN COURSES BEING COINCIDENT WITH SAID PARCEL F; THENCE BEARING S 26°02'53" E, A DISTANCE OF 47.98 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 09° 35' 28", AND WHOSE LONG CHORD BEARS S 09°32'11" E, A DISTANCE OF 49.38 FEET TO A POINT OF TANGENCY; THENCE BEARING S 14°19'55" E, A DISTANCE OF 101.58 FEET; THENCE BEARING N 75°40'05" E, A DISTANCE OF 120.00 FEET; THENCE BEARING S 14°19'55" E, A DISTANCE OF 123.20 FEET;

THENCE BEARING S 33°00'50" W, A DISTANCE OF 36.77 FEET; THENCE BEARING S 80°21'35" W, A DISTANCE OF 2.78 FEET; THENCE BEARING N 09°38'25" W, A DISTANCE OF 120.00 FEET; THENCE BEARING S 80°21'35" W, A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 15° 38' 33", A DISTANCE OF 27.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 26° 14' 20", A DISTANCE OF 77.85 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF PARCEL E AND THE NORTH LINE OF LOT 42 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THE FOLLOWING THIRTEEN COURSES BEING COINCIDENT WITH SAID PARCEL E; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 13° 25' 03", AND WHOSE LONG CHORD BEARS S 63°03'20" W, A DISTANCE OF 39.81 FEET TO A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 32° 57' 22", AND WHOSE LONG CHORD BEARS S 63°52'54" W, A DISTANCE OF 54.64 FEET TO A POINT OF TANGENCY; THENCE BEARING S 80°21'35" W, A DISTANCE OF 55.73 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET TO A POINT OF TANGENCY; THENCE BEARING S 09°38'25" E, A DISTANCE OF 276.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 90° 00' 00", A DISTANCE OF 3.14 FEET; THENCE BEARING N 80°21'35" E, A DISTANCE OF 41.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 25° 00' 28", A DISTANCE OF 65.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 51° 53' 45", A DISTANCE OF 153.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 26° 53' 17", A DISTANCE OF 93.86 FEET TO A POINT OF TANGENCY; THENCE BEARING N 80°21'35" E, A DISTANCE OF 129.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1120.00 FEET, A DELTA ANGLE OF 16° 10' 17", A DISTANCE OF 316.11 FEET TO A POINT OF TANGENCY; THENCE BEARING N 64°11'18" E, A DISTANCE OF 59.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT BEING COINCIDENT WITH THE NORTHWESTERLY AND WESTERLY LINES OF PARCELS E AND F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 88° 25' 19", A DISTANCE OF 1033.98 FEET TO A NON TANGENT POINT; THENCE BEARING S 65°45'59" W ALONG THE NORTHERLY LINE OF LOT 1 OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, A DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY GOLF DRIVE AND TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 550.00 FEET, A DELTA ANGLE OF 01° 10' 12", AND WHOSE LONG CHORD BEARS N 24°49'07" W, A DISTANCE OF 11.23 FEET TO A POINT OF TANGENCY; THENCE BEARING N 25°24'13" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 151.45 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 03° 12' 12", A DISTANCE OF 48.92 TO A NON TANGENT POINT; THENCE BEARING N 84°29'50" E ALONG THE NORTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, A DISTANCE OF 373.56 FEET; THENCE BEARING N 05°50'10" W ALONG EAST LINE OF LOTS 40A-44A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 300.00 FEET; THENCE BEARING S 84°29'50" W ALONG THE NORTH LINE OF LOTS 36A-40A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 383.90 FEET; THENCE BEARING S05°30'30" E ALONG THE WEST LINE OF SAID LOT 36A, A DISTANCE OF 125.00 FEET; THENCE BEARING N 52°14'12" W, A DISTANCE OF 34.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE AND A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 13° 27' 40", AND WHOSE LONG CHORD BEARS N02°14'24" W, A DISTANCE OF 205.57 FEET TO A NON TANGENT POINT; THENCE BEARING S 85°30'33" E ALONG THE SOUTH LINE OF LOT 35A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALSO BEING ALONG THE EAST LINE OF LOTS 28A-35A OF SAID PLAT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 31° 37' 38" AND WHOSE LONG CHORD BEARS N 20°18'17" E, A DISTANCE OF 414.00 FEET TO A POINT OF TANGENCY; THENCE BEARING N 36°07'06" E ALONG THE EASTERLY LINE OF SAID LOT 28A, A DISTANCE OF 26.84 FEET; THENCE BEARING N 53°52'24" W ALONG THE NORTHERLY LINE OF SAID LOT 28A, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY GOLF DRIVE; THENCE BEARING N 36°07'06" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 41.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 52° 14' 33", A DISTANCE OF 638.26 FEET TO A POINT OF TANGENCY; THENCE BEARING N 16°07'27" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 04° 27' 49", A DISTANCE OF 64.27 FEET TO A NON TANGENT POINT; THENCE BEARING N 69°24'44" E ALONG THE SOUTHERLY LINE OF LOT 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, A DISTANCE OF 125.00 FEET TO A NON TANGENT POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND THE EASTERLY LINE OF LOTS 26A AND 27A OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A REPLAT, HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 07° 31' 38", AND WHOSE LONG CHORD BEARS N 24°21'05" W, A DISTANCE OF 124.81 FEET; THENCE BEARING S89°09'18" E DEPARTING SAID LOT LINES, A DISTANCE OF 238.73 FEET TO THE EAST LINE OF PARCEL K OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A; THENCE BEARING S01°50'43" W ALONG THE EAST LINE OF SAID PARCEL K AND EAST LINE OF PARCEL F OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, A DISTANCE OF 2850.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THE FOLLOWING FOUR COURSES BEING ALONG THE SOUTHERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD; THENCE BEARING S 43°46'25" W, A DISTANCE OF 27.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1780.07 FEET, A DELTA ANGLE OF 47° 39' 26", A DISTANCE OF 1480.62 FEET TO A POINT OF TANGENCY; THENCE BEARING N 88°34'09" W, A DISTANCE OF 365.32 FEET; THENCE BEARING N 43°34'09" W, A DISTANCE OF 35.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE BEARING N 01°29'51" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 385.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, HAVING A RADIUS OF 540.00 FEET, A DELTA ANGLE OF 36° 05' 05", A DISTANCE OF 340.09 FEET TO A POINT OF TANGENCY; THENCE BEARING N 37°30'56" E ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 294.66 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AERO CLUB DRIVE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 17° 01' 59", A DISTANCE OF 875.50 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2B; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID PLAT OF LAKEFIELD OF THE LANDINGS AT WELLINGTON P.U.D. - PLAT 2A, HAVING A RADIUS OF 2945.00 FEET, A DELTA ANGLE OF 41° 28' 01" AND WHOSE LONG CHORD BEARS N 1°15'04" W, A DISTANCE OF 2131.40 FEET TO A POINT OF TANGENCY; THENCE BEARING N 20°59'04" W ALONG SAID RIGHT-OF-WAY LINE AND SAID PLAT, A DISTANCE OF 571.55 FEET THE TO THE POINT OF BEGINNING.

CONTAINING 2,907,037 SQUARE FEET/66.7364 ACRES, MORE OR LESS.

Approved by Village of Wellington
PLANNING & ZONING DIVISION
DATE: 8/22/19
Minor Amendment For
in-Field adjustments