CFN 20210126550
OR BK 32303 PG 1398
RECORDED 03/22/2021 15:05:06
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 1398-1459; (62Pgs)

NOTICE OF PRESERVATION OF COVENANTS AND RESTRICTIONS FOR WINSTON TRAILS FOUNDATION, INC.

a Florida corporation not for profit

WHEREAS, the Declaration of COVENANTS AND RESTRICTIONS for the WINSTON TRAILS FOUNDATION, INC. (hereinafter referred to as the "Association) is recorded at Official Record Book 7820, Page 281, *et seq.*, in the Public Records of Palm Beach County, Florida, as same may have been amended from time to time (hereinafter referred to as "Declaration"), and imposes covenants, restrictions, duties, and obligations, both affirmative and negative, upon each and every Lot owner within the Association; and,

WHEREAS, the Declaration describes the real property affected by same Declaration as hereinafter set forth; and,

WHEREAS, the aforementioned Declaration will be extinguished thirty (30) years following the root of title pursuant to the Florida Marketable Title Act ("MRTA"), Chapter 712, Florida Statutes, *et seq.*; and,

WHEREAS, notice of a special meeting of the Association's Board of Directors, held on Feb. 4, 2021, ~~2020,~~ was mailed to all members of the Association at least seven (7) days prior to the meeting. The meeting notice contained a Statement of Marketable Title Action in accordance with Section 712.06(1)(b), Florida Statutes. A copy of the proof of notice affidavit, executed by the Association's President, is attached hereto and incorporated herewith as Exhibit "B."

WHEREAS, at said meeting, the Association's Board of Directors voted by at least a majority of a quorum to extend the aforementioned Declaration of Covenants and Restrictions pursuant to Section 712.05, Florida Statutes; and,

WHEREAS, the Association desires to preserve and reaffirm its Declaration of COVENANTS AND RESTRICTIONS, which affect the following real property:

SEE EXHIBIT "C"
ATTACHED HERETO AND INCORPORATED HEREWITH

NOW THEREFORE, by filing this Notice of Preservation of COVENANTS AND RESTRICTIONS, the Association hereby declares that the Association's COVENANTS AND RESTRICTIONS as set forth in the Declaration shall be extended for a period of thirty (30) years following the recording date of this Notice of Preservation, and in support thereof, and in compliance with Section 712.06, Florida Statutes, states as follows:

1. The name or description of the claimant or the homeowners' association desiring to preserve any covenant or restriction and the name and particular post office address of the person filing the claim or the homeowners' association is attached hereto and incorporated herewith as Exhibit "A."
2. An affidavit executed by the appropriate member of the Association's board of directors affirming that the board of directors of the Association has caused a "Statement of Marketable Title Action" to be mailed or hand delivered to the members of the Association is attached hereto and incorporated herewith as Exhibit "B."
3. A full and complete description of all land affected by such notice, which description shall be set forth in particular terms, and not by general reference, but if said claim is founded upon a recorded instrument or a covenant or a restriction, then the description in such notice may be the same as that contained in such recorded instrument or covenant or restriction, provided the same shall be

sufficient to identify the property, which description is attached hereto and incorporated herewith as Exhibit "C."

4. A statement of the claim showing the nature, description, and extent of such claim or other right subject to extinguishment under this chapter or, in the case of a covenant or restriction, a copy of the covenant or restriction or a reference to the book and page or instrument number in which the same is recorded, except that it is not necessary to show the amount of any claim for money or the terms of payment. A listing of references to the Official Record Book, Page, and Instrument Numbers of the Association's Declaration of Covenants and Restrictions, and Supplements and Amendments thereto, is attached hereto and incorporated herewith as Exhibit "D."

5. The Association's originally recorded Declaration of Covenants and Restrictions is recorded at Official Record Book 7820, Page 281, *et seq.*, in the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the Association has executed this Notice this 25th day of February, 2021, ~~2020~~.

Sealed and Delivered in the presence of:

Paula Rappold
Witness
Paula Rappold
Print Name
Shelly Cheresko
Witness
Shelly Cheresko
Print Name

WINSTON TRAILS FOUNDATION, INC.

By: Jackie Witt
Print Name: Jackie Witt, President

State of Florida
County of Palm Beach

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25 day of February, 2021 by Jackie Witt, President of WINSTON TRAILS FOUNDATION, INC., who [ ] is personally known to me, or [ ] who produced identification, to be the person and who executed the foregoing instrument and acknowledged before me that (s)he executed same.

Regina A Matos
Notary Public

Regina A Matos
Print Name

My Commission Expires:

Notary Public State of Florida
Regina A Matos
My Commission GG 221410
Expires 05/23/2022

Filed By:

Michael E. Chapnick, Esq.
Attorney and Agent for the Association
Sachs Sax Caplan, P.L.
Broken Sound Parkway NW
Suite 200
Boca Raton, Florida 33487
(561) 994-4499

EXHIBIT "A"

WINSTON TRAILS FOUNDATION, INC.

PRINCIPAL ADDRESS

WINSTON TRAILS FOUNDATION, INC.
5980 Winston Trails Boulevard
Lake Worth, Florida 33463

FILED BY

Michael E. Chapnick, Esq.
Attorney and Agent for the Association
Sachs Sax Caplan, P.L.
Broken Sound Parkway NW
Suite 200
Boca Raton, Florida 33487
(561) 994-4499

WINSTON TRAILS FOUNDATION, INC.
A Florida Corporation Not for Profit

NOTICE OF SPECIAL BOARD OF DIRECTORS MEETING

NOTICE is hereby given, in accordance with Section 712.05, Florida Statutes, that a special meeting of the Association's Board of Directors will be held on the following date, at the time and place listed below:

DATE: February 4, 2021

TIME: 7pm

PLACE: Via Zoom

https://zoom.us/webinar/register/WN_98daW9wXTxCR14KM-w9eg

PURPOSE: STATEMENT OF MARKETABLE TITLE ACTION

The WINSTON TRAILS FOUNDATION, INC. (the "Association") has taken action to ensure that its Declaration of Covenants and Restrictions, recorded in Official Records Book 7820, Page 281, *et seq.*, in the Public Records of Palm Beach County, Florida, as amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Palm Beach County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association. The Board will be voting to approve the filing of this Notice of Preservation of Covenants and Restrictions at this meeting.

EXHIBIT "B"

AFFIDAVIT OF MAILING OR HAND DELIVERING OF NOTICE TO UNIT OWNERS

I, the undersigned, Jackie Witt, President of the Board of Directors for the Association whose name appears at the bottom of this affidavit, do hereby swear and affirm that notice of the meeting held on February 4, 2021, ~~2020~~ at 7 pm o'clock a.m./p.m. at the Via Zoom was mailed or hand delivered in accordance with the requirements of Section 712.05, Florida Statutes. The notice was mailed or hand delivered to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association, and included the following statement:

STATEMENT OF MARKETABLE TITLE ACTION

The WINSTON TRAILS FOUNDATION, INC. (the "Association") has taken action to ensure that its Declaration of Covenants and Restrictions, recorded in Official Records Book 7820, Page 281, *et seq.*, in the Public Records of Palm Beach County, Florida, as amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public records of Palm Beach County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association. The Board will be voting to approve the filing of this Notice of Preservation of Covenants and Restrictions at this meeting.

Acknowledged this 25 day of February 2021, ~~2020.~~

WINSTON TRAILS FOUNDATION, INC.

By: Jackie Witt
President of the Association's Board of Directors

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, PERSONALLY APPEARED before me, the undersigned authority, Jackie Witt, who is personally known to me or who has produced a Florida Drivers License as identification, and who did take an oath and, after being duly cautioned and sworn, deposes and says that she has freely and voluntarily executed this AFFIDAVIT OF MAILING OR HAND DELIVERING OF NOTICE TO UNIT OWNERS, and that she has set his or her hand and seal thereto.

SWORN TO AND SUBSCRIBED before me this 25th day of February, ~~2020.~~ 2021

Regina A Matos
Notary Public, State of Florida at Large

My Commission Expires: 2022
My Commission Number:

Notary Public State of Florida
Regina A Matos
My Commission GG 221410
Expires 05/23/2022

EXHIBIT "C"

SEE ATTACHED

EXHIBIT "A" ORB 7820 Pg 327

A parcel of land lying in a portion of section 2 and 3, Township 45 South, Range 42 East, AND Lot One and that portion of Lot Two lying East of the Lake Worth Drainage District E-3 Canal in Tract 38 of the "Hiatus" between Township 44 and 45 South, Range 42 East (also known as Township 44 1/2 South, Range 42 East), lying North of the Lake Worth Drainage District Lateral Number 17 being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 00 degrees 47' 13" West along the West line of the East 1/2 of said Section 3, a distance of 142.96 feet; thence South 89 degrees 48' 13" East, a distance of 40.01

feet to a POINT OF INTERSECTION of the Northerly Right-of-Way line of Hypoluxo Road (as now laid out and in use) as recorded in Road Book 4, Page 1, with the Easterly Right-of-Way line of Jog Road (as now laid out and in use) as recorded in Road Book 4, Page 136; thence North 00 degrees 47' 13" West, along the said easterly Right-of-Way line of Jog road, same line also being 40 feet east of (as measured at right angles) and parallel with the said West line of the East 1/2 of Section 3, a distance of 2400.97 feet to a POINT OF INTERSECTION with the centerline of the Lake Worth Drainage District Lateral Number 17 Canal as described in Official Record Book 2411, Page 114 said POINT OF BEGINNING of this description; thence continuing North 00 degrees 47' 13" West, along said Easterly Right-of-Way of Jog Road, a distance of 2770.69 feet to a POINT OF INTERSECTION with the Southerly Right-of-way line of the Lake Worth Drainage District Lateral Number 16 Canal, as described in Official Record Book 2393, Page 1134; thence North 89 degrees 11' 55" east along the said Southerly Right-of-Way Line of the Lake Worth Drainage district Lateral Number 16 Canal, same line also being 35.00 feet south (as measured at right angles) and parallel with the north Line of the said East 1/2 of Section 3, a distance of 2686.02 feet to the West line of said Section 2; thence North 89 degrees 24' 10" East continuing along the said Southerly Right-of-Way Line of the Lake Worth Drainage District Lateral Number 16 Canal, same line also being 35.00 feet South (as measured at right angles) and parallel with the North line of the West 1/2 of said section 2, a distance 2002.52 feet; thence South 00 degrees 26' 12" East, a distance of 655.79 feet; thence North 89 degrees 37' 00" East, a distance of 213.35 feet to a POINT OF INTERSECTION with the Westerly Right-of-Way line of Lake Worth Drainage District E-3 Canal as described in Official Record Book 2393, Page 1133; thence South 05 degrees 28' 31" East along the said Westerly Right-of-Way Line of the Lake Worth Drainage District E-3 Canal, a distance of 2158.29 feet to a POINT OF INTERSECTION with the said centerline of the Lake Worth Drainage District Lateral Number 17 Canal; thence North 89 degrees 46' 25" West along the said centerline of the Lake Worth Drainage District Lateral Number 17 Canal, a distance of 2403.05 feet; thence continuing along said centerline of the Lake Worth Drainage District Lateral Number 17 Canal South 89 degrees 14' 14" West, a distance of 2671.59 feet to the POINT OF BEGINNING.

TOGETHER WITH the following described parcel.

Commencing at the Northeast corner of said Section 2; thence South 00 degree 19' 58" East along the East line of said Section 2, a distance of 20.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 19' 58" East along said East line of Section 2, same line also being the Northerly projection of and the West line of Plat of Concept Homes of Lantana Plat No. 2 and Plat No. 3 as recorded in Plat Book 38, Page 13 and 14 and Plat Book 39, Page 123 thru 125, a distance of 2790,84 feet to the Southeast corner of the Northeast 1/4 of said Section 2; thence North 89 degrees 46' 27" West,

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

along the South line of the said Northeast 1/4 of Section 2, a distance of 2665.22 feet to the center of said Section 2; thence North 89 degrees 46' 25" West, along the South line of the Northwest 1/4 of said Section 2, a distance of 169.69 feet to the Easterly Right-of-Way Line of the Lake Worth Drainage District E-3 Canal as described in Official record Book 2393, Page 1131; thence North 05 degrees 28' 31" West along the said Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal, a distance of 2086.51 feet; thence North 89 degrees 37' 00" East, a distance of 353.56 feet to the West line of the Northeast 1/4 of said Section 2; thence North 00 degrees 25' 10" West along the said West line of the Northeast 1/4 of Section 2, a distance of 673.28 feet; thence North 89 degrees 25' 14" East along a line 20.00 feet South (as measured at right angles) and parallel with the North line of the said Northeast 1/4 of Section 2, same line also being the Southerly Right-of-Way Line of the Lake Worth Drainage District Lateral Number 16 Canal as described in Official Record Book 2393, Page 1133, a distance of 2669.27 feet to the POINT OF BEGINNING;

TOGETHER WITH the following described parcel:

Commencing at the Northeast Corner of said Lot One, Hiatus Tract 38, same point also being the Southeast Corner of Section 35, Township 44 South, Range 42 East; thence South 38 degrees 28' 00" East along the Easterly Line of said Lot One, a distance of 52.25 feet to the POINT OF BEGINNING; thence continuing South 38 degrees 28' 00" East along the Easterly Line of said Lot One, a distance of 693.39 feet to a POINT OF INTERSECTION with the Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal as described in Official Record Book 2393, Page 1133 said point being North 38 degrees 28' 00" West, a distance of 63.34 feet from the Northeast Corner of Section 2 of said Township 45 South, Range 42 East; thence South 89 degrees 25' 14" West along the said Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal, same line also being 50.00 feet North (as measured at right angles) and parallel with the South line of said Lot One, Hiatus Tract 38, a distance of 2670.86 feet crossing into said Lot Two, Hiatus Tract 38; thence continuing along said Northerly Right-of-Way Line of Lake Worth Drainage District Lateral Number 16 Canal, same line also being 50.00 feet North (as measured at right angles) and parallel with the South line of said Lot Two, Hiatus Tract 38, South 89 degrees 24' 10" West, a distance of 376.88 feet to a POINT OF INTERSECTION with the Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal as described in Official Record Book 2411, Page 1114; thence North 05 degrees 20' 59" West along the said Easterly Right-of-Way Line of Lake Worth Drainage District E-3 Canal, a distance of 647.74 feet to a POINT OF INTERSECTION with the Southerly Right-of-Way line of Lantana Road, also known as State Road 812, (as now laid out and in use) as shown on State Road Department Right-of-Way Map, Section 9353-150, Sheets 1 and 2 of 2, dated 1952; thence South 88 degrees 25' 44" East along the said Southerly Right-of-Way line of Lantana

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Road, same line also being 40.00 feet South (as measured at right angles) and parallel with the North line of said Lot One, Hiatus, Tract 38, a distance of 2655.10 feet to the POINT OF BEGINNING, AND in a portion of Sections 2 and 3, Township 45 South, Range 42 East, lying South of the Lake Worth Drainage District Lateral Number 17 being more particularly described as follows:

A portion of Sections 2 and 3, Township 45 South, Range 42 East, lying South of the Lake Worth Drainage District Lateral Number 17 being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 00 degrees 47' 13" West along the West line of the East 1/2 of said Section 3, a distance of 142.96 feet; thence South 89 degrees 48' 13" east, a distance of 40.01 feet to a POINT OF INTERSECTION of the Northerly Right-of-Way line of Hypoluxo Road (as now laid out and in use) as recorded in Road Book 4, Page 1, with the Easterly Right-of-Way line of Jog Road (as now laid out and in use) as recorded in Road Book 4, Page 136. Said POINT OF BEGINNING of this description; thence North 00 degrees 47' 13" West, along the said Easterly Right-of-Way line of Jog Road, same line also being 40.00 feet East (as measured at angles) and parallel with the said West line of the East 1/2 of Section 3, a distance of 2400.97 feet to a POINT OF INTERSECTION with the centerline of the Lake Worth Drainage District Lateral Number 17 Canal as described in Official Record Book 2411, Page 114; thence North 89 degrees 14' 14" East along said centerline of the Lake Worth Drainage District Lateral Number 17 Canal, a distance of 2671.59 feet; thence continuing along said centerline of the Lake Worth Drainage District Lateral Number 17 Canal, South 89 degrees 46' 25" East, a distance of 2403.05 feet to a POINT OF INTERSECTION with the Westerly Right-of-Way line of Lake Worth Drainage District E-3 Canal as described in Official Record Book 2393, Page 1133; thence South 05 degrees 28' 31" East along the said Westerly Right-of-Way line of the Lake Worth Drainage district E-3 Canal, a distance of 1926.42 feet; thence North 89 degrees 10' 50" West, a distance of 571.95 feet; thence South 00 degrees 24' 33" East, a distance of 561.02 feet to a POINT OF INTERSECTION with the said Northerly Right-of-Way Line of Hypoluxo Road; thence North 89 degrees 00' 34" West along the said Northerly Right-of-Way Line of Hypoluxo Road, same line also being 100.00 feet North (as measured at right angles) and parallel with the South line of the Southwest 1/4 of said Section 2, a distance of 1996.38 feet; thence North 89 degrees 48' 13" West along the said Northerly Right-of-Way Line of Hypoluxo Road, a distance of 1.86 feet to a POINT OF INTERSECTION with the East Line of said Section 3; thence continuing North 89 degrees 48' 13" West along the said Northerly Right-of-Way Line of Hypoluxo Road, a distance of 2659.41 feet to the POINT OF BEGINNING.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

EXHIBIT "E"

IDENTIFICATION OF COMMON AREAS

The "Common Areas" under the foregoing Declaration shall consist of those portions of The Properties dedicated to the Foundation on various plats of portions of The Properties recorded from time to time in the public records of Palm Beach County, Florida.

The Common Areas shall also extend to and include, as and when appropriate, the portions of The Properties declared as such by way of a Supplemental Declaration(s) made by the Developer from time to time in accordance with Article I, Section 6 of the Declaration.

This is not a certified copy

Aug-28-2000 12:11pm 00-326340
ORB 11979 Pg 1418

Prepared by and return to:
Michael J. Sabatello, IV, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

Will Call #42

SUPPLEMENTAL DECLARATION OF COVENANTS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS is made this 24 day of August, 2000 by **JAMES J. O'BRIEN, as successor trustee under Land Trust dated March 8, 1989 ("Declarant").**

RECITALS

A. Declarant is the "Declarant" of and under that certain Declaration of Covenants and Restrictions for Winston Trails recorded July 30, 1993 in Official Record Book 7820, Page 281 of the Public Records of Palm Beach County, Florida, as it may have been amended and supplemented (the "Declaration").

B. Article I, Section 6 of the Declaration defines "Common Area" as those portions of The Properties (as defined in the Declaration) and Improvements (as defined in the Declaration) and personal property thereon designed and intended for the common, non-exclusive use of the Owners (as defined in the Declaration) and declared to be Common Areas in the Declaration or in any supplemental declaration.

D. Declarant wishes to declare that certain areas dedicated by the Declarant to the Foundation (as defined in the Declaration) are Common Areas.

TERMS OF SUPPLEMENTAL DECLARATION

NOW, THEREFORE, in consideration of the premises and by virtue of the authority of the Declarant as aforesaid, Declarant hereby declares the following:

1. **Designation of Common Area**: Declarant hereby declares that the parcels of land described in Exhibit "A" attached hereto and incorporated herein by reference are Common Areas, to be used for the purposes set forth in the various plats applicable thereto.

2. **No Personal Liability**. Notwithstanding anything herein to the contrary, the representations, covenants, undertakings and agreements made in this Supplemental Declaration by Declarant are not made and intended as personal representations, covenants, undertakings and agreements by the Declarant or for the purpose or with the intention of binding the Declarant personally but are made and intended for the purpose of binding the trust property. This Supplemental Declaration is executed and delivered by James J. O'Brien, not personally, but solely in the exercise of the powers conferred upon him as Successor Trustee under Land Trust Agreement dated March 8, 1989. No personal liability is assumed by nor shall at any time be

asserted or enforceable against the Declarant on account of any representation, covenant, undertaking or agreement of the Declarant contained in this Supplemental Declaration, either express or implied. All such personal liability, if any, is expressly waived and released by the Foundation, the Neighborhood Associations, the Owners and by all persons claiming by, through or under any of the foregoing.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration for the purposes herein expressed as of the date and year first above written.

DECLARANT:

James J. O'Brien, as Successor Trustee under Land Trust Agreement dated March 8, 1989

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 24 day of August, 2000 by James J. O'Brien, as Successor Trustee under Land Trust Agreement dated March 8, 1989.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
Notary Public, State of Florida
My commission expires: _____

☑ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____

MICHAEL J. SABATELLO
MY COMMISSION # CC 597405
EXPIRES: October 30, 2000
Bonded Thru Notary Public Underwriters

WTB\SABATELLO\M-275774 5\ap011 DOC\R\2139\12427 030200

This is a Certified Copy

Exhibit "A"
Legal Description

1. Parcels B, C-1, C-2, D, K and the additional road rights of way as shown on the Plat of Winston Trials Plat One, as recorded in Plat Book 71, page 28 of the Public Records of Palm Beach County, Florida;

2. Winston Trails Boulevard as shown on the Plat of Winston Trails Boulevard Phase II, as recorded in Plat Book 71, page 53 of the Public Records of Palm Beach County, Florida;

3. Tracts A, B and C as shown on the Plat of Winston Trails Boulevard Phase III as recorded in Plat Book 76, page 179 of the Public Records of Palm Beach County, Florida;

4. Tracts A and D as shown on the Plat of Winston Trials North, recorded in Plat Book 78, page 30 of the Public Records of Palm Beach County, Florida;

5. Tract A as shown on the Plat of Winston Trails South, recorded in Plat Book 81, page 39 of the Public Records of Palm Beach County, Florida;

6. Tracts A and B as shown on the Plat of Winston Trails East, recorded in Plat Book 85, page 74 of the Public Records of Palm Beach County, Florida;

7. Parcel F as shown on the Plat of Winston Trails Parcel Two, as recorded in Plat Book 72, page 165 of the Public Records of Palm Beach County, Florida;

8. Parcel A as shown on the Plat of Winston Trails Parcel Seven, as recorded in Plat Book 73, page 44 of the Public Records of Palm Beach County, Florida.

9. Tracts A, B, C, and LK-1 as shown on the Plat of Winston Trails Parcel Eight, recorded in Plat Book 81, page 72 of the Public Records of Palm Beach County, Florida;

10. Tracts A, U, V, W, X, Y and Z as shown on the Plat of Winston Trails Parcel Eleven, recorded in Plat Book 80, page 18 of the Public Records of Palm Beach County, Florida;

11. Tracts A, B and LK-1 as shown on the Plat of Winston Trails Parcel Eleven, Phase II, recorded in Plat Book 82, page 184 of the Public Records of Palm Beach County, Florida;

12. Tracts A, B, D and LK-1 as shown on the Plat of Winston Trails Parcel Twelve, recorded in Plat Book 81, page 83 of the Public Records of Palm Beach County, Florida;

13. Tracts A, C and D as shown on the Plat of Winston Trails Parcel Thirteen, recorded in Plat Book 78, page 48 of the Public Records of Palm Beach County, Florida;

14. Tracts A, F, G and LK-14 as shown on the Plat of Winston Trails Parcel Fourteen, recorded in Plat Book 82, page 180 of the Public Records of Palm Beach County, Florida.

This is a Non-Certified Copy

"WINSTON TRAILS PLAT ONE"

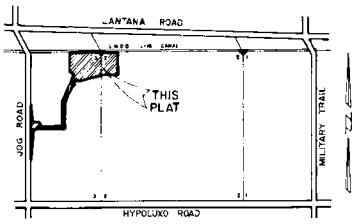
PART OF A P.U.D.
LYING IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5

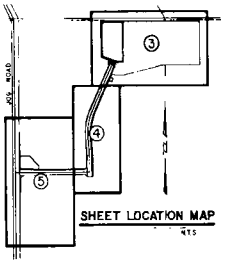
PREPARED BY
KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2806 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33311
(305) 776-1810

APRIL 1990

28



LOCATION SKETCH
N.T.S.



SHEET LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:00 AM THIS 5 DAY OF August 1991 AND DULY RECORDED IN PLAT BOOK NO. 71 ON PAGES 27 & 28 THEN & THERE.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY Sheila A. Bellamy

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. NESS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 OWNER OF THE LAND SHOWN, BEING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINSTON TRAILS PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 3; THENCE NORTH 89° 11' 43" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 1281.79 FEET; THENCE SOUTH 00° 48' 17" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 16 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2392, PAGE 1143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89° 11' 43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 1143.94 FEET; THENCE NORTH 89° 24' 02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, A DISTANCE OF 824.86 FEET; THENCE SOUTH 00° 35' 58" EAST, A DISTANCE OF 159.83 FEET; THENCE SOUTH 89° 24' 02" WEST, A DISTANCE OF 585.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 31' 42", A DISTANCE OF 197.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76° 52' 20" WEST, A DISTANCE OF 591.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41° 09' 21", A DISTANCE OF 197.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63° 21' 11" WEST, A DISTANCE OF 117.70 FEET; THENCE NORTH 64° 49' 49" WEST, A DISTANCE OF 13.43 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 32.03 FEET; THENCE SOUTH 64° 49' 49" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 64° 49' 49" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 628.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 855.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 46' 34", A DISTANCE OF 443.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05° 36' 23" EAST, A DISTANCE OF 161.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2260.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 51' 13", A DISTANCE OF 191.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 45' 10" EAST, A DISTANCE OF 214.00 FEET; THENCE SOUTH 89° 12' 47" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 47' 13" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 45° 47' 13" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89° 12' 46" WEST, A DISTANCE OF 661.39 FEET; THENCE SOUTH 47° 07' 20" WEST, A DISTANCE OF 179.79 FEET; THENCE SOUTH 87° 55' 33" WEST, A DISTANCE OF 190.86 FEET; THENCE SOUTH 43° 34' 26" WEST, A DISTANCE OF 55.34 FEET; THENCE SOUTH 00° 47' 13" EAST ALONG A LINE 104.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 152.00 FEET; THENCE SOUTH 33° 01' 34" WEST, A DISTANCE OF 180.42 FEET TO A POINT ON A LINE 52.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE SOUTH 00° 47' 13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 195.00 FEET; THENCE SOUTH 00° 29' 00" WEST, A DISTANCE OF 540.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, SAID POINT BEING ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE NORTH 00° 47' 13" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1874.27 FEET; THENCE SOUTH 02° 03' 35" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 526.13 FEET; THENCE NORTH 89° 12' 46" EAST, A DISTANCE OF 364.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44° 31' 41", A DISTANCE OF 93.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45° 09' 32" EAST, A DISTANCE OF 138.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 22' 13", A DISTANCE OF 39.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 47' 19" EAST, A DISTANCE OF 70.24 FEET; THENCE NORTH 89° 33' 28" EAST, A DISTANCE OF 148.92 FEET; THENCE NORTH 89° 12' 46" EAST, A DISTANCE OF 571.42 FEET; THENCE NORTH 44° 12' 47" EAST, A DISTANCE OF 66.63 FEET; THENCE NORTH 00° 47' 13" WEST, A DISTANCE OF 115.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2244.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 51' 10", A DISTANCE OF 190.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05° 38' 23" WEST, A DISTANCE OF 161.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1007.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 46' 24", A DISTANCE OF 523.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24° 10' 11" EAST, A DISTANCE OF 805.10 FEET; THENCE NORTH 21° 51' 14" WEST, A DISTANCE OF 36.09 FEET; THENCE NORTH 30° 37' 24" EAST, A DISTANCE OF 54.72 FEET; THENCE NORTH 59° 52' 36" WEST, A DISTANCE OF 144.97 FEET; THENCE NORTH 00° 48' 17" WEST, A DISTANCE OF 629.52 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 42.71 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION.
2. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
3. THE UTILITY ACCESS EASEMENTS (U.A.E.'S) AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND INGRESS/EGRESS OVER ACCESS RIGHTS.
4. PARCELS "A" AND "B", THE WATER MANAGEMENT TRACTS AS SHOWN ARE HEREBY DEDICATED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
5. THE LAKE MAINTENANCE EASEMENTS AND ACCESS EASEMENTS AS SHOWN ARE FOR LAKE MAINTENANCE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. PARCELS "B", THE BUFFER ZONE, IS FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
7. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
8. PARCELS "C" AND "D", TWO ADDITIONAL ROAD RIGHTS-OF-WAY AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
9. PARCELS "C" AND "E" AS SHOWN ARE HEREBY RESERVED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR HIKE PATH AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC IS HEREBY GRANTED THE RIGHT OF ACCESS TO THESE PARCELS "C" AND "E".
10. THE LIFT STATION EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF THE LIFT STATION.

IN WITNESS WHEREOF I, JOSHUA A. NESS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 HAS HEREUNTO SET MY HAND AND SEAL THIS 11 DAY OF April, 1991.

Keith and Schnars, P.A.
WITNESS

JOSHUA A. NESS, AS TRUSTEE
UNDER LAND TRUST AGREEMENT
DATED MARCH 8, 1989

Ruth Ballard
WITNESS

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JOSHUA A. NESS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES MENTIONED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, 1991.

MY COMMISSION EXPIRES:

Ruth Ballard
NOTARY PUBLIC

CLERK OF THE CIRCUIT COURT

SEAL
NOTARY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, THE AMERICAN TITLE INSURANCE COMPANY A TITLE INSURANCE COMPANY, AS DULY LICENSED BY THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. NESS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT THE CLAIMANT THEREIN HAVE BEEN PAID; THAT ALL MORTGAGES ARE SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW AND SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION INDICATED BY THIS PLAT.

DATED 6/21/93

Glenda Bellamy
GLENDA BELLAMY ASSISTANT VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

BY: Karen T. Marcus
KAREN T. MARCUS, CHAIRMAN

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY Sheila A. Bellamy
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

LEGEND

O.R.B.	= OFFICIAL RECORD BOOK	TWP.	= TOWNSHIP
R/W	= RIGHT-OF-WAY	RGE.	= RANGE
P.O.C.	= POINT OF COMMENCEMENT	SQ.FT.	= SQUARE FEET
P.O.B.	= POINT OF BEGINNING	PG.	= PAGE
PSM	= PALM BEACH	N.R.	= NOT RADIAL
D.E.	= DRAIN EDGE	L.A.E.	= LIMITED ACCESS EASEMENT
U.E.	= UTILITY EASEMENT	K/S	= KEITH AND SCHNARS
P.B.	= PLAT BOOK	P.U.D.	= PERMANENT CONTROL POINT
P.B.C.R.	= PALM BEACH COUNTY RECORDS	N.T.S.	= NOT TO SCALE
Δ	= DELTA	P.L.S.	= PROFESSIONAL LAND SURVEYOR
L	= LENGTH	R.L.S.	= REGISTERED LAND SURVEYOR
R	= RADIUS	L.M.E.	= LAKE MAINTENANCE EASEMENT
SEC.	= SECTION		

P.U.D. TABULAR DATA

PETITION NUMBER 87-112 (A)

TOTAL ACREAGE ..... 42.71 ACRES

OPEN SPACE ..... 10.56 ACRES

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 89° 11' 43" EAST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
4. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES AND RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ☐ DENOTES PERMANENT REFERENCE MONUMENT STAMPED "KEITH AND SCHNARS, P.L.S. (LB58), 4062.
10. ● DENOTES PERMANENT CONTROL POINT STAMPED KEITH AND SCHNARS, P.C.P. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'S.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT I.P.,R.,N.,S. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT I.P.C.P.'S. PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.

JOHN W. KEITH, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4323 DATE: 6/30/93

COUNTY COMMISSION	SEAL COUNTY ENGINEER	SEAL PROFESSIONAL LAND SURVEYOR

THIS PLAT WAS PREPARED BY VIRGINIA L. BILLAR IN THE OFFICES OF KEITH AND SCHNARS, P.A.

"WINSTON TRAILS PLAT ONE"

PART OF A P.U.D.
LYING IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 5

PREPARED BY:
KEITH & SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2500 NORTH MONROE AVENUE
FORT LAUDERDALE, FLORIDA 33308
(305) 776 1616

APRIL 1990

29

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ___ AM/PM THIS ___ DAY OF ___ 19__ AND DULY RECORDED IN PLAT BOOK NO. ___ ON PAGES ___ THRU ___.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ___ D.C.

MORTGAGEE'S CONSENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 143, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 186, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSUMED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 338, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT THIS ___ DAY OF ___, 19__.

WITNESS

WITNESS

THE TASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH
BY: JAMES R FITZGERALD, Vice President

Attest:

MARK SOBRIN, ASSISTANT VICE-PRESIDENT

MORTGAGEE'S CONSENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, AT PAGE 253 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT THIS ___ DAY OF ___, 19__.

WITNESS

WITNESS

THE TASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH
BY: JAMES R FITZGERALD, Vice President

ATTEST:

MARK SOBRIN, ASSISTANT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF ___)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 12 DAY OF April, 1991

WITNESS AS TO ALL

WITNESS AS TO ALL

GBQ LIMITED, A FLORIDA LIMITED PARTNERSHIP
By: Richard C. Bavendorf, general partner
By: William W. Cole, Jr., general partner
By: R. Bedding Stevenson, general partner

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED JAMES R FITZGERALD, AND MARK SOBRIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE-PRESIDENT OF THE TASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS ___ DAY OF ___, 19__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED JAMES R FITZGERALD, AND MARK SOBRIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE-PRESIDENT OF THE TASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS ___ DAY OF ___, 19__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD A. BAVENDORF, WILLIAM W. COLE, JR., AND R. BEDDING STEVENSON, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNERS OF GBQ LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS GENERAL PARTNERS OF SAID LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL THIS 12 DAY OF April, 1991

MY COMMISSION EXPIRES:

NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINSTON TRAILS FOUNDATION INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS ___ DAY OF JULY, 1993.

THE WINSTON TRAILS FOUNDATION INC
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS:

BY: David F. Webber
DAVID F. WEBBER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID F. WEBBER WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE WINSTON TRAILS FOUNDATION INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF JULY, 1993.

MY COMMISSION EXPIRES: 10-24-96

NOTARY PUBLIC

SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL
TASUDA TRUST & BANKING CO. LTD. A NEW YORK CORPORATION	NOTARY	GBQ LIMITED, A FLORIDA PARTNERSHIP	NOTARY	YASUDA TRUST & BANKING CO., LTD. A NEW YORK CORPORATION	NOTARY	WINSTON TRAILS FOUNDATION INC.	NOTARY WINSTON TRAILS FOUNDATION INC

"WINSTON TRAILS PLAT ONE"

PART OF A P.U.D.
LYING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5

KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

APRIL 1990

SHEET LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH

PARCEL "A"

PARCEL "B"
(THIS PARCEL TO BE RE-PLATTED PRIOR TO DEVELOPMENT)

N 89°43'43" E 843.94'
N 89°24'02" E 624.86'
N 00°48'17" W 623.62'
S 00°35'58" E 759.81'
S 89°24'02" W 565.54'
N69°52'36"W 144.97'
N20°07'24"E 54.72'
N22°51'14"W 36.09'
S 15°32'20" W 59.63'
R=900.00'
Δ=13°51'42"
L=217.74'
R=275.00'
Δ=21°00'23"
L=100.82'
N65°49'49"W 8.43'
N81°27'17"W 87.70'
N24°07'24"E 805.60'
S24°07'24"W 64.87'

NOT PLATTED
PLAT LIMITS
SEE DETAIL "A"
SEE DETAIL "B"
MATCH LINE
SEE SHEET 4 OF 5
WINSTON TRAILS BOULEVARD
N.W. 1/4 SECTION 2
TWP. 45 S., RGE. 42 E.
N.E. 1/4 SECTION 3
TWP. 45 S., RGE. 42 E.
DETAIL "A"
DETAIL "B"

"WINSTON TRAILS PLAT ONE"

PART OF A P.U.D.
LYING IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 4 OF 5

PREPARED BY
KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2200 NORTH NOVA ROAD
POMPANO BEACH, FLORIDA 33069
(305) 776-1611

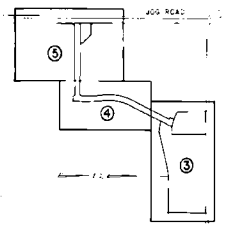
APRIL 1990

31

STATE OF FLORIDA
COUNTY OF PALM BEACH

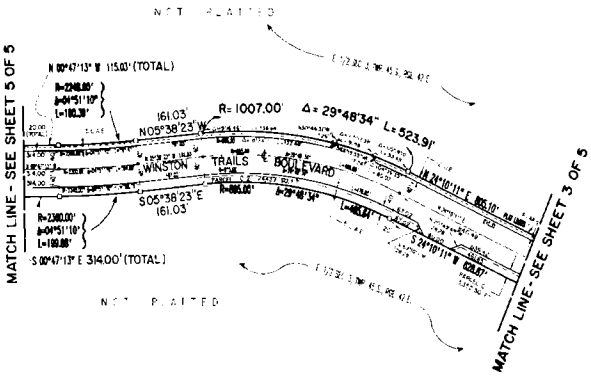
THIS PLAT WAS FILED FOR RECORD AT 9:00 AM THIS 1st DAY OF May 1990 AND DULY RECORDED IN PLAT BOOK 40 ON PAGES 31 THRU 35.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: D.C.



SHEET LOCATION MAP
NTS

Scale 1" = 100'



"WINSTON TRAILS PLAT ONE"

PART OF A P.U.D.
LYING IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 5 OF 5

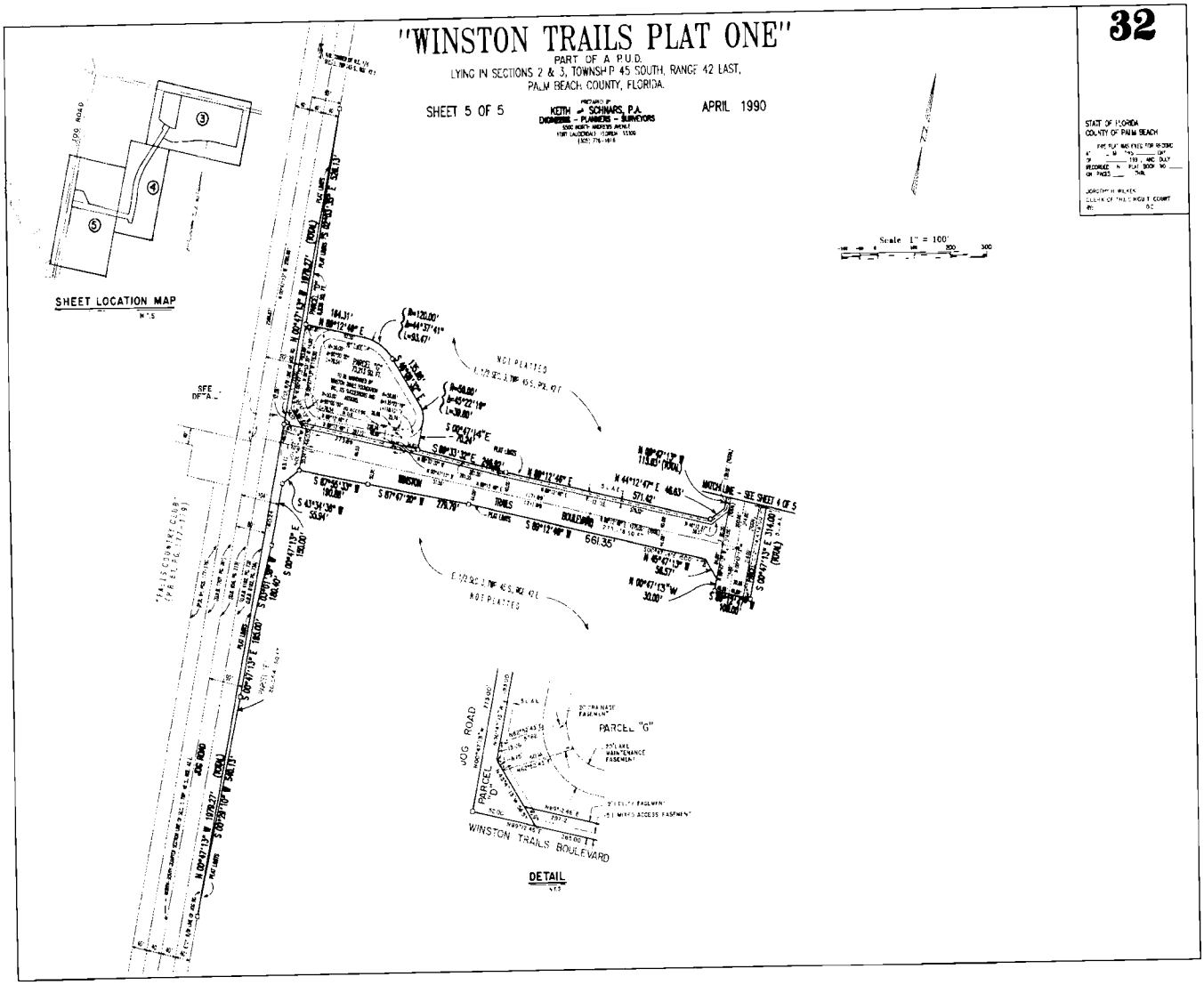
PREPARED BY
KEITH and SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2300 NORTH JOG ROAD
FORT LAUDERDALE, FLORIDA 33306
(305) 776-1616

APRIL 1990

32

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT ___ M. THIS ___ DAY
OF ___ 199__ AND DULY
RECORDED IN PLAT BOOK NO. ___
ON PAGES ___ THRU ___
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ___ D.C.

Scale 1" = 100'



WINSTON TRAILS PARCEL ONE

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 1 OF 3

SHEET INDEX

DEDICATION

ACKNOWLEDGEMENT

ACCEPTANCE OF RESERVATIONS

ACKNOWLEDGEMENT

ACCEPTANCE OF RESERVATIONS

ACKNOWLEDGEMENT

MEMORANDUM OF OPTION CONSENT

ACKNOWLEDGEMENT

MORTGAGEE'S CONSENT

ACKNOWLEDGEMENT

TITLE CERTIFICATION

LEGEND

LOCAT ON MAP

55

SURVEYOR'S NOTES

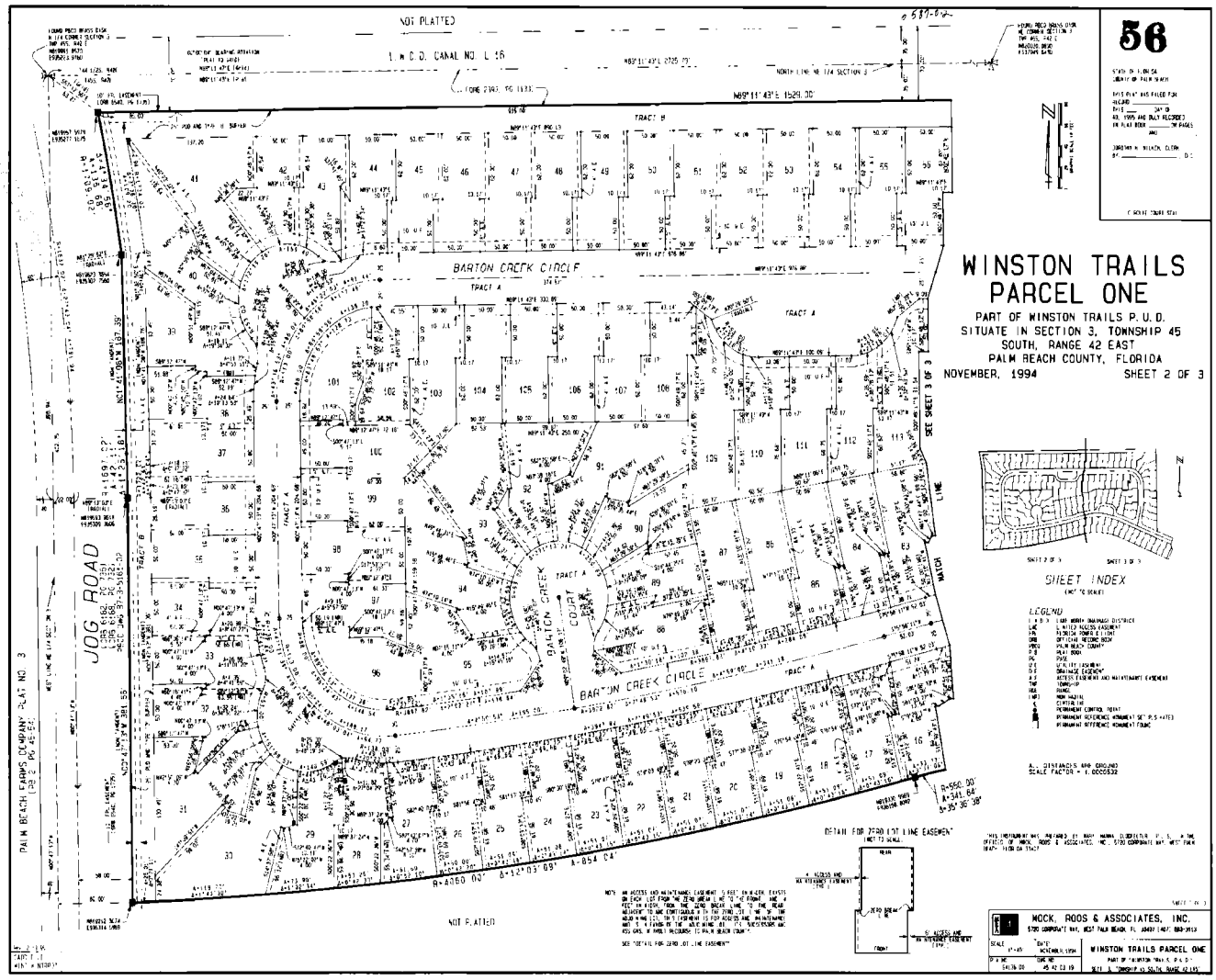
SURVEYOR'S CERTIFICATION

APPROVALS

P.U.D. TABULAR DATA

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY WEST PALM BEACH, FL 33407 (561) 697-2011

WINSTON TRAILS PARCEL ONE


56
WINSTON TRAILS
PARCEL ONE
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 3, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994
SHEET 2 OF 3
NOT PLATTED
L.W.D. CANAL NO. L 16
BARTON CREEK CIRCLE
JOG ROAD
TRACT A
TRACT B
SHEET INDEX
LEGEND
MOCK, ROOS & ASSOCIATES, INC.
WINSTON TRAILS PARCEL ONE

WINSTON TRAILS PARCEL ONE

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 3, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1994 SHEET 3 OF 3

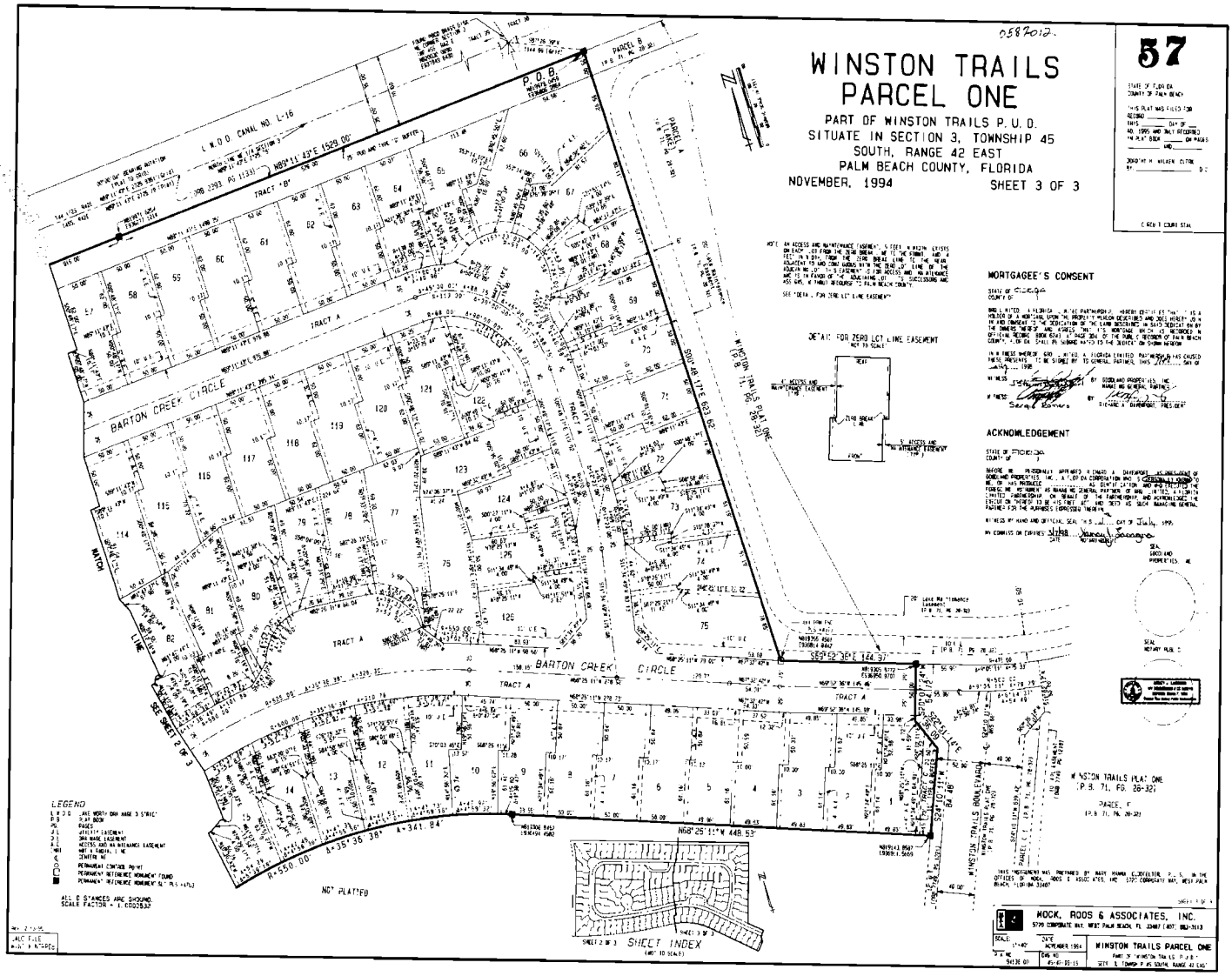
57

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS ____ DAY OF ____ AD, 1995 AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____

DOROTHY H. WILKEN, CLERK
BY: ____ D.C.

CIRCUIT COURT SEAL



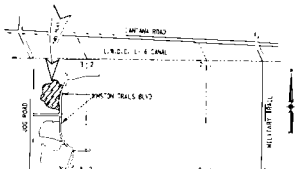
JUN-24-1994 2:40p 94-220394

"WINSTON TRAILS PARCEL TWO"

SHEET 1 OF 4

165

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, AND R. HOVHANIAN AT WINSTON TRAILS, INC., OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN AS WINSTON TRAILS PARCEL TWO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3; THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), SOUTH 00° 47' 12" EAST, 1413.38 FEET; THENCE NORTH 89° 12' 48" EAST, 313.92 FEET TO THE POINT OF BEGINNING; BEING A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 22° 21' 35" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41° 22' 45", AN ARC DISTANCE OF 25.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57° 20' 53", AN ARC DISTANCE OF 120.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 45' 38", AN ARC DISTANCE OF 16.64 FEET; THENCE NORTH 00° 41' 45" WEST, 152.4 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 49' 20", AN ARC DISTANCE OF 76.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 182.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 08' 15", AN ARC DISTANCE OF 91.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47° 04' 21", AN ARC DISTANCE OF 16.59 FEET; THENCE NORTH 86° 03' 46" EAST, 89.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 82.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 15' 54", AN ARC DISTANCE OF 31.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 51' 54", AN ARC DISTANCE OF 16.47 FEET; THENCE NORTH 85° 01' 46" EAST, 100.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 11' 23", AN ARC DISTANCE OF 30.98 FEET; THENCE NORTH 63° 52' 23" EAST, 84.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 44' 06", AN ARC DISTANCE OF 48.70 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 05' 50", AN ARC DISTANCE OF 68.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 23' 49", AN ARC DISTANCE OF 93.62 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 43' 29", AN ARC DISTANCE OF 24.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 35' 42", AN ARC DISTANCE OF 8.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44° 40' 10", AN ARC DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64° 38' 33", AN ARC DISTANCE OF 22.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 46' 34", AN ARC DISTANCE OF 46.06 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 29' 37", AN ARC DISTANCE OF 17.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53° 49' 10", AN ARC DISTANCE OF 56.36 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8° 41' 30", AN ARC DISTANCE OF 62.36 FEET; THENCE SOUTH 41° 04' 24" EAST, 43.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 57' 54", AN ARC DISTANCE OF 9.57 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 760.00 FEET; A RADIAL LINE TO SAID POINT BEARS SOUTH 30° 00' 17" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 17' 18", AN ARC DISTANCE OF 309.9 FEET; THENCE SOUTH 24° 31' 11" WEST, 495.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2010.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 48' 34", AN ARC DISTANCE OF 523.9 FEET; THENCE SOUTH 05° 38' 23" EAST, 61.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2248.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 26' 35", AN ARC DISTANCE OF 174.01 FEET; THENCE NORTH 79° 42' 58" WEST, 547.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 360.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 56' 36", AN ARC DISTANCE OF 288.57 FEET; THENCE NORTH 35° 46' 03" WEST, 188.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 12' 54", AN ARC DISTANCE OF 273.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 15' 25", AN ARC DISTANCE OF 29.02 FEET; THENCE NORTH 00° 41' 45" WEST, 349.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 32.8397 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CATALINA ON THE GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. PARCELS "A" AND "B", THE WATER MANAGEMENT TRACTS AS SHOWN ARE RESERVED TO THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE ORDINARY PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES AND ANY AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6. PARCELS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CATALINA ON THE GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF MARCH, 1994.

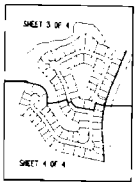
ATTEST: THERESA A. BELAND, ASSISTANT SECRETARY

R. HOVHANIAN AT WINSTON TRAILS, INC., A FLORIDA CORPORATION
BY: PAUL W. ASFAHL, PRESIDENT

IN WITNESS WHEREOF, I, JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREUNTO SET MY HAND AND SEAL THIS 9TH DAY OF NOVEMBER, 1993.

JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

PREPARED BY:
JON E. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2300 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-6611
JANUARY 1993
DRGWD P2987L4267UFL.DGN



SHEET INDEX MAP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS GRANTOR OF THE FOREGOING INSTRUMENT, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF March, 1993

MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 21, 1994
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Virginia C. Hinkley
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach } SS

BEFORE ME PERSONALLY APPEARED PAUL W. ASFAHL AND THERESA J. BELAND WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AND _____ DRIVER'S LICENSE RESPECTIVELY AS IDENTIFICATION AND WHO DIDN'T DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF R. HOVHANIAN AT WINSTON TRAILS, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF March, 1994.

MY COMMISSION EXPIRES:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 21, 1994
BONDED THRU GENERAL INSURANCE UNDERWRITERS

N. Evan Brunner
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, 1994.

BY: Mary McCarty
MARY MCCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: Sylvia Sewell
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF June, 1994.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

LEGEND

D.E.	- DRAINAGE EASEMENT
FD.	- FOUND
K/S	- KEITH AND SCHNARS
L	- ARC LENGTH
L.A.E.	- LIMITED ACCESS EASEMENT
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	- LAKE MAINTENANCE EASEMENT
N.T.S.	- NOT TO SCALE
N.R.	- NON RADIAL
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.L.S.	- PROFESSIONAL LAND SURVEYOR
R	- RADIUS
R/W	- RIGHT-OF-WAY
RGE.	- RANGE
SEC.	- SECTION
S.F.	- SQUARE FEET
TWP.	- TOWNSHIP
U.E.	- UTILITY EASEMENT
Δ	- CENTRAL ANGLE
℄	- CENTERLINE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:40 P.M. THIS 24 DAY OF June, 1994, AND DULY RECORDED IN PLAT BOOK NO. 72 ON PAGES 165 THRU 168.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Sylvia Sewell D.C.

PETITION NO. 87-112(A)

P.U.D. TABULAR DATA

TOTAL ACREAGE	32.84 ACRES
NUMBER OF UNITS	94
DENSITY	2.86 UNITS/ACRE
OPEN SPACE	8.46 ACRES

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT "STATE PLANE DATUM" ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 12" WEST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
4. LANDSCAPING OR OTHER UTILITIES EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LAKE MAINTENANCE ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ⊙ DENOTES PERMANENT REFERENCE MONUMENT STAMPED KEITH AND SCHNARS, P.L.S. 4323.
0. ● DENOTES PERMANENT CONTROL POINT STAMPED KEITH AND SCHNARS, P.L.S. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STAMPED WITH KEITH AND SCHNARS P.L.S. 4323.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT P.C.P.'S, PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

11-8-93
DATE

KEITH AND SCHNARS, P.A.
JON E. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323

R. HOVHANIAN AT WINSTON TRAILS, INC.	JOSHUA A. NUSS	NOTARY DEDICATION	PROFESSIONAL LAND SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

SHEET 2 OF 4
3589-007

"WINSTON TRAILS PARCEL TWO"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
4000 NORTH KOMMAS AVENUE
FORT LAUDERDALE, FLORIDA 33308
305-771-1616
JAN. 1991
DWG. NO. PL 9370-1-SURF. DWG

166

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECO
AT ____ M. THIS ____ DAY
OF ____ 199__ AND DULY
RECORDED IN PLAT BOOK NO.__
ON PAGES ____ THRU ____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ____ D.C.

MORTGAGEE'S CONSENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5182, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 165, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 2 8, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 224, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 402, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT THIS 5TH DAY OF NOVEMBER, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

WITNESS
PRINT NAME: LISA DELUCA
BY: ____
YASUYA NISHIZONO, VICE-PRESIDENT
WITNESS
PRINT NAME: ALICE BALLESTEROS

ACKNOWLEDGEMENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, YASUYA NISHIZONO AS VICE PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICER HEREIN DESCRIBED AS EVIDENCED BY ____ WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED. HE DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF NOV., 1993.

MY COMMISSION EXPIRES:
Barbara Gottlieb
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 297, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT THIS 5TH DAY OF NOVEMBER 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

WITNESS
PRINT NAME: LISA DELUCA
BY: ____
YASUYA NISHIZONO, VICE-PRESIDENT
WITNESS
PRINT NAME: ALICE BALLESTEROS

ACKNOWLEDGEMENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, YASUYA NISHIZONO AS VICE PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICER HEREIN DESCRIBED AS EVIDENCED BY ____ WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED. HE DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF NOV., 1993.

MY COMMISSION EXPIRES:
Barbara Gottlieb
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RALPH R. HINTZ AS PRESIDENT AND ____ AS ____ OF CATALINA ON THE GREEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY ____ AND ____, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 8 DAY OF DECEMBER, 1993.

Commission # CC 126 196

MY COMMISSION EXPIRES:
Cynthia J. Tracy
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK }SS
COUNTY OF NEW YORK

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, YASUYA NISHIZONO AS VICE PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICER HEREIN DESCRIBED AS EVIDENCED BY ____ WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED. HE DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF NOV., 1993.

MY COMMISSION EXPIRES:
Barbara Gottlieb
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE WINSTON TRAILS FOUNDATION INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 9TH DAY OF NOVEMBER, 1993.

BY: ____
JOSHUA MOSS, PRESIDENT
ATTEST: ____
DAVID WEBBER, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA MOSS AS PRESIDENT AND DAVID WEBBER AS VICE-PRESIDENT OF THE WINSTON TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY ____ AND ____, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF NOVEMBER, 1993.

MY COMMISSION EXPIRES:
Virginia C. Moseley
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

CATALINA ON THE GREEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 8 DAY OF DECEMBER, 1993.

BY: ____
RALPH R. HINTZ, PRESIDENT
ATTEST: ____
JERRY FLATON, SECRETARY

MORTGAGEE'S CONSENT

STATE OF FLORIDA }SS
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6138, PAGE 3034, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4TH DAY OF MARCH, 1994.

FIRST UNION NATIONAL BANK
OF FLORIDA

WITNESS
PRINT NAME: Jon P. Weber
BY: ____
KEITH R. SCHLEICHER
VICE PRESIDENT
WITNESS
PRINT NAME: Judy V. Bobb-Smyle

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED KEITH R. SCHLEICHER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF March, 1994.

MY COMMISSION EXPIRES:
Judy V. Bobb-Smyle
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MOSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 AND K. NOWAKSAN AT WINSTON TRAILS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/16/94

GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

SEALS

WINSTON TRAILS	NOTARY WINSTON TRAILS FOUNDATION INC.	YASUDA TRUST & BANKING CO. LTD	NOTARY (YASUDA)	YASUDA TRUST & BANKING CO. LTD	NOTARY (YASUDA)	PROPERTY OWNERS ASSOCIATION	NOTARY PROPERTY OWNERS ASSOCIATION	FIRST UNION NATIONAL BANK OF FLORIDA	NOTARY (FIRST UNION)
SEAL		SEAL		SEAL		SEAL			

"WINSTON TRAILS PARCEL TWO"

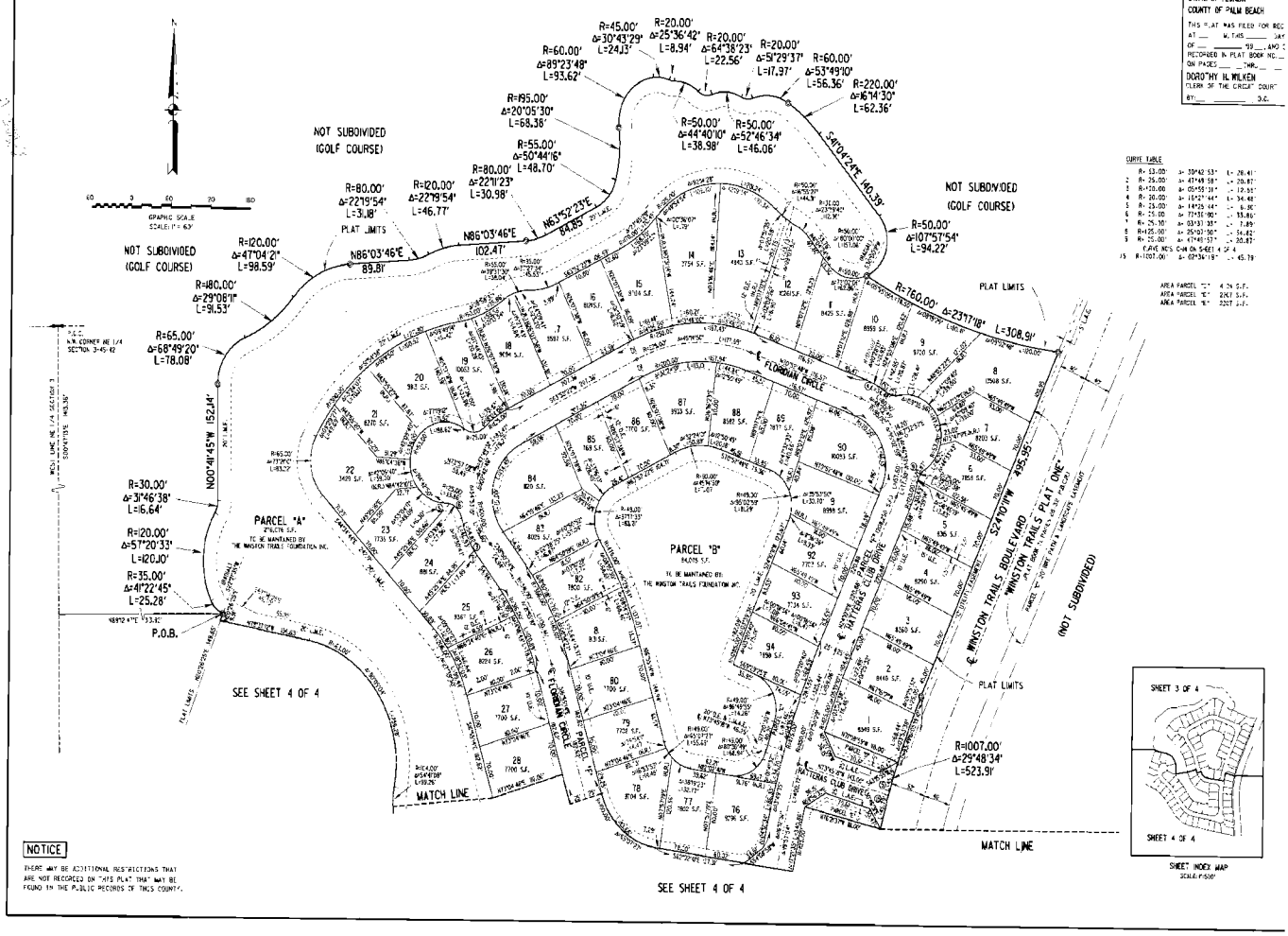
SHEET 3 OF 4

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

167

PREPARED BY:
JON P. REBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 772-1616
JANUARY 2003
DWG NO. P2997UK-428TUPL2.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR REC
AT ___ M. THIS ___ DAY
OF ___ 19__ AND
RECORDED IN PLAT BOOK NO. __
ON PAGES ___ - ___
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ___ D.C.



CURVE TABLE

1	R= 53.00'	Δ= 30°42'53"	L= 28.41'
2	R= 26.00'	Δ= 47°49'38"	L= 20.87'
3	R=120.00'	Δ= 05°55'31"	L= 12.52'
4	R= 30.00'	Δ= 16°27'44"	L= 34.48'
5	R= 25.00'	Δ= 14°25'44"	L= 15.82'
6	R= 25.00'	Δ= 77°31'00"	L= 33.86'
7	R= 25.10'	Δ= 03°33'38"	L= 1.89'
8	R=125.00'	Δ= 25°03'30"	L= 54.63'
9	R= 25.00'	Δ= 47°46'57"	L= 20.87'
10	CURVE NOT USED		
11	R=1007.00'	Δ= 02°34'19"	L= 45.19'

AREA PARCEL "A" 4.24 S.F.
AREA PARCEL "B" 20.67 S.F.
AREA PARCEL "B" 32.07 S.F.

SHEET INDEX MAP
SCALE: 1"=500'

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

"WINSTON TRAILS PARCEL TWO

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 4 OF 4
0587-097

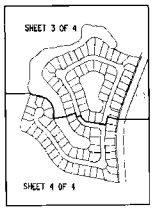
168

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1666
JANUARY 1993
DWG NO. P289TU1-428TUPL3.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT ____ M. THIS ____ DAY
OF _____ 199 __ AND DU
RECORDED IN PLAT BOOK NO. ____
ON PAGES _____ THRU _____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ D.C.

CURVE TABLE
CURVE NOS 1-3 AND 15 ON SHEET 3 OF 4

10.	R= 104.00'	Δ= 11°01'06"	L= 20.03'
11.	R= 53.00'	Δ= 07°48'59"	L= 7.23'
12.	R= 35.00'	Δ= 21°51'25"	L= 6.54'
13.	R= 25.00'	Δ= 42°06'17"	L= 8.37'
14.	R= 25.00'	Δ= 63°51'42"	L= 27.91'



SHEET INDEX MAP
SCALE: 1"=500'

NOTICE

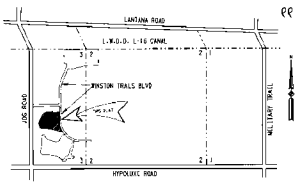
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

06-03-1993 9:30am 93-2436

SHEET 1 OF 3

"WINSTON TRAILS PARCEL THREE"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

PREPARED BY:
JON C. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
LCC# 16-6A
MAY 1992
DWG NO P2387J\699LPLCOA

P.U.D. TABULAR DATA

TOTAL ACREAGE	17.76 ACRES
NUMBER OF UNITS	50
DENSITY	2.82 UNITS/ACRE
OPEN SPACE	3.88 ACRES

LEGEND

F.D.	- FOUND
K/S	- KEITH AND SCHNARS
L	- ARC LENGTH
L.A.E.	- LIMITED ACCESS EASEMENT
L.M.A.E.	- LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	- LAKE MAINTENANCE EASEMENT
N.T.S.	- NOT TO SCALE
N.R.	- NOT RADIAL
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.L.S.	- PROFESSIONAL LAND SURVEYOR
R	- RADIUS
R/W	- RIGHT-OF-WAY
RGE.	- RANGE
SEC.	- SECTION
S.F.	- SQUARE FEET
TWP.	- TOWNSHIP
U.E.	- UTILITY EASEMENT
Δ	- CENTRAL ANGLE
℄	- CENTERLINE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 7:30 AM. THIS 9 DAY OF AUGUST 1993, AND DULY RECORDED IN PLAT BOOK NO. 71 ON PAGES 55 THRU 57
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY [signature] D.C.

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINSTON TRAILS PARCEL THREE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:
A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), NORTH 00° 47' 13" WEST, 191.13 FEET; THENCE NORTH 89° 12' 47" EAST, 298.54 FEET TO THE POINT OF BEGINNING. SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH-EAST, HAVING A RADIUS OF 35.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 59° 37' 06" EAST); THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 158° 47' 55", AN ARC DISTANCE OF 97.00 FEET; THENCE NORTH 09° 10' 49" EAST, 53.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 320.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 49' 14", AN ARC DISTANCE OF 15.75 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 12' 12", AN ARC DISTANCE OF 30.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 52' 03", AN ARC DISTANCE OF 73.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33° 16' 11", AN ARC DISTANCE OF 98.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 37' 02", AN ARC DISTANCE OF 114.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58° 46' 17", AN ARC DISTANCE OF 174.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 43' 37", AN ARC DISTANCE OF 87.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 44' 09", AN ARC DISTANCE OF 175.61 FEET; THENCE SOUTH 84° 11' 50" EAST, 117.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 28' 06", AN ARC DISTANCE OF 62.23 FEET; THENCE NORTH 70° 20' 05" EAST, 36.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 184° 23' 09", AN ARC DISTANCE OF 144.42 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 83° 08' 00" EAST, 324.70 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2749.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 87° 56' 29" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE BEING THE WEST LINE OF "WINSTON TRAILS BOULEVARD PHASE (1)", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK __ PAGES __ AND __, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 02° 08' 13", AN ARC DISTANCE OF 83.85 FEET; THENCE SOUTH 04° 11' 44" WEST, CONTINUING ALONG SAID WEST LINE, 160.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1092.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 37° 58' 06", AN ARC DISTANCE OF 657.13 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 677.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 03° 23' 18" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 05' 25", AN ARC DISTANCE OF 237.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 47' 58", AN ARC DISTANCE OF 614.65 FEET; THENCE NORTH 86° 05' 54" WEST, 2.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48° 19' 02", AN ARC DISTANCE OF 118.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 108.16 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 09' 46", AN ARC DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 17.757 ACRES, MORE OR LESS.

HAVE CAUSED THE NAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "G" AS SHOWN HEREON IS HEREBY RESERVED FOR THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE "WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. PARCELS "A" AND "B", THE WATER MANAGEMENT TRACTS AS SHOWN ARE RESERVED TO WINSTON TRAILS FOUNDATION INC. ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF "WINSTON TRAILS FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. COUNTY, HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. PARCEL "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PARCELS "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. PARCEL "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF DECEMBER, 1992.

WITNESS
WITNESS
JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF MARCH, 1993.

ATTEST:
STEVEN C. REEDER
AUTHORIZED SIGNATORY

PULTE HOME CORPORATION,
A MICHIGAN CORPORATION & LICENSED TO DO BUSINESS IN FLORIDA
BY:
STEVEN J. FELDMAN
AUTHORIZED SIGNATORY AND DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DL. L.C., WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF DECEMBER 1992

MY COMMISSION EXPIRES:
10-14-96
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

HOWARD BREGMAN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT ALL THE CURRENT TAXES HAVE BEEN PAID AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/21/93

HOWARD BREGMAN, ESQ., ROSENBERG, TRAURIG, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A., ATTORNEY AT LAW LICENSED IN FLORIDA.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

BY: Mary McCord
MARY McCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: [signature]
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

Henry T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED STEVEN J. FELDMAN AND STEVEN C. REEDER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORIES OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME, THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF MARCH 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.

1/28/93
DATE

JON C. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4325

PULTE	NOTARY (PULTE)	NOTARY DEDICATION	PROFESSIONAL LAND SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

56

"WINSTON TRAILS PARCEL THREE"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY
ON BEHALF OF THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
5500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1646
MAY, 1992
DWG. NO. P289/3.4GC.DFL.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____ M. THIS ____ DAY OF ____, 199__ AND DULY RECORDED IN PLAT BOOK NO. ____ ON PAGES ____ THRU ____

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: _____ D.C.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1813, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 224, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6845, PAGE 402, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF JANUARY, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: _____
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: _____
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: AUGUST 31, 1993
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6446, PAGE 397, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF JANUARY, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: _____
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: _____
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: AUGUST 31, 1993
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: AUGUST 31, 1993
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE WINSTON TRAILS FOUNDATION INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF DECEMBER, 1992.

BY: _____
DAVID WEBBER, VICE-PRESIDENT
ATTEST: _____
JOSHUA MOSS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DAVID WEBBER AS VICE PRESIDENT AND JOSHUA MOSS AS PRESIDENT OF THE WINSTON TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DR. ID. AND DR. ID., RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER, 1992.

MY COMMISSION EXPIRES: 10-14-96
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF MARCH, 1993.

BY: _____
STEVEN C. REGER, PRESIDENT
ATTEST: _____
JILL HOFFMAN, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, STEVEN C. REGER AS PRESIDENT AND JILL HOFFMAN AS SECRETARY OF THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME WELL KNOWN, TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DR. ID. AND DR. ID., RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 24th DAY OF MARCH, 1993.

MY COMMISSION EXPIRES: 2-13-97
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 4th DAY OF JANUARY, 1993.

GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP

WITNESS: _____ BY: _____
RICHARD A. DAVENPORT, GENERAL PARTNER
WITNESS: _____ BY: _____
WILLIAM W. COLE, JR., GENERAL PARTNER
WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY PERSONALLY KNOWN, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY PERSONALLY KNOWN, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT STATE PLANE DATUM, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES (CROSS DRAINAGE EASEMENTS) SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ⊙ DENOTES PERMANENT REFERENCE MONUMENT STAMPED KEITH AND SCHNARS, P.A. 4523.
10. ⊙ DENOTES PERMANENT CONTROL POINT STAMPED KEITH AND SCHNARS, P.C.P. WHERE P.C.P. IS FILL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'s.

SEALS

NOTARY (WINSTON TRAILS FOUNDATION)	NOTARY (PROPERTY OWNERS ASSOCIATION)		NOTARY (YASUDA)	NOTARY (YASUDA)	SEAL (WINSTON TRAILS FOUNDATION INC.)	NOTARY (GRO) (COLE)	SEAL (FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC.)	NOTARY (GRO) (DAVENPORT)

SHEET 3 OF 3

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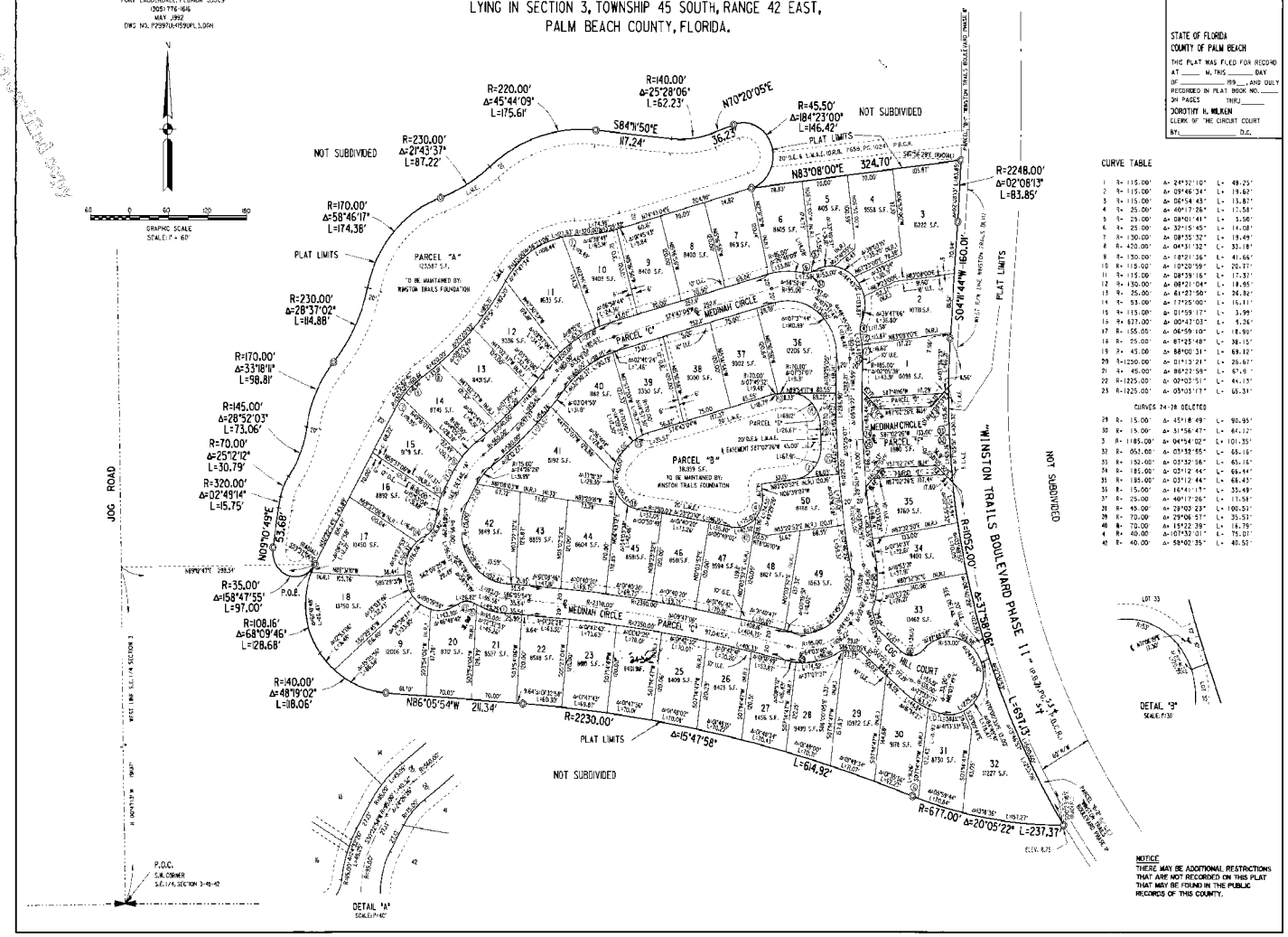
"WINSTON TRAILS PARCEL THREE"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1992
DWG NO. P2997U4-459UPL3.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT _____ M. THIS _____ DAY
OF _____ 19__ AND DULY
RECORDED IN PLAT BOOK NO. _____
ON PAGES _____ THRU _____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ D.C.



CURVE TABLE

1	R= 115.00'	Δ= 24°32'10"	L= 49.25'
2	R= 115.00'	Δ= 09°46'34"	L= 19.62'
3	R= 115.00'	Δ= 06°54'43"	L= 13.87'
4	R= 25.00'	Δ= 40°17'26"	L= 17.58'
5	R= 25.00'	Δ= 08°01'41"	L= 3.50'
6	R= 25.00'	Δ= 32°15'45"	L= 14.08'
7	R= 130.00'	Δ= 08°35'32"	L= 19.49'
8	R= 420.00'	Δ= 04°31'32"	L= 33.18'
9	R= 130.00'	Δ= 18°21'36"	L= 41.64'
10	R= 115.00'	Δ= 10°20'59"	L= 20.77'
11	R= 115.00'	Δ= 08°39'16"	L= 17.37'
12	R= 130.00'	Δ= 08°21'04"	L= 18.95'
13	R= 25.00'	Δ= 61°23'50"	L= 26.82'
14	R= 53.00'	Δ= 17°25'00"	L= 16.11'
15	R= 115.00'	Δ= 01°59'17"	L= 3.99'
16	R= 837.00'	Δ= 00°42'03"	L= 9.26'
17	R= 155.00'	Δ= 06°59'10"	L= 18.90'
18	R= 25.00'	Δ= 87°25'48"	L= 38.15'
19	R= 45.00'	Δ= 88°00'31"	L= 69.12'
20	R=1250.00'	Δ= 01°13'21"	L= 26.67'
21	R= 45.00'	Δ= 86°27'59"	L= 67.9
22	R=1225.00'	Δ= 02°03'51"	L= 44.13'
23	R=1225.00'	Δ= 03°03'17"	L= 65.31'
	CURVES 24-28 DELETED		
29	R= 15.00'	Δ= 45°18'49"	L= 90.95'
30	R= 15.00'	Δ= 51°56'47"	L= 64.32'
31	R=1185.00'	Δ= 04°54'02"	L= 101.35'
32	R= 852.00'	Δ= 03°32'55"	L= 65.16'
33	R= 152.00'	Δ= 03°32'56"	L= 65.16'
34	R= 185.00'	Δ= 03°12'44"	L= 66.44'
35	R= 195.00'	Δ= 03°12'44"	L= 68.43'
36	R= 15.00'	Δ= 16°41'17"	L= 35.49'
37	R= 25.00'	Δ= 49°17'26"	L= 17.58'
38	R= 45.00'	Δ= 28°03'23"	L= 100.51'
39	R= 70.00'	Δ= 29°06'57"	L= 35.53'
40	R= 70.00'	Δ= 15°22'39"	L= 18.79'
41	R= 40.00'	Δ= 107°32'01"	L= 75.07'
42	R= 40.00'	Δ= 58°02'35"	L= 40.52'

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

"WINSTON TRAILS PARCEL FOUR"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

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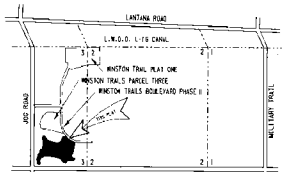
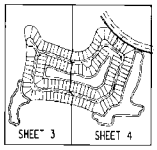


LOCATION SKETCH
NOT TO SCALE



SHEET INDEX MAP
SCALE: 1"=480'

P. U. D. TABULAR DATA

TOTAL ACREAGE	32.96 ACRES
NUMBER OF UNITS	122
DENSITY	3.73 UNITS/ACRE
OPEN SPACE	10.48 ACRES

PREPARED BY:
JOHN P. HEBOR IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6300 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1206
MAY, 1992
DACAD. F2097U\468.PLJ.SCN

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:17 AM. THIS 4 DAY OF March 1994 AND DULY RECORDED IN PLAT BOOK NO. 72 ON PAGES 38 THRU 41

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Barbara Clarke

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON, SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINSTON TRAILS PARCEL FOUR, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:
A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), NORTH 00° 47' 12" WEST, 773.15 FEET; THENCE NORTH 89° 12' 47" EAST, 348.51 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 76° 54' 00" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 34' 33", AN ARC DISTANCE OF 66.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 900.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 55' 52", AN ARC DISTANCE OF 517.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 72.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 108° 21' 32", AN ARC DISTANCE OF 134.58 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70° 36' 22", AN ARC DISTANCE OF 177.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 168.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 31' 52", AN ARC DISTANCE OF 152.28 FEET; THENCE SOUTH 72° 51' 18" EAST, 378.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 238.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87° 12' 38", AN ARC DISTANCE OF 362.26 FEET; THENCE NORTH 19° 56' 05" EAST, 91.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68° 03' 01", AN ARC DISTANCE OF 106.89 FEET; THENCE NORTH 87° 59' 06" EAST, 60.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1052.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 46° 47' 22" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE WEST LINE OF "WINSTON TRAILS BOULEVARD PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK ___, PAGES AND ___, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 30° 41' 28", AN ARC DISTANCE OF 563.52 FEET; THENCE ALONG A RADIALLY EXTENDED LINE, SOUTH 16° 05' 54" WEST, 11.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 18° 03' 57" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95° 61' 23", AN ARC DISTANCE OF 83.14 FEET; THENCE SOUTH 23° 44' 20" WEST, 64.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 03' 13", AN ARC DISTANCE OF 29.31 FEET; THENCE SOUTH 02° 40' 07" WEST, 63.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 319.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 55' 30", AN ARC DISTANCE OF 280.67 FEET; THENCE SOUTH 33° 39' 40" WEST, 72.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 111° 43' 23", AN ARC DISTANCE OF 107.70 FEET; THENCE SOUTH 78° 00' 44" EAST, 112.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 10' 19", AN ARC DISTANCE OF 53.86 FEET; THENCE SOUTH 10° 09' 34" WEST, 5.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69° 17' 59", AN ARC DISTANCE OF 42.33 FEET; THENCE SOUTH 79° 27' 34" WEST, 22.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76° 59' 5", AN ARC DISTANCE OF 6.72 FEET; THENCE SOUTH 02° 27' 45" WEST, 14.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91° 30' 34", AN ARC DISTANCE OF 71.87 FEET; THENCE NORTH 86° 01' 44" WEST, 123.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 471.99 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 27' 04", AN ARC DISTANCE OF 45.61 FEET; THENCE SOUTH 88° 31' 11" WEST, 126.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85° 55' 17", AN ARC DISTANCE OF 48.74 FEET; THENCE SOUTH 04° 34' 06" EAST, 28.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 49.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71° 39' 53", AN ARC DISTANCE OF 58.29 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39° 30' 28", AN ARC DISTANCE OF 86.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 44' 00", AN ARC DISTANCE OF 45.27 FEET; THENCE SOUTH 89° 52' 18" WEST, 30.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59° 56' 15", AN ARC DISTANCE OF 61.00 FEET; THENCE NORTH 20° 11' 28" WEST, 21.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 21' 01", AN ARC DISTANCE OF 9.49 FEET; THENCE NORTH 74° 32' 29" WEST, 26.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96° 16' 47", AN ARC DISTANCE OF 114.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2000.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 24° 55' 22" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 8' 43", AN ARC DISTANCE OF 918.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 37.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 88° 11' 28" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88° 38' 34", AN ARC DISTANCE OF 57.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117° 58' 49", AN ARC DISTANCE OF 267.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 162° 15' 32", AN ARC DISTANCE OF 141.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 47' 23", AN ARC DISTANCE OF 23.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 115° 31' 30", AN ARC DISTANCE OF 80.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48° 14' 57", AN ARC DISTANCE OF 67.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 119.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59° 54' 32", AN ARC DISTANCE OF 125.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 03' 00", AN ARC DISTANCE OF 42.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52° 35' 09", AN ARC DISTANCE OF 110.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 123.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 58' 26", AN ARC DISTANCE OF 108.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57° 12' 37", AN ARC DISTANCE OF 79.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 52.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67° 02' 54", AN ARC DISTANCE OF 37.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 32.957 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. PARCELS "A", "B" AND "C", THE WATER MANAGEMENT TRACTS AS SHOWN ARE RESERVED TO THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. PARCEL "G", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. PARCELS "F" AND "I", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PARCELS "E" AND "J", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. PARCEL "H", AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF NOVEMBER, 1992.

WITNESS: DAVID F. WEBBER

JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DR. L.D. , WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF OF HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF DECEMBER, 1992.

MY COMMISSION EXPIRES:
10-14-96

NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF NOVEMBER, 1992.

BY: DAVID WEBBER, VICE-PRESIDENT

ATTEST: JOSHUA A. MUSS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, PRESIDENT AND DAVID WEBBER AS VICE PRESIDENT, OF VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THE FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 7TH DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: 4-20-97

NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ___ DAY OF March, 1994.

BY: MARY McCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ___ DAY OF March, 1994.

GEORGE T. WEBB, P.E., COUNTY ENGINEER

PROPERTY OWNERS ASSOCIATION	NOTARY - MUSS	NOTARY WINSTON TRAILS FOUND.	NOTARY PROPERTY OWNERS ASSOCIATION	COUNTY COMMISSION	PROFESSIONAL LAND SURVEYOR	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

"WINSTON TRAILS PARCEL FOUR"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 4

39

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT M, THIS DAY OF 19__, AND DULY RECORDED IN PLAT BOOK NO. ON PAGES THRU
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: D.C.

LEGEND

D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT
FD.	- FOUND
K/S	- KEITH AND SCHNARS
L	- ARC LENGTH
L.A.E.	- LIMITED ACCESS EASEMENT
L.E.	- LANDSCAPE EASEMENT
L.M.E.	- LAKE MAINTENANCE EASEMENT
N.T.S.	- NOT TO SCALE
N.R.	- NOT RADIAL
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.L.S.	- PROFESSIONAL LAND SURVEYOR
R	- RADIUS
R/W	- RIGHT-OF-WAY
RGE.	- RANGE
SEC.	- SECTION
S.F.	- SQUARE FEET
TWP.	- TOWNSHIP
U.E.	- UTILITY EASEMENT
Δ	- DELTA

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 41' 3" WEST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ● DENOTES PERMANENT REFERENCE MONUMENT STAMPED "KEITH AND SCHNARS, P.L.S. 4323.
10. ○ DENOTES PERMANENT CONTROL POINT STAMPED KEITH AND SCHNARS, P.C.P. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'S.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.

1/20/93
DATE

JOHN P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323

TITLE CERTIFICATION

STATE OF FLORIDA }SS
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. NUNA, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/16/94

GLENDA BELLANY — ASSISTANT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK }SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5183, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 216, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 228, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, AS AMENDED ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

NEW YORK BRANCH
BY: JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: ROBERT WATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE AND DRIVERS LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES AUGUST 31, 1993
NOTARY PUBLIC

PREPARED BY:
JOHN P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33309
(305) 776 1616
MAY, 1992
JN:NO P298/014BGLP.LDCN

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, AS AMENDED ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH
BY: JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: MARK SOBRINO, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRINO AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE AND DRIVERS LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }SS
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 6TH DAY OF JANUARY, 1993.

GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP
WITNESS — BY: RICHARD A. DAVENPORT, GENERAL PARTNER
WITNESS — BY: WILLIAM W. COLE, JR., GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE NOVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE NOVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

SEALS: NOTARY (YASUDA) | NOTARY (YASUDA) | NOTARY (GRO) (COLE) | WINSTON TRAILS FOUNDATION INC. SEAL | NOTARY (GRO) (DAVENPORT)

SHEET 3 OF 4

40

"WINSTON TRAILS PARCEL FOUR"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JOHN P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6000 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY, 1992
DWG NO. P2897-3-46GJ-P1.DGN

GRAPHIC SCALE
SCALE: 1"=80'

SHEET INDEX MAP
SCALE: 1"=400'

SEE SHEET 4 OF 4

MATCH LINE

NOT SUBDIVIDED

PARCEL "A"
TO BE MAINTAINED BY:
WINSTON TRAILS FOUNDATION

PARCEL "B"
TO BE MAINTAINED BY:
WINSTON TRAILS FOUNDATION

PARCEL "C"

GRAND CYPRESS CIRCLE

HYPOLUXO ROAD

JOG ROAD

PLAT LIMITS

P.O.B.

P.O.C.
S.W. CORNER
S.E.1/4 SECTION 3-45-42

CURVE TABLE

8	R= 115.00'	Δ= 13°41'57"	L= 27.56'
9	R= 115.00'	Δ= 02°11'19"	L= 4.39'
10	R= 115.00'	Δ= 08°35'20"	L= 16.91'
11	R= 25.00'	Δ= 33°33'28"	L= 14.64'
12	R= 53.00'	Δ= 17°56'46"	L= 16.60'
13	R= 25.00'	Δ= 79°23'48"	L= 34.64'
14	R= 1015.00'	Δ= 01°02'41"	L= 18.51'
15	R= 900.00'	Δ= 01°33'08"	L= 24.38'
16	R= 32.00'	Δ= 67°48'11"	L= 37.87'
17	R= 135.00'	Δ= 02°54'35"	L= 6.85'
18	R= 25.00'	Δ= 39°34'09"	L= 17.27'
19	R= 2000.00'	Δ= 00°25'47"	L= 15.00'
20	R= 35.00'	Δ= 74°20'27"	L= 45.41'
21	R= 53.00'	Δ= 11°14'27"	L= 10.40'
51	R= 105.00'	Δ= 32°13'27"	L= 59.68
52	R= 105.00'	Δ= 10°36'39"	L= 21.30
53	R= 105.00'	Δ= 32°45'41"	L= 65.75
54	R= 135.00'	Δ= 34°42'34"	L= 81.78'
55	R= 135.00'	Δ= 19°33'05"	L= 46.01'
56	R= 75.00'	Δ= 66°25'16"	L= 86.95'
57	R= 115.00'	Δ= 14°48'28"	L= 29.72'

LEGEND

O.R.	-	DEED BOOK
D.E.	-	DRAINAGE EASEMENT
F.D.	-	FOUND
K/S	-	KEITH AND SCHNARS
L	-	ARC LENGTH
L.W.A.E.	-	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT
N.T.S.	-	NOT TO SCALE
N.R.	-	NON RADIAL
O.R.B.	-	OFFICIAL RECORD BOOK
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
P.C.P.	-	PERMANENT CONTROL POINT
PG.	-	PAGE
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
P.L.S.	-	PROFESSIONAL LAND SURVEYOR
R	-	RADIUS
R/W	-	RIGHT-OF-WAY
RGE.	-	RANGE
SEC.	-	SECTION
S.F.	-	SQUARE FEET
TWP.	-	TOWNSHIP
U.E.	-	UTILITY EASEMENT
Δ	-	CENTRAL ANGLE

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ M. THIS ____ DAY OF ____, 19__, AND DULY RECORDED IN PLAT BOOK NO. ____ ON PAGES ____ THRU ____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ____ D.C.

SHEET 4 OF 4

"WINSTON TRAILS PARCEL FOUR"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

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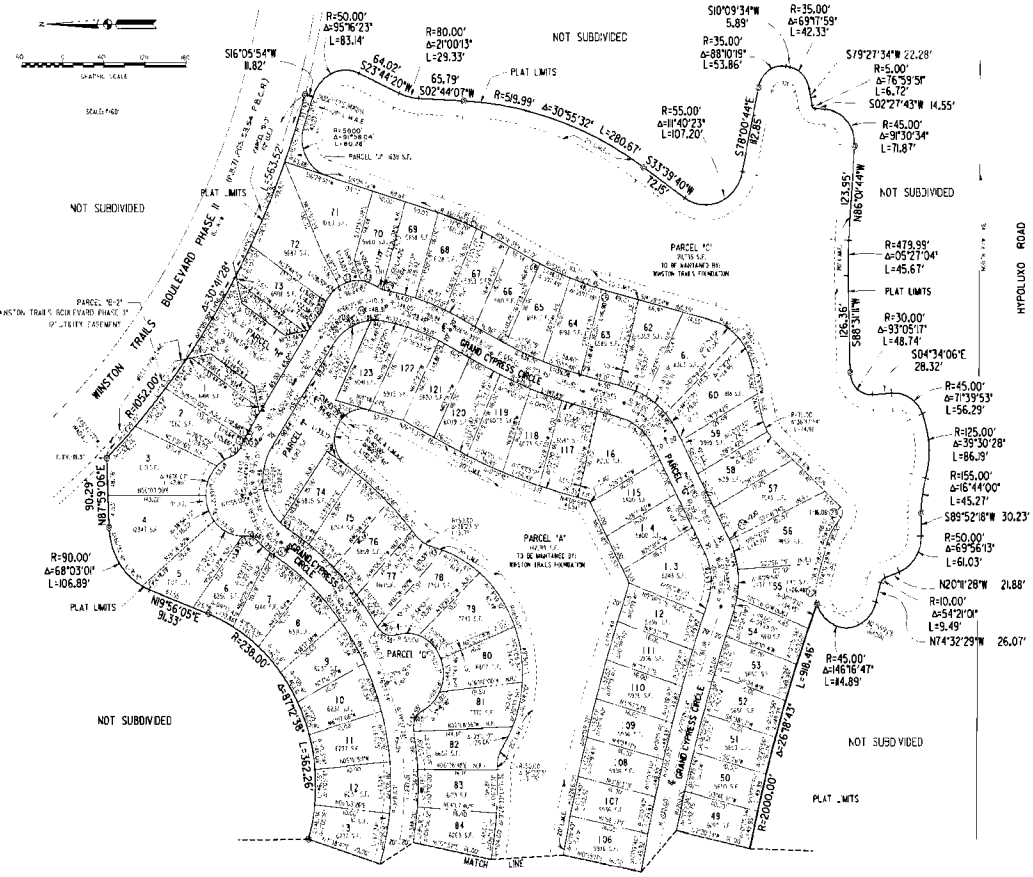
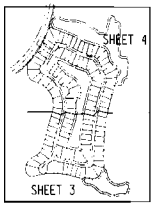
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ___ M. THIS ___ DAY OF ___ 19__ AND DULY RECORDED IN PLAT BOOK NO. ___ ON PAGES ___ THRU ___

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: ___ D.C.





SHEET INDEX MAP
SCALE: 1"=400'

CURVE TABLE

1	R= 15.00'	Δ= 90°18'38"	L= 23.68'
2	R= 115.00'	Δ= 04°48'09"	L= 9.64'
3	R= 25.00'	Δ= 49°58'31"	L= 21.66'
4	R= 90.00'	Δ= 07°30'20"	L= 11.78'
5	R= 55.00'	Δ= 09°08'11"	L= 8.81'
6	R= 15.00'	Δ= 49°58'31"	L= 21.66'
7	R= 5.00'	Δ= 03°29'53"	L= 0.60'
22	R= 45.00'	Δ= 13°43'47"	L= 26.48'
23	R= 15.00'	Δ= 62°52'28"	L= 16.46'
24	R= 15.00'	Δ= 23°52'43"	L= 6.14'
25	R= 636.57'	Δ= 00°45'57"	L= 8.44'
26	R= 570.21'	Δ= 00°45'57"	L= 8.30'
27	R= 576.01'	Δ= 01°15'32"	L= 15.02'
28	R= 300.01'	Δ= 01°15'32"	L= 10.67'
29	R= 5.00'	Δ= 07°02'25"	L= 0.61'
30	R= 25.00'	Δ= 04°31'26"	L= 4.20'
31	R= 25.00'	Δ= 16°29'44"	L= 7.19'
32	R= 53.00'	Δ= 28°09'38"	L= 26.04'
33	R= 53.00'	Δ= 35°42'44"	L= 33.03'
34	R= 53.00'	Δ= 39°49'43"	L= 36.52'
35	R= 53.00'	Δ= 08°46'57"	L= 8.05'
36	R= 25.00'	Δ= 26°06'01"	L= 11.39'
37	R= 15.00'	Δ= 75°05'45"	L= 20.38'
38	R= 55.00'	Δ= 57°16'18"	L= 61.82'
39	R= 55.00'	Δ= 28°08'18"	L= 48.31'
40	R= 25.00'	Δ= 12°25'36"	L= 5.64'
41	R= 504.00'	Δ= 00°53'37"	L= 7.57'
42	R= 69.00'	Δ= 44°36'32"	L= 53.59'
43	R= 15.00'	Δ= 74°55'35"	L= 19.55'
44	DELETED		
45	R= 324.00'	Δ= 0°32'29"	L= 0.91'
46	R= 15.00'	Δ= 14°06'56"	L= 3.45'
47	R= 13.00'	Δ= 244°08'36"	L= 55.64'
48			
49	DELETED		
50	R= 15.00	Δ= 1°07'38"	L= 0.32'
51	R= 524.00'	Δ= 03°50'22"	L= 33.77'

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Refer to CFN 19619 & 282 Resolution creating a net of 20 ft drainage easement in Blk 14

WINSTON TRAILS PARCEL FIVE

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1994 SHEET 1 OF 3

DEDICATION

KNOW ALL, HOW BY THESE PRESENTS THAT JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL FIVE", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Sections 2 and 3, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at the Northeast corner of Parcel "J", "WINSTON TRAILS PARCEL FIVE" according to the plat thereof as recorded in Plat Book 72, pages 38 through 41, said point also lying on the South line of "WINSTON TRAILS BOULEVARD PHASE II", according to the plat thereof as recorded in Plat Book 70, pages 53 and 54, both of the Public Records of Palm Beach County, Florida; thence along said South line, Northwesterly along the arc of a curve concave to the Northeast, having a radius of 1060.00 feet (a radial line to said point bears South 16-06-54 West), through a central angle of 16-05-06, an arc distance of 299.56 feet; thence continue along said South line and the southerly extension thereof, North 89-00-00 East, 590.00 feet to a point of curvature of a curve concave to the Northwest; thence a radius of 1152.00 feet; thence Northeasterly along the said curve, through a central angle of 29-10-52, an arc distance of 425.87 feet to a point on the arc of a non-tangent curve concave to the West, having a radius of 865.00 feet (a radial line to said point bears North 68-06-13 East); thence Southerly along the arc of said curve, through a central angle of 38-58-35, an arc distance of 54.42 feet; thence South 17-04-47 West, 180.64 feet to a point of curvature of a curve concave to the East, having a radius of 775.00 feet; thence Southerly along the arc of said curve, through a central angle of 32-23-27, an arc distance of 438.13 feet; thence South 00-23-20 East, 50.39 feet; thence South 86-46-26 West, 30.98 feet to a point of curvature of a curve concave to the Northwest, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 14-54-40, an arc distance of 13.00 feet to a point of reverse curvature of a curve concave to the Southeast, having a radius of 65.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 55-47-38, an arc distance of 63.28 feet to a point on the arc of a non-tangent curve concave to the Northeast, having a radius of 400.00 feet (a radial line to said point bears South 03-01-16 East); thence Northwesterly along the arc of said curve, through a central angle of 32-28-34, an arc distance of 163.86 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius of 1400.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 24-16-24, an arc distance of 589.47 feet to a point of reverse curvature of a curve concave to the North having a radius of 2016.00 feet; thence Westerly along the arc of said curve, through a central angle of 09-24-54, an arc distance of 362.13 feet; thence North 84-24-07 West, 100.05 feet to a point on the East line of Parcel "C" of said "WINSTON TRAILS PARCEL FOUR"; thence along said East line of the following eight (8) courses: (1) North 78-00-14 West, 112.04 feet to a point of curvature of a curve concave to the Northeast, having a radius of 55.00 feet; thence (2) Northwesterly along the arc of said curve, through a central angle of 111-42-23, an arc distance of 107.20 feet; thence (3) North 33-39-49 East, 72.15 feet to a point of curvature of a curve concave to the Northwest, having a radius of 595.99 feet; thence (4) Northeasterly along the arc of said curve, through a central angle of 30-55-32, an arc distance of 280.67 feet; thence (5) North 02-44-03 East, 66.72 feet to a point of curvature of a curve concave to the Southeast, having a radius of 30.00 feet; thence (6) Northeasterly along the arc of said curve, through a central angle of 71-30-11, an arc distance of 29.33 feet; thence (7) North 23-44-28 East, 64.02 feet to a point of curvature of a curve concave to the Southeast, having a radius of 60.00 feet; thence (8) Northeasterly along the arc of said curve, through a central angle of 95-15-23, and arc distance of 83.14 feet to the Southeast corner of Parcel "J" of said "WINSTON TRAILS PARCEL FOUR"; thence along the East line of said Parcel "J", North 16-06-54 East, 11.33 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida, containing 20.7295 acres, more or less.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND, ITS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PARKING TRACT SERVING THE RECREATION TRACT (NO INGRESS, EGRESS, STORAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE 5 FOOT INTERIOR LOT LINE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE UTILITY EASEMENTS AS SHOWN HEREON AND HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, (INCLUDING CABLE TELEVISION SYSTEMS). THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE THE PROPER PURPOSES AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, I, JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 8th DAY OF February, 1995.

WITNESS: Carol Brighton BY: Joshua A. Nuss
JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989
WITNESS: Ruth Nemeroff

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Palm)

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF Feb., 1995

MY COMMISSION EXPIRES: 11/14/97 DATE — Wendy Doe NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 10 DAY OF MARCH, 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: Carol Stelle — BARBARA C. NUSS, VICE PRESIDENT
BY: Joshua A. Nuss — JOSHUA A. NUSS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS AND DAVID T. MEIRER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF MAR, 1995

MY COMMISSION EXPIRES: 2/14/97 DATE — NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 10 DAY OF MARCH, 1995.

WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOC. ATTEST: INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Steve Schaker, Secretary — BY: Steve Schaker, President
Betty Butler, Treasurer

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEVE SCHAKER AND BETTY BUTLER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TYPE PRESIDENT, Treasurer RESPECTIVELY OF THE WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF MAR, 1995

MY COMMISSION EXPIRES: 2/14/97 DATE — NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach

THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION OF THE OWNER THEREOF, AND AGREES THAT TO MORTGAGE HEREON IS RECORDED IN OFFICIAL RECORD BOOK 6243, AT PAGE 750, AS MODIFIED, AND MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5105, AT PAGE 1973, AS RESTATED IN OFFICIAL RECORD BOOK 6243, AT PAGE 1095, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF FEBRUARY, 1995.

ATTEST: Vice President — BY: Senior Vice President, Manager

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Hiromichi Tanimoto AND Joel Butler WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. V.P. AND V.P. OF YASUDA TRUST & BANKING CO., LTD., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFF CIAL SEAL THIS 10th DAY OF March 1995.

MY COMMISSION EXPIRES Sandra Collins, Notary Public, State of New York, No. 01-CO4798844, Qualified in Nassau County, Commission Expires June 30, 1995 — DATE — NOTARY PUBLIC

TITLE CERTIFICATION

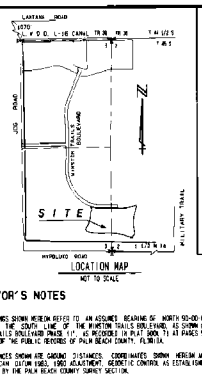
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 6/20/95 BY: Glenda Bullard
GLENDA BULLARD, ASSISTANT VICE PRESIDENT

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B	OFFICIAL RECORD BOOK
PG.	PAGE
M.W.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
(N R)	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA ANGULAR VALUE
R	RADIUS LENGTH
A	ARC LENGTH
	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4763
	PERMANENT REFERENCE MONUMENT FOUND
	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4763



LOCATION MAP
NOT TO SCALE

140

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 7:00 AM
THIS 14th DAY OF July AD, 1995 AND DULY RECORDED IN PLAT BOOK 72 ON PAGES 140 AND 141

DOROTHY H. WILKEN, CLERK
BY: Dorothy H. Wilken D.C.

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 90-00-00 EAST ALONG THE SOUTH LINE OF THE WINSTON TRAILS BOULEVARD, AS SHOWN ON "WINSTON TRAILS BOULEVARD PHASE II", AS RECORDED IN PLAT BOOK 70, AT PAGES 53 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES (CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH INDICATED PRIORITIES BEING DETERMINED BY THE USE WHICH IS DAMAGED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OF EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

1. HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY COMPLIES WITH CHAPTER 177 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS ACCURACY IT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET. THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS. FOR THE REQUIRED IMPROVEMENTS. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17th DAY OF March, 1995 — Mary Hanna Cloderer
MARY HANNA CLODERER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF July, 1995.

BY: Ken Foster
KEN FOSTER, CHAIRMAN

ATTEST:
DOROTHY H. WILKEN, CLERK
Dorothy Wilken
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF July 1995

BY: George T. Hall
GEORGE HELM, P.E., COUNTY ENGINEER

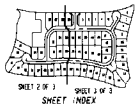
P.U.D. TABULAR DATA

TOTAL AREA	20.729 ACRES
NUMBER OF UNITS	53 UNITS
DENSITY	2.55 UNITS/ACRE
ROADS	3.51 ACRES
RECREATION	1.66 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODERER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407

SEAL
NOTARY PUBLIC

SEAL: WINSTON TRAILS FOUNDATION, INC. — MY COMMISSION EXPIRES JUNE 1, 1997 BONDED THRU ADVENTURE CONTRACTORS
SEAL: NOTARY PUBLIC (Joshua A. Nuss)
SEAL: WEDGEWOOD VILLAGE PROPERTY OWNERS' ASSOCIATION, INC. — Wedgewood Village Property Owners Association, Inc.
SEAL: NOTARY PUBLIC — MY COMMISSION EXPIRES MAR. 14, 1997 BONDED THRU ADVENTURE CONTRACTORS
SEAL: THE YASUDA TRUST & BANKING CO., LTD — The Yasuda Trust & Banking Co., Ltd.
SEAL: NOTARY PUBLIC
SEAL: PROFESSIONAL LAND SURVEYOR
SEAL: COUNTY ENGINEER
SEAL: BOARD OF COUNTY COMMISSIONERS



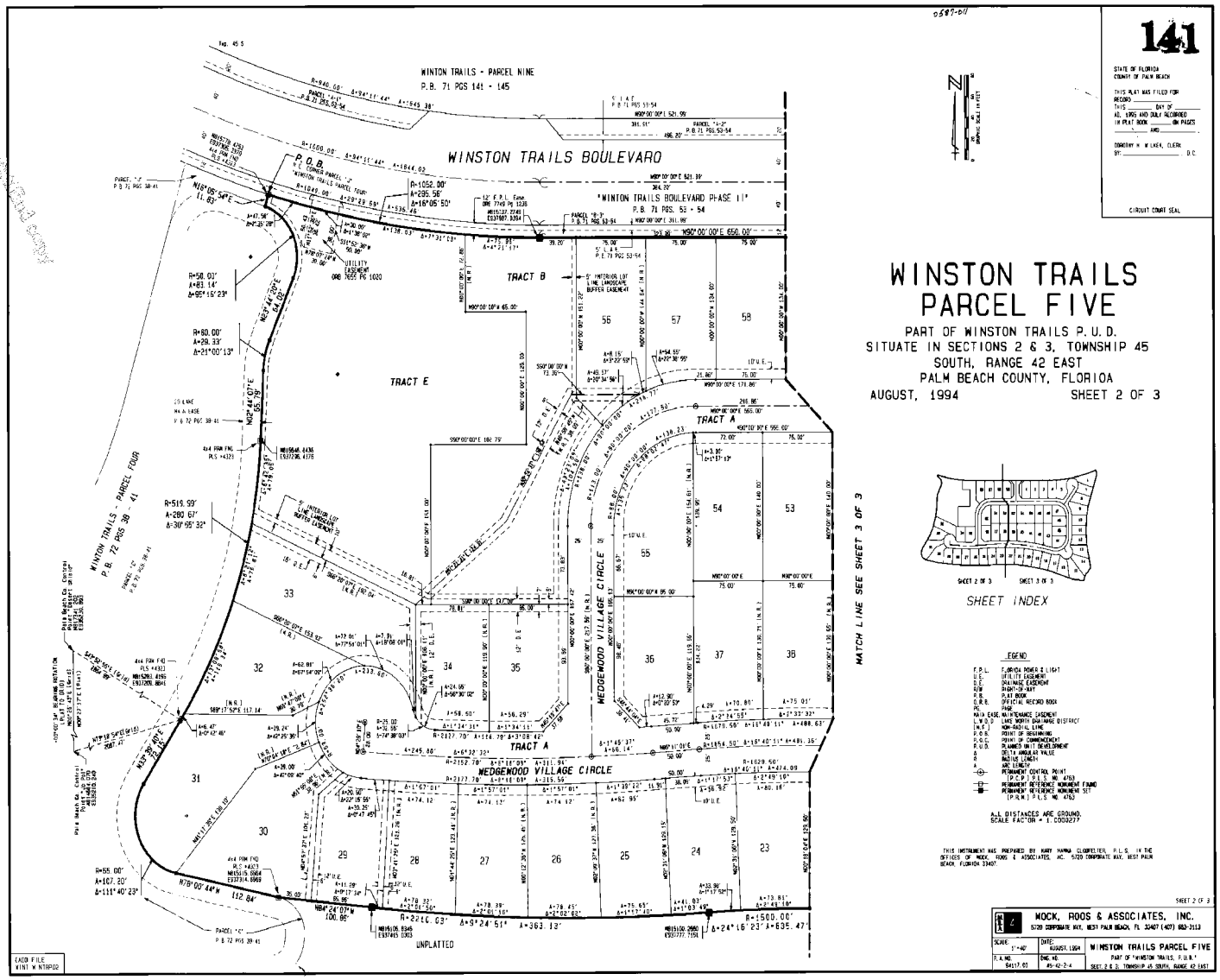
SHEET 2 OF 3 — SHEET 3 OF 3
SHEET INDEX

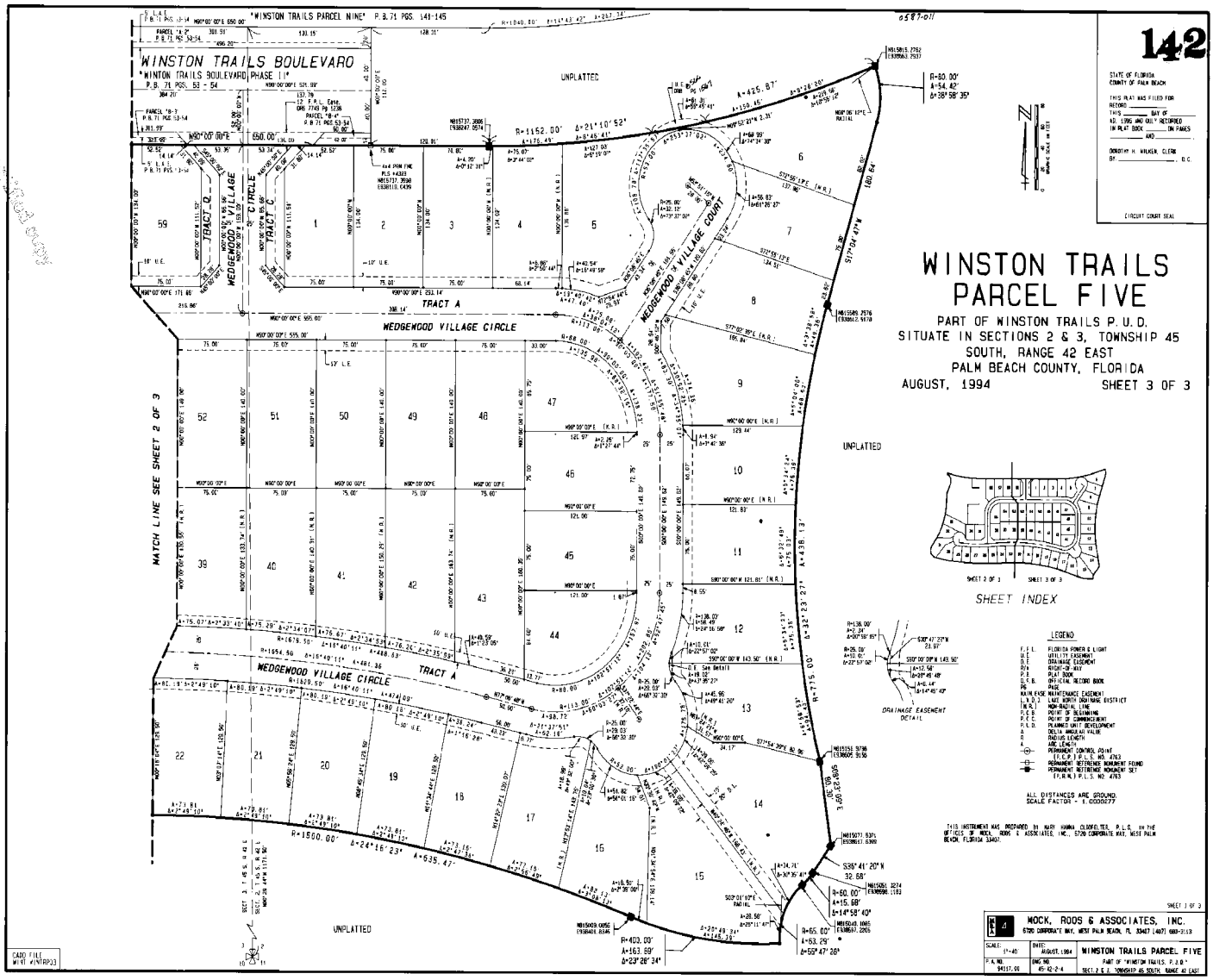
SHEET 1 OF 3

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 697-3113

SCALE: NONE	DATE: AUGUST, 1994	WINSTON TRAILS PARCEL FIVE
P.A. NO. 94-117.00	DWG. NO. 95-42-2-4	PART OF WINSTON TRAILS, P.U.D. SECT. 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST

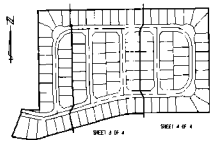
CADD FILE: WINT WINTEP05


141
STATE OF FLORIDA
COUNTY OF PALM BEACH
CIRCUIT COURT SEAL
WINTON TRAILS - PARCEL NINE
P.B. 71 PGS 141 - 145
WINSTON TRAILS BOULEVARD
"WINTON TRAILS BOULEVARD PHASE II"
P.B. 71 PGS. 53 - 54
TRACT B
TRACT E
TRACT A
WEDGEWOOD VILLAGE CIRCLE
WINTON TRAILS - PARCEL FOUR
P.B. 72 PGS 38 - 41
UNPLATTED
MATCH LINE SEE SHEET 3 OF 3
WINSTON TRAILS
PARCEL FIVE
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1994
SHEET 2 OF 3
SHEET INDEX
LEGEND
ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.0000277
MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
WINSTON TRAILS PARCEL FIVE
PART OF "WINSTON TRAILS, P.U.D."
SHEET 2 OF 3


142
WINSTON TRAILS PARCEL FIVE
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1994
SHEET 3 OF 3
WINSTON TRAILS BOULEVARD
WEDGEWOOD VILLAGE CIRCLE
WEDGEWOOD VILLAGE COURT
TRACT A
UNPLATTED
MATCH LINE SEE SHEET 2 OF 3
SHEET INDEX
DRAINAGE EASEMENT DETAIL
LEGEND
MOCK, ROOS & ASSOCIATES, INC.

WINSTON TRAILS PARCEL SIX

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF PARCEL F, WINSTON TRAILS PLAT ONE
(P.B. 71, PGS. 28-32)
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY, 1995 SHEET 1 OF 4



SHEET INDEX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL SIX", PART OF WINSTON TRAILS P.U.D., BEING A REPLAT OF PARCEL F, WINSTON TRAILS PLAT ONE (P.B. 71, PGS. 28-32), SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL "F", "WINSTON TRAILS PLAT ONE", AS RECORDED IN PLAT BOOK 71, PAGES 28 THROUGH 32, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 25.291 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

4. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, I, JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 30 DAY OF DECEMBER, 1995.

WITNESS: ELENA BRIGHAM — JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989
WITNESS: EDWARD CARENOW

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: MAY 31, 1996 — NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINSTON TRAILS FOUNDATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 30 DAY OF DECEMBER, 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: ELENA BRIGHAM — BY: JOSHUA A. MUSS, PRESIDENT
ELENA BRIGHAM, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND ELENA BRIGHAM WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: MAY 31, 1996 — DATE — NOTARY PUBLIC, STATE OF FLORIDA

SEAL: NOTARY PUBLIC (FOR JOSHUA A. MUSS) — SEAL: WINSTON TRAILS FOUNDATION, INC. — SEAL: NOTARY PUBLIC — SEAL: LAS COLINAS VILLAGE NEIGHBORHOOD ASSOC., INC. — SEAL: NOTARY PUBLIC — SEAL: OHIO SAVINGS BANK, F.S.B. — SEAL: NOTARY PUBLIC — SEAL: WESTBROOKE AT WINSTON TRAILS, INC. — SEAL: NOTARY PUBLIC — SEAL: ATHENA WINSTON TRAILS CORP. — SEAL: NOTARY PUBLIC

Rev 12-14-95
CADD FILE: WINT WINTRAP3

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 30 DAY OF DECEMBER, 1995.

LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: THOMAS BERACH, SECRETARY — BY: ROBERT STONE, SR., VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT STONE, SR. AND THOMAS BERACH WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF DEC, 1995.

MY COMMISSION EXPIRES: 5-7-99 — DATE — NOTARY PUBLIC

MEMORANDUM OF OPTION CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

WESTBROOKE AT WINSTON TRAILS, INC. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MEMORANDUM OF OPTION UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS OPTION WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5957 AT PAGE 426, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WESTBROOKE AT WINSTON TRAILS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28TH DAY OF DECEMBER, 1995.

ATTEST: JAMES CARR, SECRETARY — BY: JAMES CARR, PRESIDENT

ACKNOWLEDGEMENT

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

BEFORE ME PERSONALLY APPEARED JAMES CARR AND RAYMOND SCHMITZ WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WESTBROOKE AT WINSTON TRAILS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF DEC, 1995.

MY COMMISSION EXPIRES: 5-7-99 — DATE — NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1/4/96 — BY: ALONDRA BELLAMY, ASSISTANT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF CUYAHOGA

OHIO SAVINGS BANK, F.S.B. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5965, AT PAGE 1646 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, F.S.B. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27TH DAY OF DEC, 1995.

WITNESS: [signature] — BY: [signature]
WITNESS: [signature] — PEARL J. BOLDEN, SR. VICE PRESIDENT
CATHERIA A. MAJOR

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED PEARL J. BOLDEN, SR. VICE PRES. AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRES. OF OHIO SAVINGS BANK, F.S.B., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF DEC, 1995.

MY COMMISSION EXPIRES: 7-27-96 — DATE — NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7170, PAGE 1 AT PAGE 1075, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. ATHENA WINSTON TRAILS CORP., A DELAWARE CORPORATION, AS GENERAL PARTNER OF ATHENA WINSTON TRAILS INVESTORS, L.P.

IN WITNESS WHEREOF, ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26TH DAY OF DECEMBER, 1995.

WITNESS: [signature] — BY: [signature], VICE PRESIDENT
WITNESS: MELISSA ZABELLA — ATHENA WINSTON TRAILS CORP., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MELISSA ZABELLA AND _____ WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26TH DAY OF DEC, 1995.

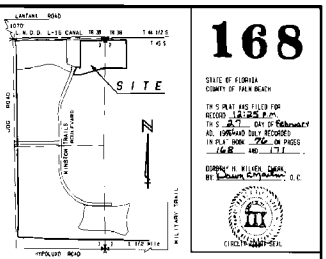
MY COMMISSION EXPIRES: 5-7-99 — DATE — NOTARY PUBLIC

ATHENA WINSTON TRAILS CORP., A DELAWARE CORPORATION AS GENERAL PARTNER OF

0517-019

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
M.W.R.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
(N.R.)	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA (ANGULAR VALUE)
R	RADIUS LENGTH
A	ARC LENGTH
	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4753
	PERMANENT REFERENCE MONUMENT FOUND
	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4753



168

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 12:25 P.M. THIS 27 DAY OF February AD, 1996 AND DULY RECORDED IN PLAT BOOK 76 ON PAGES 168 AND 169.

DOROTHY H. WILKEN, CLERK
BY: [signature], D.C.

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A BEARING OF NORTH 01-02-13 EAST ALONG THE NORTH EASTERMOST LINE OF THE WINSTON TRAILS BOULEVARD, AS SHOWN ON "WINSTON TRAILS BOULEVARD PLAT ONE", AS RECORDED IN PLAT BOOK 71 AT PAGES 29 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM (1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE SHEET 2 OF 4 FOR ROTATION NOTE)

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND IMPROVEMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 5TH DAY OF JAN, 1996

MARY HANNA CLOBERTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4753

APPROVALS

COUNTY ENGINEER:

"THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 89-33, AND IS IN ACCORDANCE WITH SEC. 177.071(2), F.S.", THIS 27 DAY OF February, 1996.

BY: [signature]
RICHARD ROSS, P.E. COUNTY ENGINEER
Richard A. Ross, P.E. Deputy County Engineer

SEAL: DEPUTY COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA	25.291 ACRES
NUMBER OF UNITS	100 UNITS
DENSITY	4.04 UNITS/ACRE
ROADS	5.75 ACRES
RECREATION	6.06 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLOBERTER, P.L.S., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SEAL: PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 659-3193

SCALE: NONE	DATE: DECEMBER 1994	WINSTON TRAILS PARCEL SIX
P.A.NO. 94.156.00	DWG. NO. 45-47-03-15	PART OF WINSTON TRAILS P.U.D. SEC 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST

WINSTON TRAILS PARCEL SIX

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF PARCEL F, WINSTON TRAILS PLAT ONE
(P.B. 71, PGS. 28 - 32)
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY, 1995 SHEET 2 OF 4

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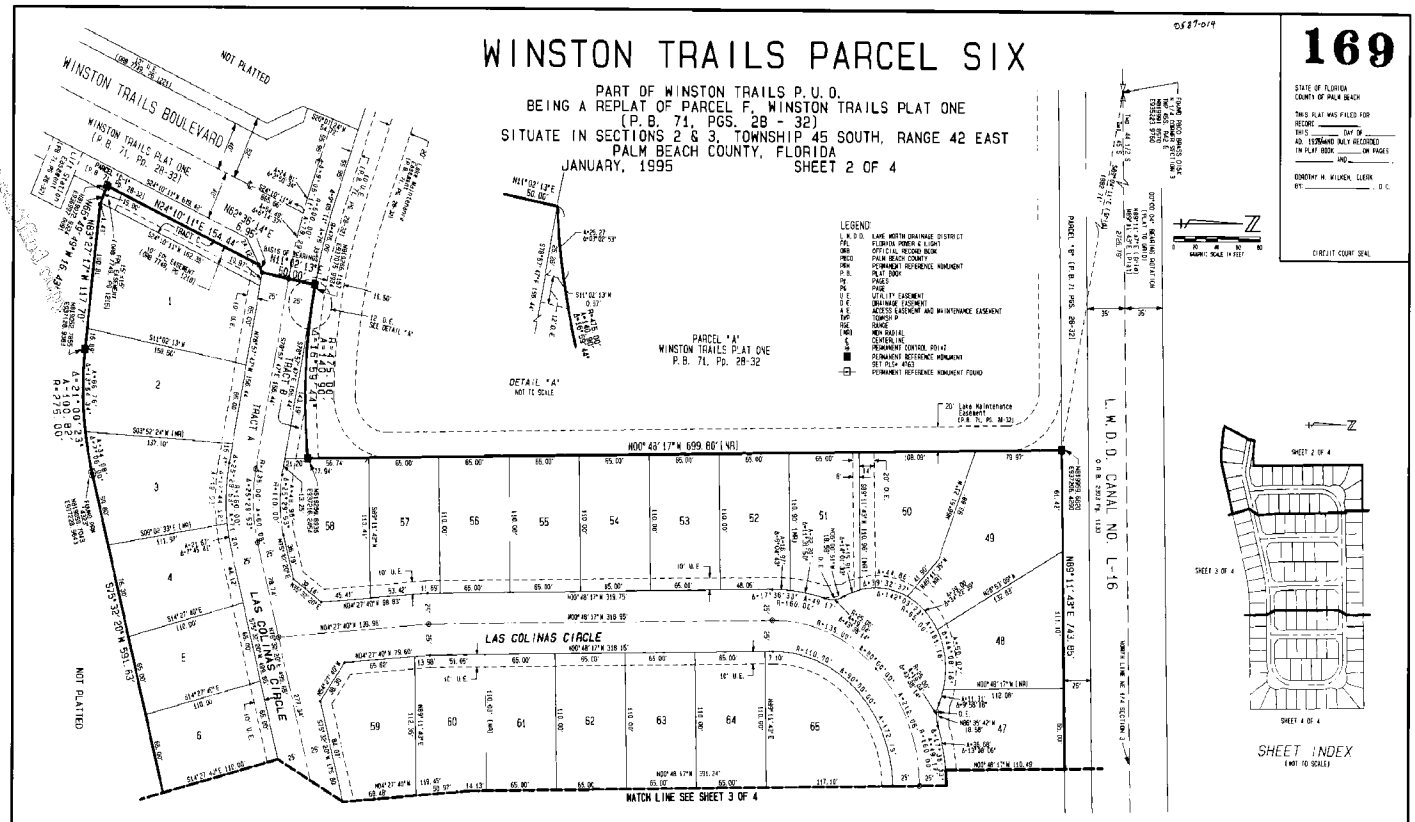
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____ THIS ____ DAY OF ____ AD 19____ AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____

DOROTHY H. WILKEN, CLERK
BY: ____ D.C.

CIRCUIT COURT SEAL



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND 11) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7025, AT PAGE 1705 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ____ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF JANUARY, 1996.

MORGAN GUARANTY TRUST COMPANY OF NEW YORK
AS TRUSTEE
BY: ____
RONALD S. HODGE II
VICE PRESIDENT
WITNESS: ____
ROBERT STONE
WITNESS: ____

AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED RONALD S. HODGE, II WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ____ OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND 11) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF JAN. 1996.

MY COMMISS ON EXPIRES 5.7.99
DATE NOTARY PUBLIC

AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT)

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK

BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6245, AT PAGE 504 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF JAN. 1996.

BOLER LAND INVESTORS, L.P.
BY: BOLER LAND HOLDINGS, INC., A DELAWARE CORP., AS GENERAL PARTNER OF BOLER LAND HOLDINGS, INC., AN ILLINOIS CORP., AS GENERAL PARTNER OF BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP
BY: ____ VICE PRESIDENT
WITNESS: ____
WITNESS: ____
Steve Schwartz
LARRY M. CHANESS
VICE PRESIDENT, BOLER LAND HOLDINGS, INC. AN ILLINOIS CORP. AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

SEAL
BOLER LAND HOLDINGS, INC.

SEAL
NOTARY PUBLIC
"OFFICIAL SEAL"
Paula S. Kotlowski
Notary Public, State of Illinois
Cook County
My Commission Expires

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED LARRY M. CHANESS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOLER LAND HOLDINGS, INC. AN ILLINOIS CORP. OF BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF December 1995.

MY COMMISSION EXPIRES: Nov 1/96
DATE NOTARY PUBLIC

SEAL
MORGAN GUARANTY TRUST COMPANY OF NEW YORK

SEAL
NOTARY PUBLIC

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000632

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLOPFELDER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 2 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 689-3113

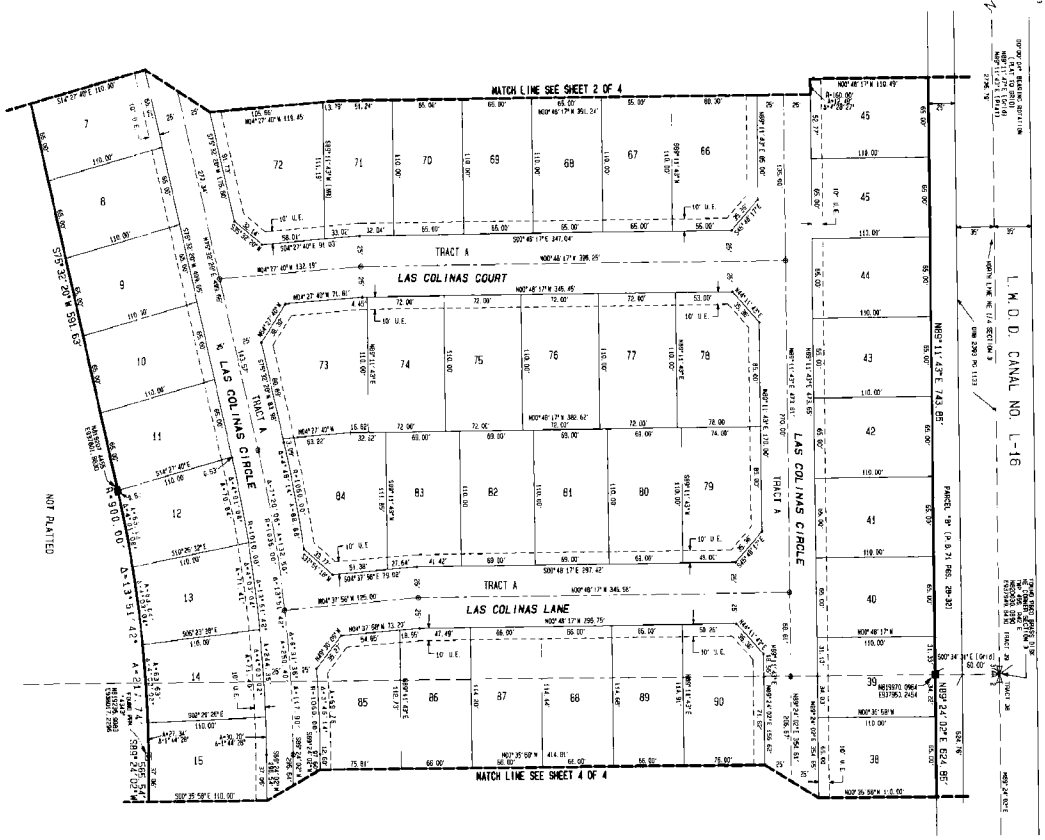
SCALE: 1"=40'	DATE: NOVEMBER 1994	WINSTON TRAILS PARCEL SIX
P.A. NO. 94156.00	DWG. NO. 45-42-03-16	PART OF WINSTON TRAILS, P.U.D. SECT. 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST

Rev. 6-28-95
Rev. 9-04-96
Rev. 8-28-96
CADD FILE W1NTRP6.4

WINSTON TRAILS PARCEL SIX

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF PARCEL F, WINSTON TRAILS PLAT ONE
(P.B. 71, PGS. 28 - 32)
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY, 1995 SHEET 3 OF 4

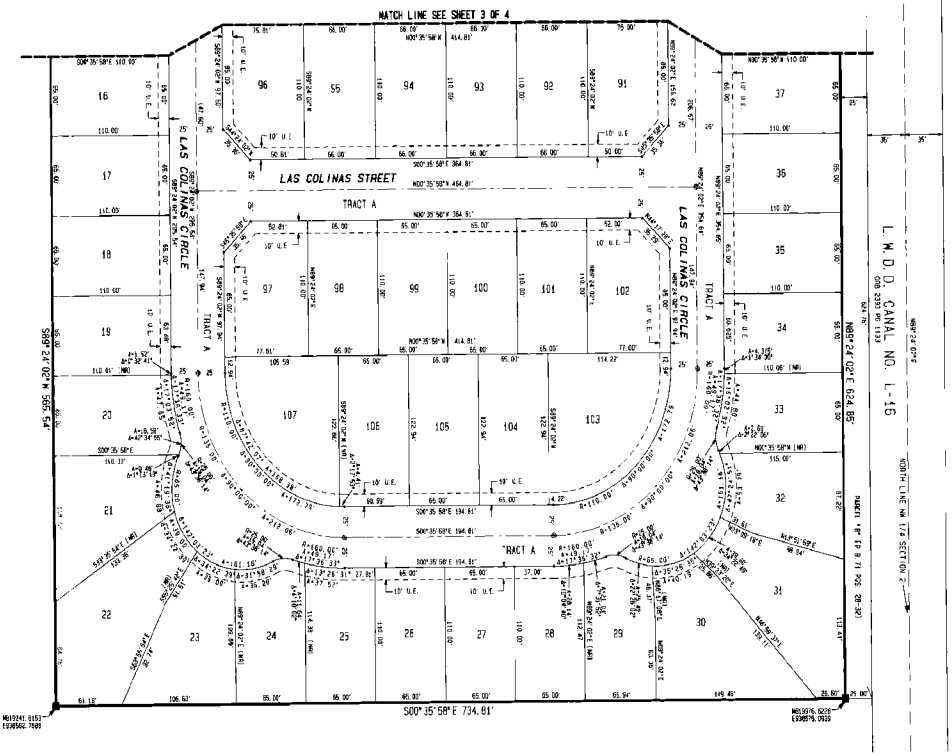
LEGEND:
L.W.D.C. LAKE WORTH DRAINAGE DISTRICT
F.P.L. FLORIDA POWER & LIGHT
ORB OFFICIAL RECORD BOOK
PBCC PALM BEACH COUNTY
PRM PERMANENT REFERENCE MONUMENT
P.B. PLAT BOOK
PG. PAGES
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT AND MAINTENANCE EASEMENT
TWP TOWNSHIP
RGE RANGE
(NR) NON RADIAL
℄ CENTERLINE
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
SET PLAN AFTER
PERMANENT REFERENCE MONUMENT FOUND

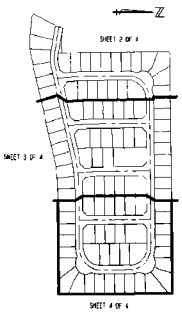

MATCH LINE SEE SHEET 2 OF 4
MATCH LINE SEE SHEET 4 OF 4
TRACT A
LAS COLINAS COURT
LAS COLINAS CIRCLE
LAS COLINAS LANE
L.W.D.D. CANAL NO. L-16
NOT PLATTED
S79°32'20"W 591.52'
N 910.00'
S 1°51'42"E
N89°11'42"E 743.85'
N89°24'02"E 624.85'
PARCEL "B" (P.B. 71, PGS. 28-32)
NORTH LINE OF SECTION 3
ORB 2393 PG 1133
N89°11'42"E 475.65'
N89°11'42"E 170.00'
N89°11'42"E 79.00'
N00°48'17"W 110.49'
N00°48'17"W 396.25'
N00°48'17"W 345.45'
N00°48'17"W 345.58'
N00°48'17"W 295.75'
N00°48'17"W 110.00'
N00°48'17"W 110.00'
N00°48'17"W 295.42'
N00°48'17"W 156.42'
N00°36'58"W 510.00'
S00°48'17"E 297.42'
S00°48'17"E 79.02'
S00°48'17"E 247.04'
S00°35'58"E 110.00'
N00°35'58"W 110.00'
N00°24'02"E 60.00'
N00°24'02"E 42.42'
N00°24'02"E 42.42'
N00°24'02"E 42.42

WINSTON TRAILS PARCEL SIX

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF PARCEL F, WINSTON TRAILS PLAT ONE
(P.B. 71, PGS. 28 - 32)
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JANUARY, 1995 SHEET 4 OF 4

LEGEND:
L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
F.P.L. FLORIDA POWER & LIGHT
ORB OFFICIAL RECORD BOOK
PBCO PALM BEACH COUNTY
P.B. PLAT BOOK
PG PAGES
PBC PAGE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT AND MAINTENANCE EASEMENT
TWP TOWNSHIP
RGE RANGE
(NR) NON RADIAL
℄ CENTERLINE
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
SET #LB 4751
PERMANENT REFERENCE MONUMENT FOUND





SHEET INDEX
(NOT TO SCALE)

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00005932

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

171

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ AM/PM
THIS ____ DAY OF ____ AD, 19__ AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____.
DOROTHY H. WILKEN, CLERK
BY: ____, D.C.
CIRCUIT COURT SEAL

SHEET 4 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: 1"=40'	DATE: NOVEMBER 1994	WINSTON TRAILS PARCEL SIX
P.B. NO. 94156.00	DWG. NO. 45-42-03-15	PART OF "WINSTON TRAILS, P.U.D." SECT. 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST

Rev. 3-08-96
CADD FILE WINTRP16

OR B 9389 PG 98 Surveyors Cert. P.C.Ps have been set in field 6-15-94

"WINSTON TRAILS PARCEL SEVEN"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
4500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1646
JANUARY 1993
DWG.NO P2997DL410.DLP_LOCA

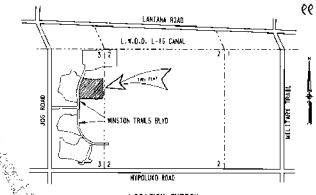
SHEET 1 OF 3

c537-098

44

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 7:56 P.M. THIS 5TH DAY OF August 1994 AND DULY RECORDED IN PLAT BOOK NO. 73 ON PAGES 44 THRU 46
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: [signature]



LOCATION SKETCH
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS PARCEL SEVEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4); THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), SOUTH 00° 47' 13" EAST, 1110.80 FEET; THENCE NORTH 89° 12' 47" EAST, 1697.73 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3300.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 08° 40' 01" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 29' 34", AN ARC DISTANCE OF 949.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 05' 49", AN ARC DISTANCE OF 1.69 FEET; THENCE SOUTH 08° 28' 44" WEST, 757.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 55.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 25° 31' 53" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 02' 58", AN ARC DISTANCE OF 53.02 FEET; THENCE SOUTH 10° 25' 05" WEST, 124.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55° 17' 05", AN ARC DISTANCE OF 41.39 FEET; THENCE SOUTH 65° 42' 10" WEST, 59.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 13' 25", AN ARC DISTANCE OF 19.68 FEET; THENCE SOUTH 84° 04' 24" WEST, 50.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 42' 53", AN ARC DISTANCE OF 52.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 700.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 08' 00", AN ARC DISTANCE OF 294.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 06' 40", AN ARC DISTANCE OF 193.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 19' 01", AN ARC DISTANCE OF 417.59 FEET; THENCE NORTH 05° 38' 23" WEST, 28.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 896.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 49' 34", AN ARC DISTANCE OF 465.64 FEET; THENCE NORTH 24° 10' 11" EAST, 508.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 24.461 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION INC. , ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. PARCEL "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FUNBURY VILLAGE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. PARCEL "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS FOR GOLF COURSE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. PARCEL "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8. THE LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES AND AN" AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, HAS HEREUNTO SET MY HAND AND SEAL THIS 5TH DAY OF NOVEMBER, 1993.

WITNESS: DAVID F. WEBBER — JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

WITNESS: JON P. WEBER

PETITION NO. 87-111.2 (C)

P.U.D. TABULAR DATA

TOTAL ACREAGE	24.46 ACRES
NUMBER OF UNITS	96
DENSITY	3.92 UNITS/ACRE
OPEN SPACE	2.18 ACRES

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE , WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF November, 1993

MY COMMISSION EXPIRES: [signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY: THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED 5/17/94

GLENDA BELLAMY — ASSISTANT VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July, 1994.

BY: [signature]
MARY MCCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: [signature]
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July, 1994.

[signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

LEGEND

D.E.	DRAINAGE EASEMENT
F.D.	FOUND
K&S	KEITH AND SCHNARS
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.T.S.	NOT TO SCALE
N.R.	NOT RADIAL
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
B.C.R.	PALM BEACH COUNTY RECORDS
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.L.S.	PROFESSIONAL LAND SURVEYOR
R	RADIUS
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
S.F.	SQUARE FEET
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
Δ	CENTRAL ANGLE
℄	CENTERLINE

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE OR LAKE MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, OR LAKE MAINTENANCE ACCESS EASEMENT.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LAKE MAINTENANCE ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS COINCIDE.
9. @ DENOTES "PERMANENT" REFERENCE MONUMENT STAMPED: KEITH AND SCHNARS, P.L.S. 4323.
10. ⊂ DENOTES PERMANENT CONTROL POINT" STAMPED: KEITH AND SCHNARS, P.C.P.
WHERE P.C.P.'s FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'s.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

11/8/93
DATE

KEITH AND SCHNARS, P.A.
JON P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323

SEALS	NOTARY DEDICATION	PROFESSIONAL LAND SURVEYOR	COUNTY COMMISSION	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

"WINSTON TRAILS PARCEL SEVEN"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JOHN P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JANUARY 1993
DWG. NO. 92937E4533LPLTOGN

45

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ___ M. THIS _____ DAY OF _____ 199 , AND DULY RECORDED IN PLAT BOOK NO. ___ ON PAGES ___ THRU ___
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ D.C.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1935, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 183, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 228, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT THIS 5TH DAY OF NOVEMBER, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

WITNESS
PRINT NAME: Lisa DeLuca

BY: _____
TAKUYA NISHIZONO, VICE-PRESIDENT

WITNESS
PRINT NAME: Alice Bullwates

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, TAKUYA NISHIZONO AS VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICER HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED. HE DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF NOV., 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT THIS 5TH DAY OF NOVEMBER, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

WITNESS
PRINT NAME: Lisa DeLuca

BY: _____
TAKUYA NISHIZONO, VICE-PRESIDENT

WITNESS
PRINT NAME: Alice Bullwates

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, TAKUYA NISHIZONO AS VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICER HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED. HE DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF NOV., 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD ALDSLEY AS PRESIDENT AND MARK WELCH AS VICE-PRESIDENT OF THE TURNBURY VILLAGE HOMEOWNERS ASSOCIATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF JUNE, 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. WISS AS PRESIDENT AND DAVID F. WEBBER AS VICE PRESIDENT OF THE WINSTON TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF NOVEMBER, 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

THE WINSTON TRAILS FOUNDATION INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5TH DAY OF NOVEMBER, 1993.

BY: _____
JOSHUA A. WISS, PRESIDENT

ATTEST: _____
DAVID F. WEBBER, VICE-PRESIDENT

ACCEPTANCE OF RESERVATIONS

TURNBURY VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3rd DAY OF JUNE, 1993.

BY: _____
RICHARD ALDSLEY, PRESIDENT

ATTEST: _____
MARK WELCH, VICE-PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE GENERAL PARTNERS THIS _____ DAY OF _____, 199 .

GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP

WITNESS

BY: _____
RICHARD A. DAVENPORT, GENERAL PARTNER

WITNESS

BY: _____
WILLIAM W. COLE, JR., GENERAL PARTNER

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 199 .

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 99 .

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SEALS								
WINSTON TRAILS FOUNDATION INC.	NOTARY WINSTON TRAILS FOUNDATION INC.	YASUDA TRUST & BANKING CO. LTD	NOTARY (YASUDA)	YASUDA TRUST & BANKING CO. LTD	NOTARY (YASUDA)	PROPERTY OWNERS ASSOCIATION	NOTARY PROPERTY OWNERS ASSOCIATION	NOTARY (GRO) (DAVENPORT)	NOTARY (GRO) (COLE)

SHEET 3 OF 3

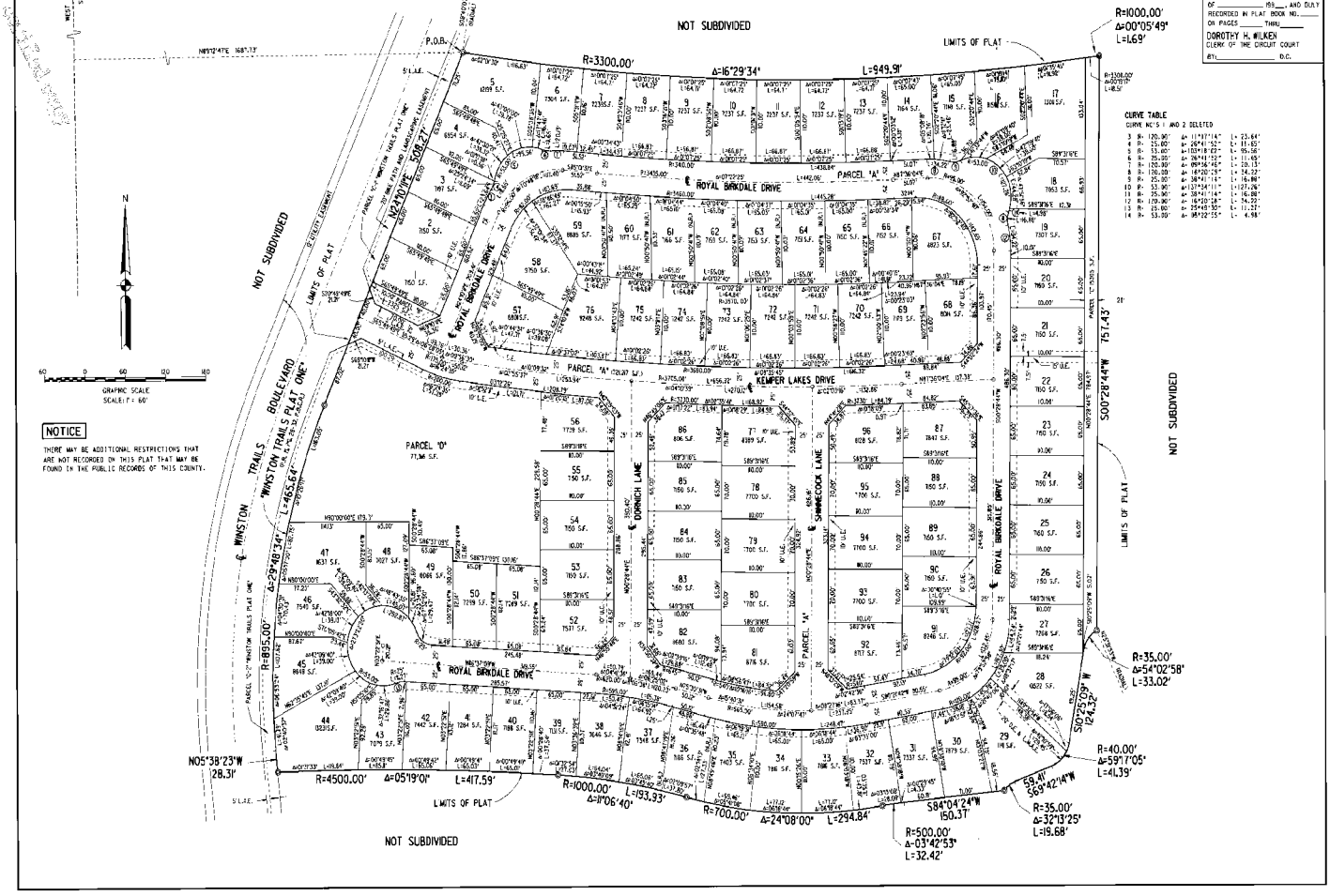
46

"WINSTON TRAILS PARCEL SEVEN"

PART OF A P.U.D.
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
FEBRUARY, 1993
DWG NO. P2697U-4303JPL2.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH:
THIS PLAT WAS FILED FOR RECORD AT ___ M. THIS ___ DAY OF ___ 19__, AND DULY RECORDED IN PLAT BOOK NO. ___ ON PAGES ___ THRU ___
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ___ D.C.



NOTICE

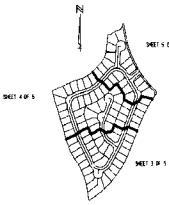
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE
CURVE NO'S 1 AND 2 DELETED

3	R= 120.00'	Δ= 11°47'14"	L= 23.68'
4	R= 15.00'	Δ= 28°41'52"	L= 11.65'
5	R= 55.00'	Δ=103°18'08"	L= 99.16'
6	R= 35.00'	Δ= 28°41'52"	L= 11.65'
7	R= 120.00'	Δ= 09°36'46"	L= 20.13'
8	R= 180.00'	Δ= 16°20'26"	L= 54.22'
9	R= 25.00'	Δ= 38°41'14"	L= 16.88'
10	R= 53.00'	Δ=137°34'11"	L=127.26'
11	R= 25.00'	Δ= 38°41'14"	L= 16.88'
12	R= 120.00'	Δ= 16°20'26"	L= 34.22'
13	R= 25.00'	Δ= 25°49'50"	L= 11.22'
14	R= 53.00'	Δ= 05°22'55"	L= 4.98'

WINSTON TRAILS PARCEL TEN

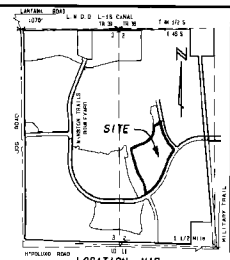
PART OF WINSTON TRAILS P. U. D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 1 OF 5



SHEET INDEX
(NOT TO SCALE)

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
M.A.W.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
N.R.L.	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA (ANGLE)
L	ARC LENGTH
R	RADIUS
Δ	ARC LENGTH
⊕	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4763
■	PERMANENT REFERENCE MONUMENT (FOUND)
■	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4763



LOCATION MAP
NOT TO SCALE

188

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:30 P.M. THIS 5 DAY OF March A.D. 1995 AND DULY RECORDED IN PLAT BOOK 74 ON PAGES 188 AND 192.

DOROTHY H. WILKEN, CLERK
BY: D.C.

CLERK'S COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 6, 1989 (OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL TEN", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER "WINSTON TRAILS PARCEL NINE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 140 THROUGH 145 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ALONG A CURVE HAVING A RADIUS OF 1040.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 14°49'42" WEST. THENCE COMMENCING NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°05'34", AN ARC DISTANCE OF 219.25 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 300.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 27°35'08" EAST AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE SUBTENDING A CENTRAL ANGLE OF 11°13'24", AN ARC DISTANCE OF 58.79 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 650.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 43°47'51" WEST. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 31°31'33", AN ARC DISTANCE OF 358.57 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 500.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 12°18'18" EAST. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 29°52'39", AN ARC DISTANCE OF 260.68 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 500.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 77°52'54" WEST. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING AN A CENTRAL ANGLE OF 27°39'29", AN ARC DISTANCE OF 241.37 FEET. THENCE NORTH 50°13'25" WEST, A DISTANCE OF 116.66 FEET. THENCE NORTH 57°26'53" EAST, A DISTANCE OF 291.19 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 455.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 65°01'47" WEST. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 20°47'47", AN ARC DISTANCE OF 296.21 FEET. THENCE NORTH 44°53'35" EAST, A DISTANCE OF 96.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 200.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 44°56'21" WEST. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 39°00'05", AN ARC DISTANCE OF 136.15 FEET. THENCE NORTH 60°03'14" EAST, A DISTANCE OF 153.50 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 40.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 16°47'17" EAST. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 57°51'57", AN ARC DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 180.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 41°04'44" EAST. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 23°35'45", AN ARC DISTANCE OF 74.16 FEET. THENCE NORTH 72°30'00" EAST, A DISTANCE OF 31.60 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 50.00 FEET FROM A RADIAL LINE BEARS NORTH 17°30'00" WEST. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 84°56'10", AN ARC DISTANCE OF 74.15 FEET. THENCE NORTH 77°13'49" EAST, A DISTANCE OF 13.00 FEET. THENCE SOUTH 12°26'10" EAST, A DISTANCE OF 113.60 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 395.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 77°32'44" EAST. THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 14°05'01", AN ARC DISTANCE OF 58.13 FEET. THENCE SOUTH 49°59'51" EAST, A 3.15 ARC OF 104.14 FEET. THENCE SOUTH 50°14'09" EAST, A DISTANCE OF 56.36 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 1000.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 49°02'37" EAST. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 17°51'01", AN ARC DISTANCE OF 224.07 FEET. THENCE SOUTH 22°26'22" WEST, A DISTANCE OF 323.71 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1340.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 64°30'38" WEST. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 18°56'22", AN ARC DISTANCE OF 275.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.325 ACRES OF LAND, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS B, AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS D, AND E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LANE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, I, JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 6, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 22nd DAY OF DECEMBER, 1995.

WITNESS: Gloria Brighton BY: Joshua A. Muss
WITNESS: Elena Cavanaugh
JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 6, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF }

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 6, 1989 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: MAY 31, 1996
NOTARY PUBLIC
MARVIN L. DEWILD

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF DEC., 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Chris Coughlin BY: Joshua A. Muss
VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH FLORIDA }

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND CHRIS COUGHLIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: MAY 31, 1996
NOTARY PUBLIC
MARVIN L. DEWILD

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF DEC., 1995.

LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Thomas Beach BY: Robert Stone, Sr.
SECRETARY VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED Robert Stone, Sr. AND Thomas Beach WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS PROPERTY IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ..... AND SECRETARY, RESPECTIVELY OF LAGOREE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF DEC., 1995.

MY COMMISSION EXPIRES: 5-7-99
NOTARY PUBLIC

MEMORANDUM OF OPTION CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

WESTBROOKE AT WINSTON TRAILS, INC., HEREBY CERTIFIES THAT IT IS HOLDER OF A MEMORANDUM OF OPTION UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREON AND AGREES THAT ITS OPTION WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6557 AT PAGE 439, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WESTBROOKE AT WINSTON TRAILS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF DECEMBER, 1995.

ATTEST: ASSIGNED BY
ROBERT STONE BY: JAMES CARR
SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED JAMES CARR AND ROBERT STONE WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF WESTBROOKE AT WINSTON TRAILS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF DEC., 1995.

MY COMMISSION EXPIRES: 5-7-99
NOTARY PUBLIC

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IS IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS ..... DAY OF ..... 199.

BY: .....
EDWIN A. LACE, P.E., DEPUTY COUNTY ENGINEER

MORTGAGEE'S CONSENT

STATE OF OHIO }
COUNTY OF CUYAHOGA }

OHIO SAVINGS BANK, F.S.B. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7065 AT PAGE 1147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, F.S.B. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF DEC., 1995.

WITNESS: BY: Frank J. Bolognia
WITNESS: PATRICIA A. HALLADY
FRANK J. BOLOGNIA
SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO }
COUNTY OF CUYAHOGA }

BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice Pres. OF OHIO SAVINGS BANK, F.S.B., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF DEC., 1995.

MY COMMISSION EXPIRES: 3-27-99
NOTARY PUBLIC
ROSE MARIE DIGIACOMO

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREON AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7055 AT PAGE 1705 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. ATHENA WINSTON TRAILS CORP. A DELAWARE CORPORATION AS GENERAL PARTNER OF

IN WITNESS WHEREOF, ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26th DAY OF DECEMBER, 1995.

WITNESS: BY: Metin Negrin
WITNESS: METIN NEGRIN
M. ZREBECKI
VICE PRESIDENT
ATHENA WINSTON TRAILS CORP.
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN
THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF Florida }
COUNTY OF Palm Beach }

BEFORE ME PERSONALLY APPEARED Metin Negrin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF DEC., 1995.

MY COMMISSION EXPIRES: 5-7-99
NOTARY PUBLIC

ATHENA WINSTON TRAILS CORP.
A DELAWARE CORPORATION, AS
GENERAL PARTNER OF

SEAL NOTARY PUBLIC FOR JOSHUA A. MUSS | SEAL WINSTON TRAILS FOUNDATION, INC. | SEAL NOTARY PUBLIC | SEAL LAGOREE VILLAGE NEIGHBORHOOD ASSOC. INC. | SEAL NOTARY PUBLIC | SEAL OHIO SAVINGS BANK, F.S.B. | SEAL NOTARY PUBLIC | SEAL WESTBROOKE AT WINSTON TRAILS, LTD. | SEAL NOTARY PUBLIC | SEAL ATHENA WINSTON TRAILS CORP. | SEAL NOTARY PUBLIC | SEAL COUNTY ENGINEER

Rev 12-14-95
CADD FILE
NAME 4WMRP59

SHEET 1 OF 5

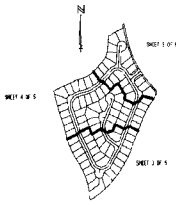
MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 563-3113

SCALE: NONE	DATE: NOVEMBER, 1994	WINSTON TRAILS PARCEL TEN
P.B. NO. 94.95.00	INC. NO. 45-42-02-14	PART OF WINSTON TRAILS, P.U.D.* SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

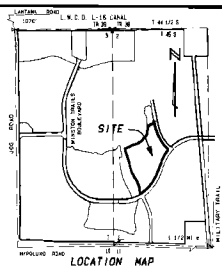
2687-013

WINSTON TRAILS PARCEL TEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 2 OF 5



SHEET INDEX
(NOT TO SCALE)



189

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
THIS _____ DAY OF _____
AD, 19__ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

(CIRCUIT COURT SEAL)

MORTGAGEE'S CONSENT

STATE OF ILLINOIS
COUNTY OF COOK

BAUER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6236 AT PAGE 1334 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BAUER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BAUER LAND HOLDINGS, INC. AN ILLINOIS CORP. AS GENERAL PARTNER OF AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF DECEMBER, 1996.

WITNESS: _____ BY: _____
LARRY M. CHANESS
VICE PRESIDENT
BAUER LAND HOLDINGS, INC.
AN ILLINOIS CORP.
AUTHORIZED TO DO BUSINESS
IN THE STATE OF FLORIDA

WITNESS: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED LARRY M. CHANESS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BAUER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF DECEMBER, 1996.

MY COMMISSION EXPIRES: 11/17/96 _____
DATE NOTARY PUBLIC

BAUER LAND HOLDINGS, INC., AN ILLINOIS CORP. AS GENERAL PARTNER OF

"OFFICIAL SEAL"
NICOLE KELLERMEIER
Notary Public, State of Illinois
Cook County
My Commission Expires 11/27/96

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND II), OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT), HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREIN DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7005 AT PAGE 1709 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27TH DAY OF DECEMBER, 1996.

WITNESS: _____ BY: _____
MORGAN GUARANTY TRUST COMPANY OF NEW YORK
AS TRUSTEE
RONALD G. HODGE, II
VICE PRESIDENT

WITNESS: _____
MELISSA CHEBELA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD G. HODGE, II, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND II) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT), AND SEVERALLY ACKNOWLEDGED TO AND BEFORE HIM THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF NOV, 1996.

MY COMMISS ON EXPIRES 5-7-99 _____
DATE NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. NOSS, AS UNDIVIDED OWNER; AND THAT AGREEMENT DATED MARCH 8, 1995 THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/4/96 BY: Glenda Bellamy
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A BEARING OF SOUTH 00°44'46" EAST ALONG THE EAST LINE OF WINSTON TRAILS PARCEL NINE, AS RECORDED IN PLAT BOOK 71 AT PAGES 141 THROUGH 145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM (1983), 1990 ADJUSTMENT, GEODETIC CENTER, AS DERIVED, CHECKED AND ADAPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE ROTATION NOTE SHEET 2 OF 4).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES (CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 177.091-9 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 5 DAY OF NOV, 1996.

_____
MARK HANNA, CLODFELTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

P.U.D. TABULAR DATA

TOTAL AREA	24.926 ACRES
NUMBER OF UNITS	88 UNITS
ROADS	4.91 ACRES
DENSITY	3.75 UNITS/ACRE
BUFFERS/OPEN SPACE	5.32 ACRES

THIS INSTRUMENT WAS PREPARED BY MARK HANNA, CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SEAL
BAUER LAND HOLDINGS, INC.

SEAL
NOTARY PUBLIC

SEAL
MORGAN GUARANTY TRUST COMPANY OF NEW YORK

SEAL
NOTARY PUBLIC

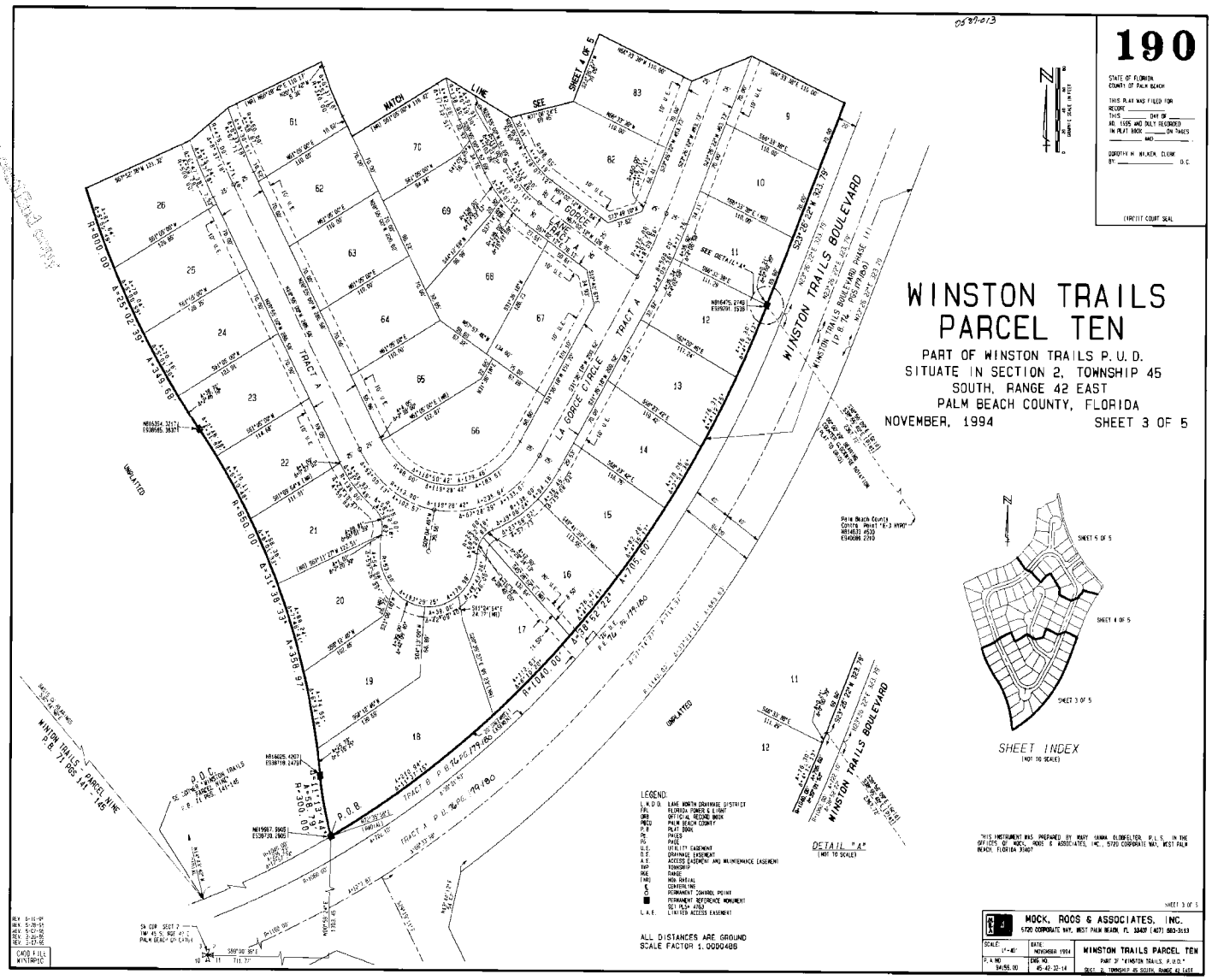
SEAL
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 5

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-2113

SCALE: NONE	DATE: NOVEMBER, 1994	WINSTON TRAILS PARCEL TEN
P.B.NO. 94155 WO	DWG.NO. 93-61-02-14	PART OF "WINSTON TRAILS, P.U.D." SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

Rev 12 14 95
CADD FILE
WINT N NTRPCS


190
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT SEAL
WINSTON TRAILS
PARCEL TEN
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994
SHEET 3 OF 5
WINSTON TRAILS BOULEVARD
LA GORCE CIRCLE
TRACT A
SHEET INDEX
(NOT TO SCALE)
DETAIL "A"
(NOT TO SCALE)
LEGEND:
L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
F.P.L. FLORIDA POWER & LIGHT
ORB OFFICIAL RECORD BOOK
PBCO PALM BEACH COUNTY
P.B. PLAT BOOK
PG. PAGE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT AND MAINTENANCE EASEMENT
TWP TOWNSHIP
RGE RANGE
(NR) NON RADIAL
℄ CENTERLINE
P.O.C. PERMANENT CONTROL POINT
P.O.B. PERMANENT REFERENCE MONUMENT
L.A.E. LIMITED ACCESS EASEMENT
ALL DISTANCES ARE GROUND
SCALE FACTOR 1.0000466
MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3193
WINSTON TRAILS PARCEL TEN
PART OF WINSTON TRAILS, P.U.D.
SEC. 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

WINSTON TRAILS
PARCEL TEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 4 OF 5

191

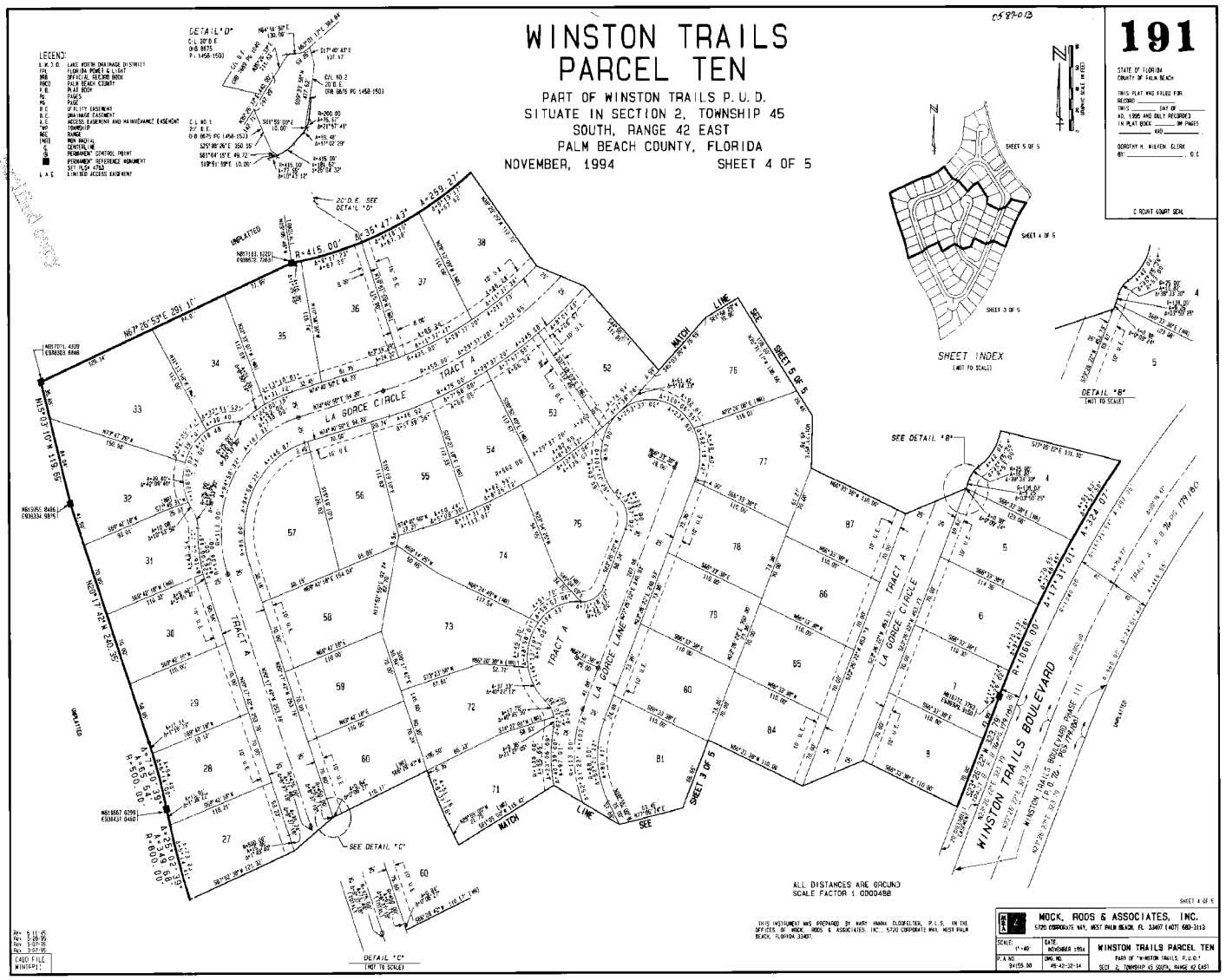
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
THIS _____ DAY OF _____
AD, 1995 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____

DOROTHY H. WILKEN, CLERK
BY: _____ D.C.

© PALM COURT SEAL

LEGEND:
L.W.C.D. LAKE WORTH DRAINAGE DISTRICT
F.P.L. FLORIDA POWER & LIGHT
ORB OFFICIAL RECORD BOOK
P.B.C.O. PALM BEACH COUNTY
P.B. PLAT BOOK
PG. PAGES
PG. PAGE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT AND MAINTENANCE EASEMENT
TWP TOWNSHIP
RGE. RANGE
(NR) NON RADIAL
℄ CENTERLINE
● PERMANENT CONTROL POINT
■ PERMANENT REFERENCE MONUMENT
SET PLS# 4782
L.A.E. LIMITED ACCESS EASEMENT



THIS INSTRUMENT WAS PREPARED BY MARK HANNA, CLOSFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: 1"=40'
DATE: NOVEMBER 1994
DWG NO. 46-42-32-14
P.A. NO. 94155.00
WINSTON TRAILS PARCEL TEN
PART OF "WINSTON TRAILS, P.U.D."
SECT. 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

Rev. 5-11-95
Rev. 5-28-95
Rev. 5-07-96
Rev. 3-07-95
CADD FILE WINTRP1

WINSTON TRAILS
PARCEL TEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 5 OF 5

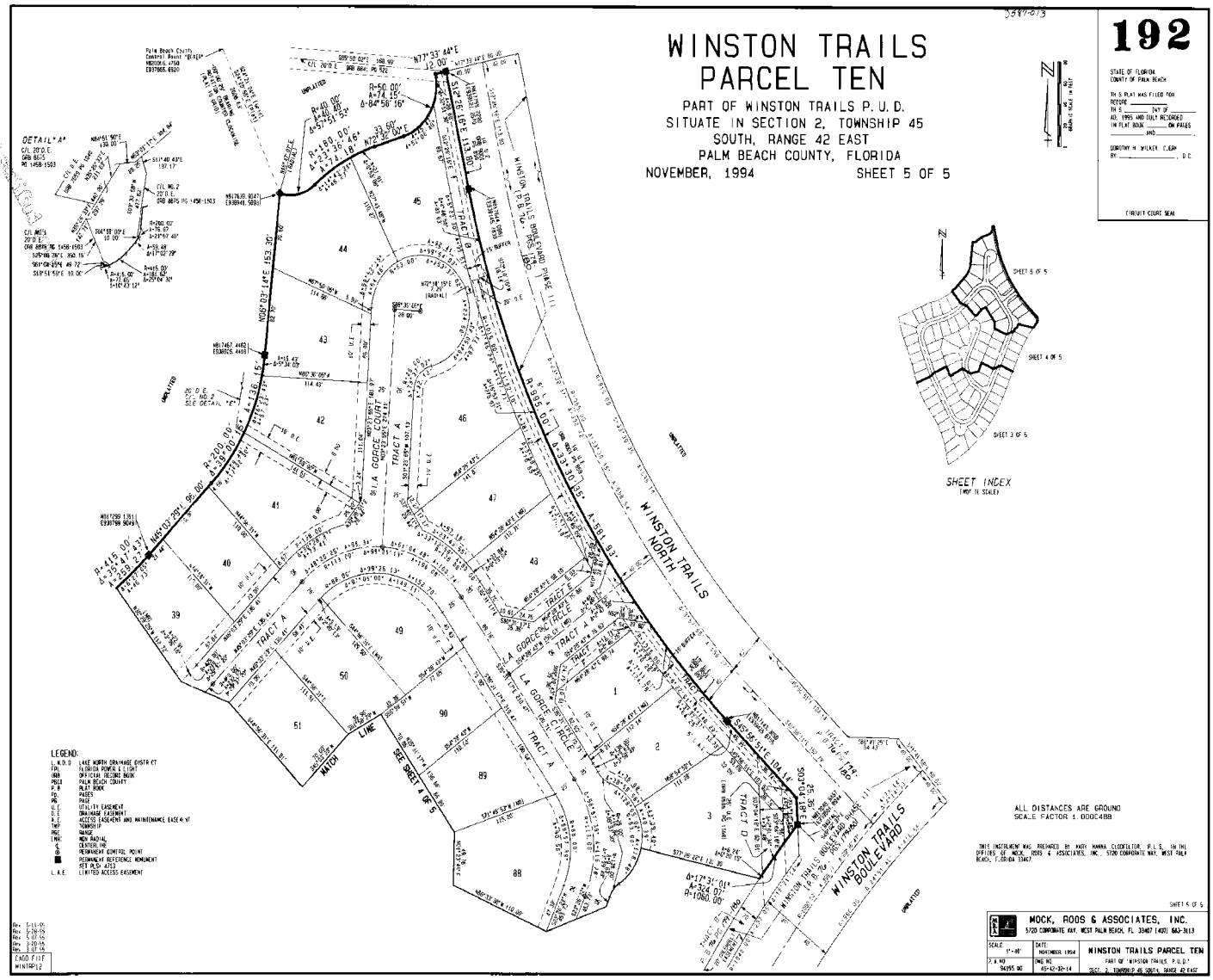
192

STATE OF FLORIDA
COUNTY OF PALM BEACH

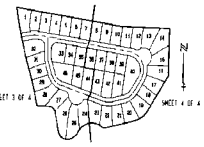
THIS PLAT WAS FILED FOR RECORD _____
IN S. _____ DAY OF _____
AD. 1995 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____.

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL



Refer to OR Bk 9559 Pg 1652 Surveyor's Affidavit certifying that on Dec 4, 1996 P.C.P.'s were set



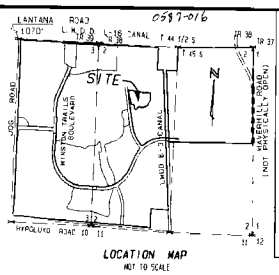
SHEET INDEX
(NOT TO SCALE)

WINSTON TRAILS PARCEL THIRTEEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY, 1995 SHEET 1 OF 4

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
M.A.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
N.R.L.	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA (ANGULAR VALUE)
R	RADIUS LENGTH
A	ARC LENGTH
	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4763
	PERMANENT REFERENCE MONUMENT FOUND
	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4763



LOCATION MAP
NOT TO SCALE

48

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:06 P.M.
THIS 04 DAY OF October
AD 1996 AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 48 AND 49
DOROTHY H. WILKEN CLERK OF CIRCUIT COURT
BY D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL THIRTEEN", PART OF WINSTON TRAILS, P.U.D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT the Northwest corner of said Section 2, thence North 89°31'50" East, along the North line of the Northwest Quarter (NW 1/4) of said Section 2, a distance of 940.00 feet; thence South 00°35'59" East, departing from said North line, a distance of 880.66 feet to a point along the east line of "WINSTON TRAILS NORTH", as recorded in Plat Book 71 Pages 170 through 173 of the Public Records of said Palm Beach County, said point being the POINT OF BEGINNING; thence departing from said east line of "WINSTON TRAILS NORTH", South 89°59'00" East, a distance of 362.31 feet; thence South 83°28'09" East, a distance of 404.47 feet; thence South 89°26'50" East, a distance of 358.29 feet; thence South 04°11'21" West, a distance of 301.36 feet; thence South 54°17'30" West, a distance of 291.53 feet to a point on a curve concave southwesterly (a radial line passing through said point bears North 38°04'26" West); having a radius of 45.00 feet; thence southeasterly along the arc of said curve through a central angle of 62°50'49", a distance of 49.35 feet to the Point of Tangency; thence South 00°54'40" East, a distance of 86.16 feet to the Point of Curvature of a curve concave northeasterly having a radius of 95.00 feet; thence southeasterly along the arc of said curve through a central angle of 90°00'00", a distance of 149.22 feet to the Point of Tangency; thence South 89°05'20" East, a distance of 17.73 feet to the point of reverse curvature of a curve concave northwesterly having a radius of 55.00 feet; thence northeasterly along the arc of said curve through a central angle of 110°52'50", a distance of 106.52 feet to the Point of Tangency; thence North 89°30'02" West, a distance of 97.99 feet to the Point of Curvature of a curve concave southwesterly having a radius of 55.00 feet; thence southwesterly along the arc of said curve through a central angle of 19°36'23", a distance of 18.82 feet to the Point of Tangency; thence South 79°56'39" West, a distance of 17.27 feet to the Point of Curvature of a curve concave northwesterly having a radius of 95.00 feet; thence northwesterly along the arc of said curve through a central angle of 15°45'40", a distance of 26.13 feet to the Point of Tangency; thence North 87°51'59" West, a distance of 52.08 feet to the Point of Curvature of a curve concave southwesterly having a radius of 55.00 feet; thence southwesterly along the arc of said curve through a central angle of 51°46'52", a distance of 51.30 feet to the Point of Tangency; thence South 04°01'09" West, a distance of 106.72 feet to the Point of Curvature of a curve concave southeasterly having a radius of 100.00 feet; thence southwesterly along the arc of said curve through a central angle of 48°11'10", a distance of 85.80 feet to the Point of Tangency; thence South 34°50'49" West, a distance of 97.98 feet to the Point of Curvature of a curve concave northwesterly having a radius of 95.00 feet; thence southwesterly along the arc of said curve through a central angle of 19°10'49", a distance of 31.80 feet to the Point of Tangency; thence South 54°02'18" West, a distance of 86.64 feet to the Point of Curvature of a curve concave northwesterly having a radius of 55.00 feet; thence northwesterly along the arc of said curve through a central angle of 117°30'25", a distance of 156.06 feet; thence South 77°32'49" West, a distance of 30.90 feet to intersect the east line of the aforementioned "WINSTON TRAILS NORTH"; thence along the east boundary of said plat, North 12°26'10" West, a distance of 152.48 feet to the Point of Curvature of a curve concave northeasterly having a radius of 2960.00 feet; thence northwesterly along the arc of said curve through a central angle of 02°32'52", a distance of 131.46 feet to the Point of Tangency; thence North 09°53'20" West, a distance of 58.13 feet to the Point of Curvature of a curve concave southwesterly having a radius of 2960.00 feet; thence northwesterly along the arc of said curve through a central angle of 07°11'47", a distance of 371.63 feet; thence North 77°54'54" East, a distance of 20.00 feet to a point along a Non-tangent curve concave westerly (a radial line passing through said point bears North 77°54'54" East) having a radius of 2980.00 feet; thence northwesterly along the arc of said curve through a central angle of 05°01'09", a distance of 260.93 feet to the Point of Tangency; thence North 17°00'05" West, a distance of 19.60 feet to the Point of Curvature of a curve concave easterly having a radius of 2240.00 feet; thence northwesterly along the arc of said curve through a central angle of 09°37'32", a distance of 350.25 feet to the POINT OF BEGINNING.

Containing 10.000 acres more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT W, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.

6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES; THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL THIS 25th DAY OF June, 1995.

WITNESS: Joyce Adams
WITNESS: Lynne Gaudette

JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF June 1995.

MY COMMISSION EXPIRES: 7/21/98 DATE
Judy A. Daugherty NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION #CC 384499
EXPIRES JUL 21, 1998
Bonded Thru Notary Public Underwriters

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 25th DAY OF June, 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: _____ BY: _____
JOSHUA A. NUSS, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS AND JAMES J. O'BRIAN WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SUCH EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF June 1995.

MY COMMISSION EXPIRES: 7/21/98 DATE
Judy A. Daugherty NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION #CC 384499
EXPIRES JUL 21, 1998
Bonded Thru Notary Public Underwriters

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 27th DAY OF June, 1995.

LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: _____ BY: _____
JEFF BUCHER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JEFF BUCHER AND STEVEN BUCHER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND _____, RESPECTIVELY OF LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June 1995.

MY COMMISSION EXPIRES: 5/2/97 DATE
_____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)

OHIO SAVINGS BANK, F/K/A/ OHIO SAVINGS BANK, F.S.B. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9595 AT PAGE 1110 AND OFFICIAL RECORD BOOK 9559 AT PAGE 1665 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. VICE PRES. AND ITS CORPORATE SEAL TO BE AFFIXED HEREUNTO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF JUNE, 1995.

WITNESS: _____
WITNESS: _____

OHIO SAVINGS BANK
BY: _____
SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)

BEFORE ME PERSONALLY APPEARED Frank J. Bellanca WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June 1995.

MY COMMISSION EXPIRES _____ DATE
_____ NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH)

ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9595 AT PAGE 1105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ATHENA WINSTON TRAILS CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF JUNE, 1995.

WITNESS: _____
WITNESS: _____

ATHENA WINSTON TRAILS CORP., A DELAWARE CORP.
BY: _____
V.P. PRESIDENT, ATHENA WINSTON TRAILS CORP., A DELAWARE CORP. AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Melvin Negrin WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. OF ATHENA WINSTON TRAILS CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June 1995.

MY COMMISSION EXPIRES 7/21/98 DATE
Judy A. Daugherty NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION #CC 384499
EXPIRES JUL 21, 1998
Bonded Thru Notary Public Underwriters

SEAL
WINSTON TRAILS FOUNDATION, INC.
WINSTON TRAILS FOUNDATION, INC.

SEAL
LAKE SHORE VILLAGE NEIGHBORHOOD ASSOC., INC.
LAKE SHORE VILLAGE NEIGHBORHOOD ASSOC., INC.

SEAL
NOTARY PUBLIC
LISA K. WILSON
MY COMMISSION # CC 384499
EXPIRES JUL 21, 1998
Bonded Thru Notary Public Underwriters

SEAL
OHIO SAVINGS BANK

SEAL
NOTARY PUBLIC

SEAL
ATHENA WINSTON TRAILS CORP.
ATHENA WINSTON TRAILS CORP.

SHEET 1 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5700 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE	DATE: JULY 1995	WINSTON TRAILS PARCEL THIRTEEN
P.B. NO. 95-05.00	DWG. NO. 95-42-12-03	PART OF "WINSTON TRAILS, P.U.D." SECT. 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

CADD (LL WINE W/NGRP)

5587-016

WINSTON TRAILS PARCEL THIRTEEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY, 1995 SHEET 2 OF 4

49

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____
AD, 1995 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

DOROTHY H. WILKEN, CLERK
BY _____, D.C.

CIRCUIT COURT SEAL

SHEET INDEX
(NOT TO SCALE)

MORTGAGEE'S CONSENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BOWER LAND INVESTORS L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5243 AT PAGE 1614 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BOWER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOWER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS "VICE PRESIDENT" AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF June, 1995.

WITNESS: Gary Glover BY: Larry A. Chanson
LARRY A. CHANSON, VICE PRESIDENT
BOWER LAND HOLDINGS, INC.
AN ILLINOIS CORPORATION
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: John Paul Chanson
JOHN PAUL CHANSON

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME PERSONALLY APPEARED LARRY A. CHANSON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOWER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOWER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND GENERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 1995.

MY COMMISSION EXPIRES: 12-30-99 DATE
Nancy Sue Wolf
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF N.Y.)
COUNTY OF N.Y.)

"OFFICIAL SEAL"
Linda Sue Wolf
Notary Public, State of Illinois
Cook County
My Commission Expires 12/30/99

MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND II) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT) HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5425 AT PAGE 1765 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO TO BE SIGNED BY ITS Managing Director AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF June, 1996.

MORGAN GUARANTY TRUST COMPANY OF NEW YORK
AS TRUSTEE

WITNESS: Barbara Hanson BY: Matt J. Wolfgruber
MATT J. WOLFGRUBER
MANAGING DIRECTOR

WITNESS: Joan L. Higgins
JOAN L. HIGGINS
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF New York
COUNTY OF Queens

BEFORE ME PERSONALLY APPEARED Matt J. Wolfgruber WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Director Vice President OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND II) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT) AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF June, 1996.

MY COMMISSION EXPIRES: 3/19/98 DATE
Gail A. Schwall
NOTARY PUBLIC
Notary Public, State of New York
No. 30-5021025
Qualified in Nassau County
Commission Expires March 19, 1998

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89°24'00" EAST ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM (1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS DERIVED FROM AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE ROTATION NOTE SHEET 3 OF 4).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES, CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THESE PRIORITIES, BEING DETERMINED BY THE USE RIGHTS GRANTED.

5. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

6. ALL LINES, WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY COMPLIES WITH CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 3 DAY OF JULY, 1995
MARY HANNA, CLOODFELTER, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOB-NA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1988; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 7/6/96 BY: Glenda Bellamy
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

APPROVALS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 9 DAY OF July, 1996.

BY George T. Hall
GEORGE T. HALL, P.E.
COUNTY ENGINEER

P.U.D. TABULAR DATA

WINSTON TRAILS P.U.D. PETITION NO. 87-112D

TOTAL AREA	64.523 ACRES
NUMBER OF UNITS	48 UNITS
ROADS	2.57 ACRES
DENSITY	3.17 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLOODFELTER, P.L.S., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SEAL
BOWER LAND HOLDINGS, INC.

BOWER LAND HOLDINGS, INC.

SEAL
MORGAN GUARANTY TRUST COMPANY OF NEW YORK

SEAL
NOTARY PUBLIC

SEAL
PROFESSIONAL LAND SURVEYOR

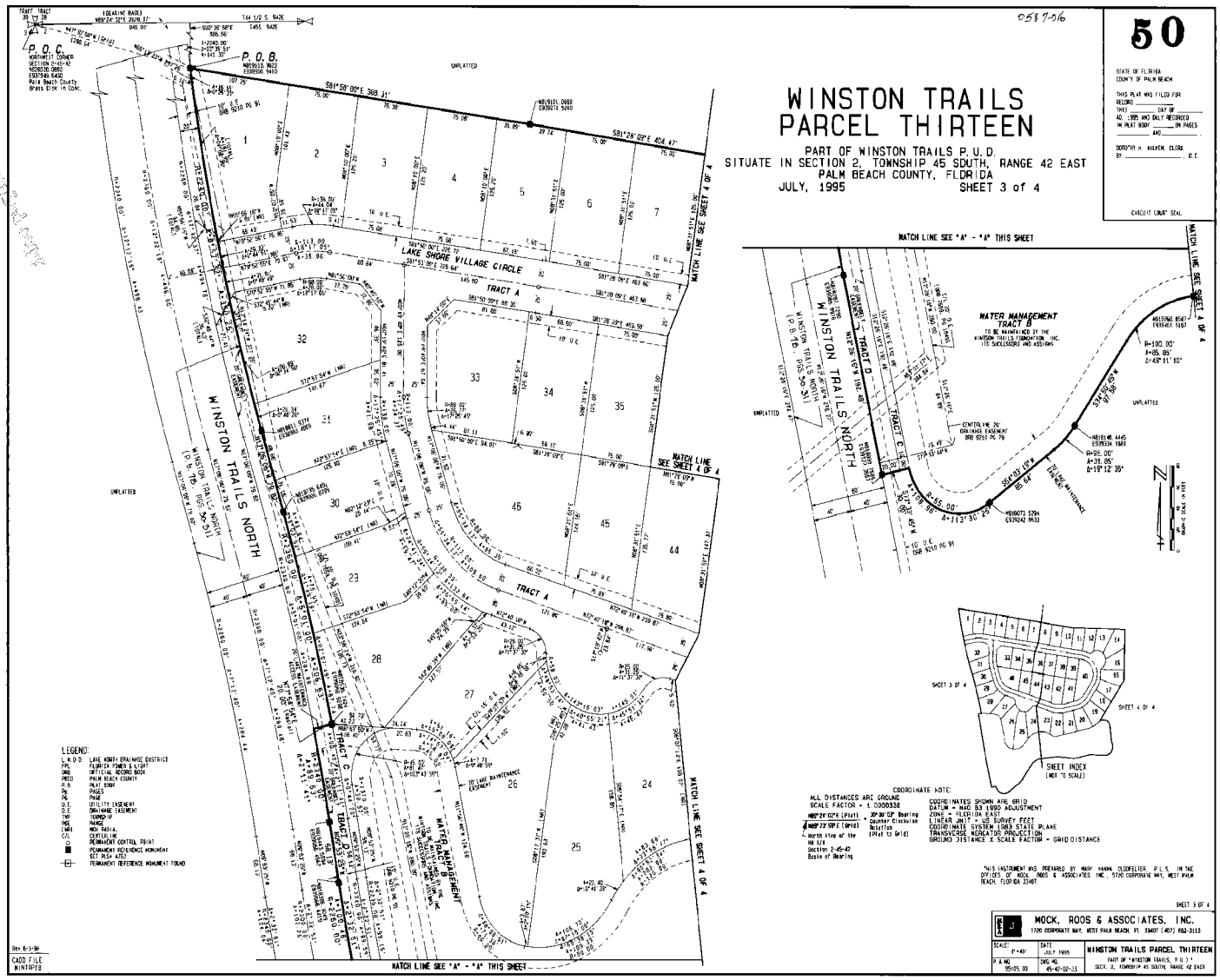
SEAL
COUNTY ENGINEER

CADD FILE
WINT WINTRIP.7

SHEET 2 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE	DATE: JULY, 1995	WINSTON TRAILS PARCEL THIRTEEN
P.B. NO. 95/35,90	DWG NO. 45-42-02-23	PART OF "WINSTON TRAILS P.U.D." SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST


50
WINSTON TRAILS
PARCEL THIRTEEN
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY, 1995
SHEET 3 of 4
MATCH LINE SEE "A" - "A" THIS SHEET
LAKE SHORE VILLAGE CIRCLE
TRACT A
WINSTON TRAILS NORTH
WATER MANAGEMENT TRACT B
LEGEND:
COORDINATE NOTE:
MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 682-3183
WINSTON TRAILS PARCEL THIRTEEN

0587-016

51

STATE OF FLORIDA
COUNTY OF PALM BEACH

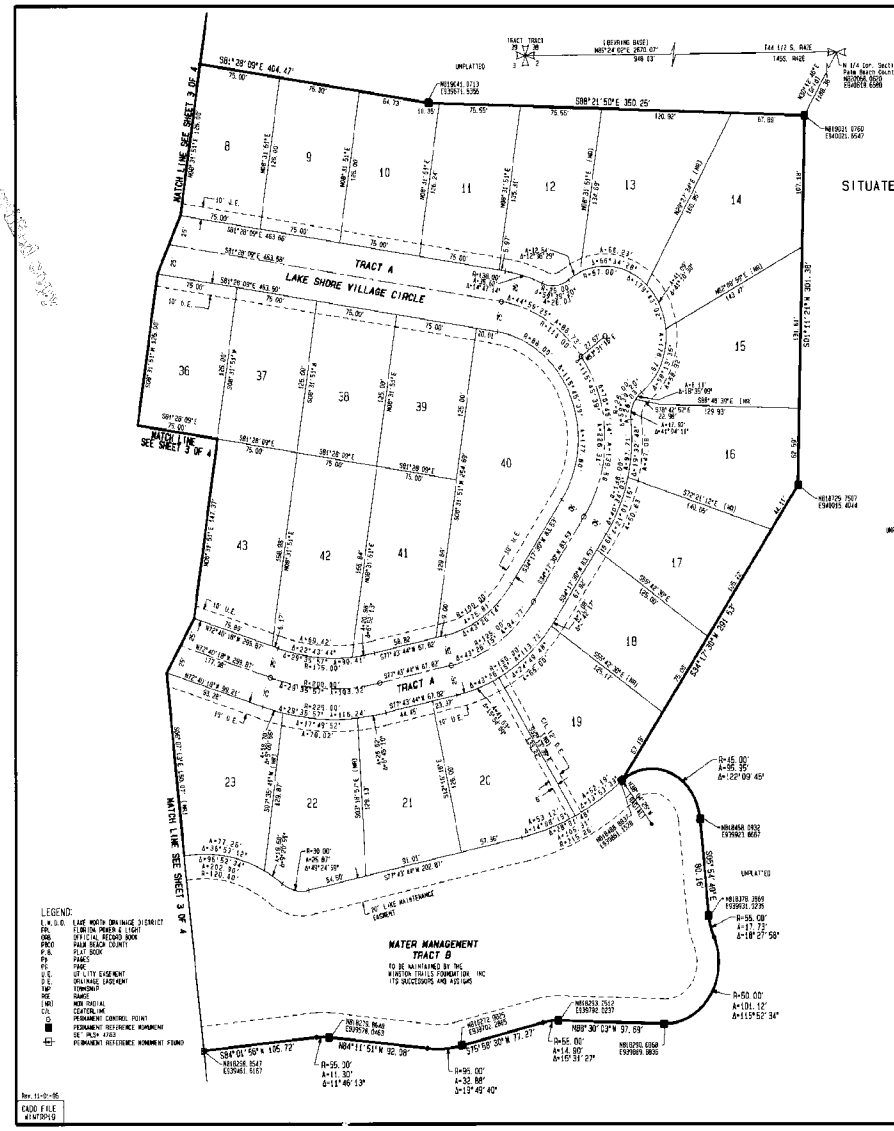
THIS PLAT WAS FILED FOR RECORD _____ THIS _____ DAY OF _____ AD, 1995 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

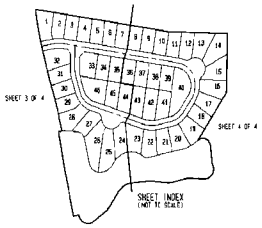
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

WINSTON TRAILS
PARCEL THIRTEEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY, 1995 SHEET 4 OF 4





LEGEND:

L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
F.P.L.	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.	PALM BEACH COUNTY
P.B.	PLAT BOOK
P.B.	PAGES
P.L.	PARK
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
TWP	TOWNSHIP
RGE	RANGE
(NR)	NON RADIAL
C.P.	CENTER LINE
○	PERMANENT CONTROL POINT
■	PERMANENT REFERENCE MONUMENT
	SE PLSM 4763
⊕	PERMANENT REFERENCE MONUMENT FOUND

COORDINATE NOTE:

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000396
NORTH 39°50'E (Plat) = 00°00'00" Bearing
N89°39'50"E (Grid) = Counter Clockwise Rotation (Plat to Grid)
North line of the NW 1/4 Section 2-45-42 Basis of Bearing

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5700 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 4 OF 4

MOCK, ROOS & ASSOCIATES, INC.
5700 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE 1"=40'	DATE: JULY 1995	WINSTON TRAILS PARCEL THIRTEEN
P.A. NO. 95.016.00	DWG. NO. 95-42-02-23	PART OF "WINSTON TRAILS, P.U.D." SECT. 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

Rev. 11-2-95
CADD FILE #1WTBP13

Refer to OR Book 4554 Pg 1651
REBy were set on Dec 4, 1996

WINSTON TRAILS NORTH

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
FEBRUARY, 1996 SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1995, OWNER OF THE LAND SHOWN HEREON AS WINSTON TRAILS NORTH, PART OF WINSTON TRAILS, P.U.D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 89°24'30" EAST, A DISTANCE OF 405.22 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 2, SOUTH 00°35'30" EAST, A DISTANCE OF 767.96 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE NORTH 75°36'35" EAST, A DISTANCE OF 91.16 FEET; THENCE NORTH 82°19'15" EAST, A DISTANCE OF 301.00 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 2240.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 80°06'11" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°34'22", AN ARC DISTANCE OF 491.54 FEET; THENCE SOUTH 17°39'53" EAST, A DISTANCE OF 70.92 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2360.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 73°53'54" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 09°07'00", AN ARC DISTANCE OF 209.53 FEET; THENCE SOUTH 31°56'54" WEST, A DISTANCE OF 20.00 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 2340.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 77°54'54" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°17'41", AN ARC DISTANCE OF 501.92 FEET; THENCE SOUTH 09°52'25" EAST, A DISTANCE OF 58.13 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2240.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 77°53'54" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°34'31", AN ARC DISTANCE OF 488.48 FEET; THENCE SOUTH 12°58'19" EAST, A DISTANCE OF 527.85 FEET TO THE NORTHEASTERMOST CORNER OF "WINSTON TRAILS BOULEVARD PHASE 1117" AS RECORDED IN PLAT BOOK 76, AT PAGES 178 THROUGH 180, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PLAT, SOUTH 77°33'44" WEST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 12°26'15" WEST, A DISTANCE OF 537.85 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2240.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 77°33'44" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 09°52'31", AN ARC DISTANCE OF 386.34 FEET; THENCE NORTH 09°52'25" WEST, A DISTANCE OF 58.13 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2260.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 80°06'05" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 07°11'42", AN ARC DISTANCE OF 284.44 FEET; THENCE NORTH 17°06'00" WEST, A DISTANCE OF 76.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 2340.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 72°53'54" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°12'18", AN ARC DISTANCE OF 498.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.281 ACRES OF LAND, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND TO THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, I JOSHUA A. NUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1995, DO HEREBY SET MY HAND AND SEAL, THIS 26 DAY OF June, 1996

WITNESS: [signature] BY: [signature]
JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1995

WITNESS: [signature]
VIVIAN MORRAS

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1995, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF June, 1996.

MY COMMISSION EXPIRES: 7-21-96 DATE [signature] NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION # CC 394466
EXPIRES JUL 21, 1996
Bonded Thru Notary Public Underwriters

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 26 DAY OF June, 1996.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: [signature] BY: [signature]
JOSHUA A. NUSS
PRESIDENT

JOSHUA A. NUSS
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED JOSHUA A. NUSS AND VIVIAN MORRAS, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED ..... AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF June, 1996

MY COMMISSION EXPIRES: 7/21/96 DATE [signature] NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION # CC 394466
EXPIRES JUL 21, 1996
Bonded Thru Notary Public Underwriters

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. NUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1995; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 7/2/96 BY [signature]
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

JUDY C. DAUGHERTY
MY COMMISSION # CC 394466
EXPIRES JUL 21, 1996
Bonded Thru Notary Public Underwriters

MORTGAGEE'S CONSENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)

OHIO SAVINGS BANK, F/K/A/ OHIO SAVINGS BANK, F.S.B. HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREON, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6025 AT PAGE 1023 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SR. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND UNDER THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF June, 1996

WITNESS: [signature] BY: [signature]
FRANK D. BOLOGNA
OHIO SAVINGS BANK
SR. VICE PRESIDENT

WITNESS: [signature]
MARY ANNE MCDOWELL

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF CUYAHOGA)

BEFORE ME PERSONALLY APPEARED FRANK D. BOLOGNA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SR. VICE PRESIDENT OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 1996

MY COMMISSION EXPIRES: ..... DATE [signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

ATHENA WINSTON TRAILS INVESTORS L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6025 AT PAGE 1025 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ATHENA WINSTON TRAILS CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS ..... DAY OF 1996

WITNESS: [signature] BY: [signature]
NELTON NEGRIN
VICE PRESIDENT, ATHENA WINSTON TRAILS CORP., A DELAWARE CORP. AUTHOR ZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: [signature]
JOSHUA MEGS

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Nelton Negrin, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. OF ATHENA WINSTON TRAILS CORPORATION, A DELAWARE CORPORATION, AS GENERAL PARTNER OF ATHENA WINSTON TRAILS INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION.

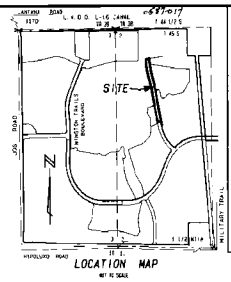
WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF June, 1996

MY COMMISSION EXPIRES: 7-21-96 DATE [signature] NOTARY PUBLIC

JUDY C. DAUGHERTY
MY COMMISSION # CC 394466
EXPIRES JUL 21, 1996
Bonded Thru Notary Public Underwriters

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
M.A.M.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
(N.R.)	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA ANGULAR VALUE
R	RADIUS LENGTH
ARC	ARC LENGTH
(P.C.P.)	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4763
○	PERMANENT REFERENCE MONUMENT FOUND
●	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4763



LOCATION MAP
NOT TO SCALE

30

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 3:45 A.M. THIS 3 DAY OF October AD. 1996 AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 30 AND 31

DOROTHY H. WILKEN, CLERK
BY: [signature] D.C.

(CIRCUIT COURT SEAL)

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89°24'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM (1983, 1990 ADJUSTMENT, GEODETIC COORD. AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE DEVIATION NOTE SHEET 2 OF 2.

3. NO BUILDING, OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THESE CASES WHERE EASEMENTS OF DIFFERENT TYPES (CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA

THIS 2 DAY OF OCTOBER 1996

[signature]
MARY HANNA CLOPFELTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

APPROVALS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 92-20, AND IS IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 2 DAY OF OCTOBER 1996

BY [signature]
GEORGE T. WEBB
GEORGE WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA	3.281 ACRES
NUMBER OF UNITS	9 UNITS
ROADS	0.862 ACRES
BUFFER	0.146 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLOPFELTER, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407

SEAL
WINSTON TRAILS FOUNDATION, INC.
WINSTON TRAILS FOUNDATION INC.

SEAL
OHIO SAVINGS BANK

SEAL
NOTARY PUBLIC

SEAL
ATHENA WINSTON TRAILS, CORP.
ATHENA WINSTON TRAILS, CORP.

SEAL
PROFESSIONAL LAND SURVEYOR

SEAL
COUNTY ENGINEER

SHEET 1 OF 2

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE	DATE: FEBRUARY, 1996	WINSTON TRAILS NORTH
P.A.NO. 95-018.00	DWG.NO. 45-42-00-21	PART OF WINSTON TRAILS, P.U.D. SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

REV. 5-1-96
CADD FILE
WINT WTS1HP22

WINSTON TRAILS NORTH

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45
SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
FEBRUARY, 1996 SHEET 2 OF 2

31

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____ AD, 1996 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN, CLERK
BY _____, D.C.

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243 AT PAGE 364 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BOLER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF June, 1996.

WITNESS: Carl Glover BY: Larry M. Chaness
WITNESS: John Paul Clausen
LARRY M. CHANESS, VICE PRESIDENT
BOLER LAND HOLDINGS, INC.
AN ILLINOIS CORPORATION
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BE IT KNOWN THAT WE PERSONALLY APPEARED LARRY M. CHANESS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOLER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOLER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF June, 1996.

MY COMMISSION EXPIRES 12-20-99 DATE
Barbara Lange Wolf
NOTARY PUBLIC

OFFICIAL SEAL
Barbara Lange Wolf
Notary Public, State of Illinois
Cook County
My Commission Expires 12/20/99

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF New York

MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND III) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT) HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6029 AT PAGE 1705 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF June, 1996.

MORGAN GUARANTY TRUST COMPANY OF NEW YORK
AS TRUSTEE

WITNESS: Declan J. Hanlon BY: Hugh J. Wolfsgruber
DECLAN J. HANLON
HUGH J. WOLFSGRUBER, MANAGING DIRECTOR, VICE PRESIDENT
WITNESS: John L. Williams

ACKNOWLEDGEMENT

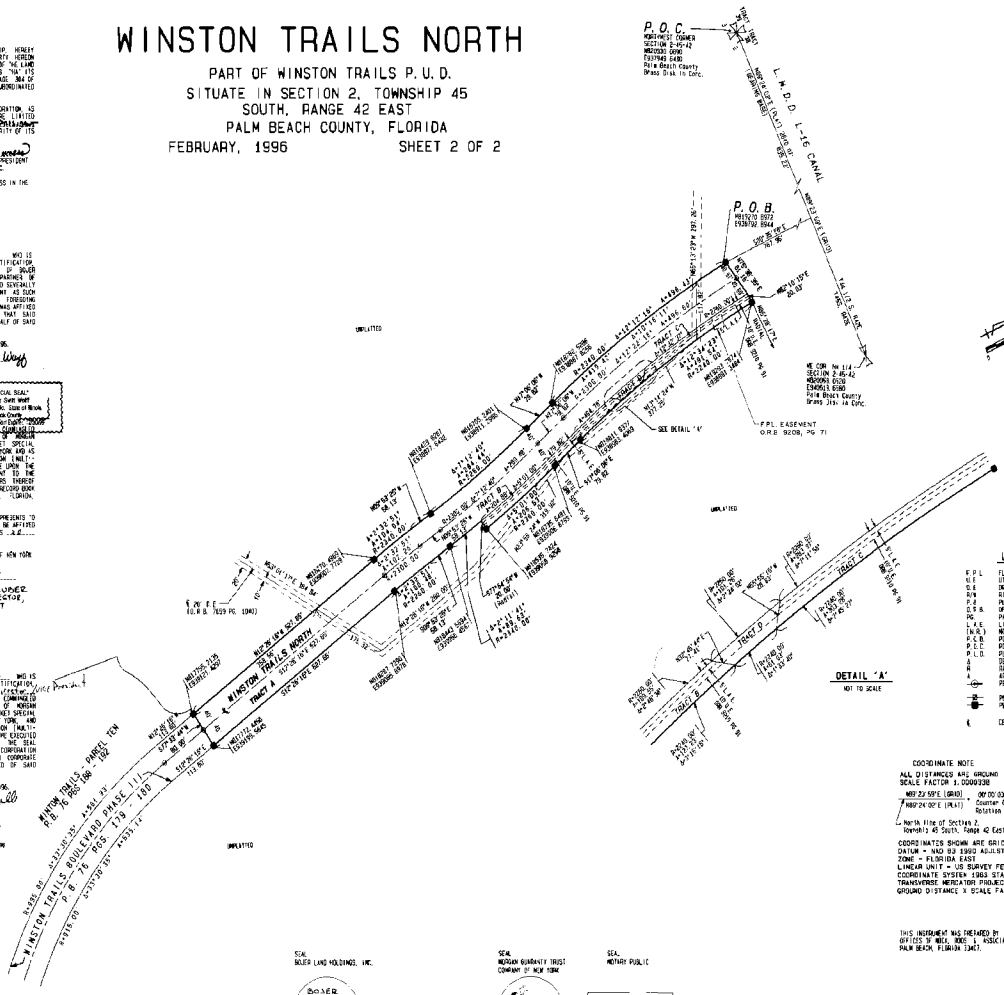
STATE OF New York
COUNTY OF New York

BEFORE ME PERSONALLY APPEARED Hugh J. Wolfsgruber WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Managing Director/Vice President OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND III) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AND AS INVESTMENT MANAGER AND AGENT FOR THE ALFRED P. SLOAN FOUNDATION (MULTI-MARKET ACCOUNT) AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF June, 1996.

MY COMMISSION EXPIRES 3/13/98 DATE
NOTARY PUBLIC

Patricia Campagnoli
Notary Public, State of New York
No. 01-4763329
Qualified in New York County
Commission Expires March 13, 1998


P.O.C.
NORTHWEST CORNER SECTION 2-45-42
N00°00'00" E 2690.00'
S89°59'45" E 2659.82'
Palm Beach County Brass Disk in Conc.
L.W.D.D. L-16 CANAL
P.O.B.
N89°59'00" E 2659.72'
S89°59'00" E 2659.82'
N00°13'19" E 30.00'
N00°13'19" E 1317.26'
N00°13'19" E 1287.26'
UNPLATTED
NE COR. NW 1/4 SECTION 2-45-42
N00°04'55" E 2655.61'
S00°04'55" E 2655.61'
Palm Beach County Brass Disk in Conc.
SEE DETAIL 'A'
P.P.L. EASEMENT O.R.B. 9208, PG. 71
N00°13'19" E 1257.26'
N00°13'19" E 1227.26'
N00°13'19" E 1197.26'
N00°13'19" E 1167.26'
N00°13'19" E 1137.26'
N00°13'19" E 1107.26'
N00°13'19" E 1077.26'
N00°13'19" E 1047.26'
N00°13'19" E 1017.26'
N00°13'19" E 987.26'
N00°13'19" E 957.26'
N00°13'19" E 927.26'
N00°13'19" E 897.26'
N00°13'19" E 867.26'
N00°13'19" E 837.26'
N00°13'19" E 807.26'
N00°13'19" E 777.26'
N00°13'19" E 747.26'
N00°13'19" E 717.26'
N00°13'19" E 687.26'
N00°13'19" E 657.26'
N00°13'19" E 627.26'
N00°13'19" E 597.26'
N00°13'19" E 567.26'
N00°13'19" E 537.26'
N00°13'19" E 507.26'
N00°13'19" E 477.26'
N00°13'19" E 447.26'
N00°13'19" E 417.26'
N00°13'19" E 387.26'
N00°13'19" E 357.26'
N00°13'19" E 327.26'
N00°13'19" E 297.26'
N00°13'19" E 267.26'
N00°13'19" E 237.26'
N00°13'19" E 207.26'
N00°13'19" E 177.26'
N00°13'19" E 147.26'
N00°13'19" E 117.26'
N00°13'19" E 87.26'
N00°13'19" E 57.26'
N00°13'19" E 27.26'
N00°13'19" E 1.26'
S00°13'19" W 28.74'
S00°13'19" W 58.74'
S00°13'19" W 88.74'
S00°13'19" W 118.74'
S00°13'19" W 148.74'
S00°13'19" W 178.74'
S00°13'19" W 208.74'
S00°13'19" W 238.74'
S00°13'19" W 268.74'
S00°13'19" W 298.74'
S00°13'19" W 328.74'
S00°13'19" W 358.74'
S00°13'19" W 388.74'
S00°13'19" W

JC-17-1993 20Book 93-411478

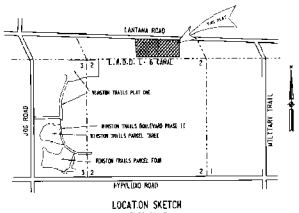
0587-093

SHEET 1 OF 2

183

"WINSTON TRAILS PARK"

PART OF A P.U.D.
LYING IN HIATUS TRACT 38 IN TOWNSHIP 44½ SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

PREPARED BY:
JON D. WEBER, P.E. THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVE
FORT LAUDERDALE, FL. 33309
(305) 776-1616
MAY 1992
DWG.NO 0295TU4-66/PUD.DGN

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN TRACT 38, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS PARK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:
A PORTION OF LOT 1 AND LOT 2 IN TRACT 38 OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, ALSO KNOWN AS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 24' 46" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2, A DISTANCE OF 1498.84 FEET; THENCE NORTH 02° 35' 14" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 24' 46" WEST ALONG SAID PARALLEL LINE AND ITS WESTERLY PROJECTION, SAID PARALLEL LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF THE L.W.D.D. CANAL, LATERAL NO. 16, AS DESCRIBED IN OFFICIAL RECORD BOOK 2393, PAGE 1133, PALM BEACH COUNTY RECORDS, A DISTANCE OF 1170.46 FEET; THENCE SOUTH 89° 24' 02" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 402.27 FEET; THENCE NORTH 07° 21' 42" WEST, A DISTANCE OF 215.52 FEET ON A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL, EQUALIZER NO. 3, AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 2393, PAGE 1135; THENCE NORTH 03° 21' 28" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4124.28 FEET TO A POINT ON A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTH-EAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88° 26' 25" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1646.51 FEET; THENCE SOUTH 0° 33' 35" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88° 26' 25" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02° 08' 54" WEST, A DISTANCE OF 515.82 FEET; THENCE SOUTH 89° 24' 46" WEST, A DISTANCE OF 49.86 FEET; THENCE SOUTH 02°08'52" WEST A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 997,494 SQUARE FEET (22.889 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PARKS AND RECREATION PURPOSES.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREUNTO SET MY HAND AND SEAL THIS 18TH DAY OF DECEMBER, 1992.

WITNESS

WITNESS

JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DR.W.C., WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF DECEMBER, 1992.

Iam a notary in the state of Florida, County of Palm Beach.

MY COMMISSION EXPIRES:
10-14-96

NOTARY PUBLIC
Melissa Quackenbush
MY CC 438827

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 229, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE AND DRIVERS LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 2 DAY OF January, 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: MARK SOBRIN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE AND DRIVERS LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF January, 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 6th DAY OF January, 1993.

GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP

WITNESS: Maria V. Kitzi
BY: RICHARD A. DAVENPORT, GENERAL PARTNER

WITNESS: Maria V. Kitzi
BY: WILLIAM W. COLE, JR., GENERAL PARTNER

P.U.D. TABULAR DATA

TOTAL ACREAGE	22.889 ACRES
NUMBER OF UNITS	9
OPEN SPACE	22.889 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, MICHAEL D. GORDON, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

MICHAEL D. GORDON, ESQ. MICHAEL D. GORDON, P.A. ATTORNEY AT LAW LICENSED IN FLORIDA

DATE: 9/26/93

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993

BY: MARY McCARTY, CHAIRMAN
VICE CHAIR

ATTEST:
DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993

GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.

1/28/93
DATE

JON D. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4322

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:06 PM THIS 17TH DAY OF DECEMBER, 1993, AND DULY RECORDED IN PLAT BOOK NO. 71 ON PAGES 173 THRU 184

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: D.C.

NOTE: ACKNOWLEDGEMENTS FOR GRO LIMITED ON SHEET 2 OF 2

NOTARY (DEDICATION)	NOTARY (YASUDA)	NOTARY (YASUDA)		COUNTY COMMISSION	PROFESSIONAL LAND SURVEYOR	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT
X	X	X	X				

0587-003

SHEET 2 OF 2

184

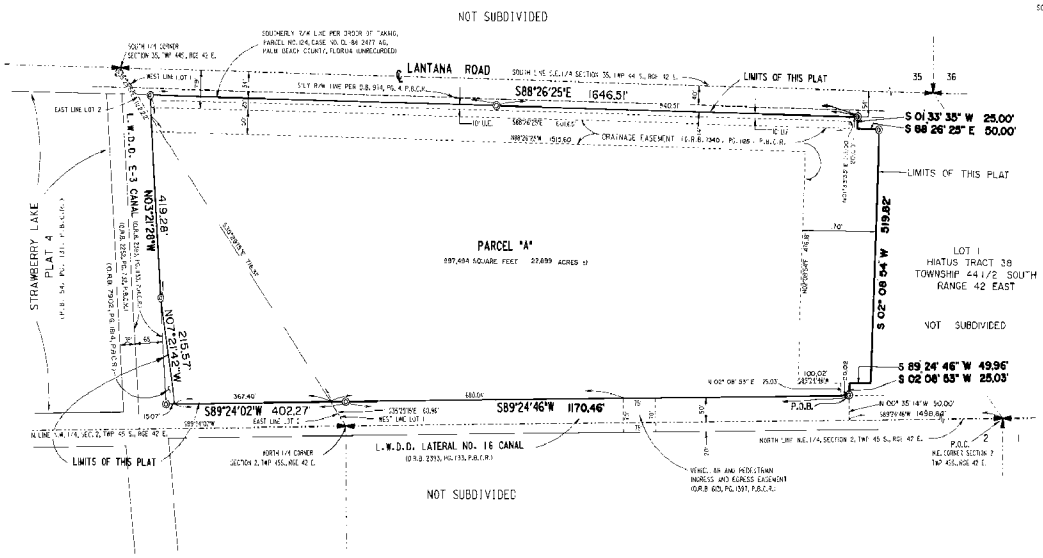
"WINSTON TRAILS PARK"

PART OF A P.U.D.
LYING IN HIATUS TRACT 38 IN TOWNSHIP 44½ SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
JOHN P. WEBER & THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1992
ENGINO P2597U-H4BUFL.2.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ M. THIS ____ DAY OF ____ 199__ AND DULY RECORDED IN PLAT BOOK NO. ____ ON PAGES ____ THRU ____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ____ D.C.

GRAPHIC SCALE
SCALE: 1" = 60'



LEGEND

O.R.	- DEED BOOK
FD.	- FOUND
K/S	- KEITH AND SCHNARS
L.A.E.	- LIMITED ACCESS EASEMENT
L.W.D.D.	- LAKE WORTH DRAINAGE DISTRICT
N.T.S.	- NOT TO SCALE
O.R.B.	- OFFICIAL RECORD BOOK
P.B.	- PLAT BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.L.S.	- PROFESSIONAL LAND SURVEYOR
R/W	- RIGHT-OF-WAY
RGE.	- RANGE
SEC.	- SECTION
TWP.	- TOWNSHIP
U.E.	- UTILITY EASEMENT
℄	- CENTERLINE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY PERSONALLY KNOWN WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRD LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF January, 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM P. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY PERSONALLY KNOWN WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRD LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF January, 1993.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

NOTARY - DAVENPORT	NOTARY - COLE	SEALS

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 89° 24' 46" EAST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. ⊙ DENOTES PERMANENT REFERENCE MONUMENT STAMPED: KEITH AND SCHNARS, P.A., 4323.

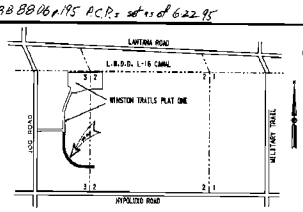
ORB 8806 p195 P.C.P. set as of 6-22-95

AG-02-1993 22Pm 93-262832

SHEET 1 OF 2

"WINSTON TRAILS BOULEVARD PHASE II"

PART OF A P.U.D.
LYING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-696
MAY 1992
ORIG. NO. P2997U-HGUPLLDGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:27 PM. THIS 02 DAY OF AUGUST 1993 AND DULY RECORDED IN PLAT BOOK NO. 71 ON PAGES 63 THRU 64
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: [signature]

P.U.D. TABULAR DATA

TOTAL ACREAGE	6.72 ACRES
NUMBER OF UNITS	0
OPEN SPACE	6.72 ACRES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS BOULEVARD PHASE II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF SAID SE 1/4, NORTH 00°47'13" WEST, 2638.98 FEET; THENCE NORTH 89°12'47" EAST, (N32.00) FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48° 47'13" EAST, 16.97 FEET; THENCE SOUTH 03°47'13" EAST, 30.00 FEET; THENCE NORTH 89°12' 47" EAST, 100.00 FEET; THENCE SOUTH 00° 47' 13" EAST, 89.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2360.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 58' 57", AN ARC DISTANCE OF 205.23 FEET; THENCE SOUTH 04° 11' 44" WEST, (60.0) FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94° 11' 44", AN ARC DISTANCE OF 1545.38 FEET; THENCE NORTH 90° 00' 00" EAST, 521.99 FEET; THENCE SOUTH 00° 00' 00" EAST, 112.00 FEET; THENCE SOUTH 90° 00' 00" WEST, 52.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1052.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94° 11' 44", AN ARC DISTANCE OF 1729.51 FEET; THENCE NORTH 04° 11' 44" EAST, (60.0) FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2248.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 58' 57", AN ARC DISTANCE OF 195.49 FEET; THENCE NORTH 00° 47' 13" WEST, 131.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 6.7201 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREET AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
3. THE LIMITED ACCESS EASEMENTS (L.A.E.'s) AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. PARCELS "A-1", "A-2", "B-1", "B-2", "B-3" AND "B-4" AS SHOWN ARE HEREBY RESERVED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BIKE PATH AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC SHALL HAVE THE RIGHT OF ACCESS TO THESE PARCELS.
5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREUNTO SET MY HAND AND SEAL THIS 15 DAY OF November, 1992.

WITNESS

WITNESS

JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY [illegible], WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 12 DAY OF November, 1992.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, HOWARD BRENGMAN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8,1989; THAT ALL TAX CURRENT TAXES HAVE BEEN PAID AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOW OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED 6/21/93

HOWARD BRENGMAN, ESQ. BRENGMAN, BRAVIS, HOFFMAN, LIPOFF, ROSSI & ORIENTEL, P.A., ATTORNEY AT LAW LICENSED IN FLORIDA.

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 2 B, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 228, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 5TH DAY OF Nov., 1992

THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH

BY: JAMES R. FITZGERALD, VICE-PRESIDENT

ATTEST: MARK SOBRIN, ASSISTANT VICE-PRESIDENT

NOTE: SURVEYOR'S CERTIFICATE ON SHEET 2 OF 2

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY [illegible] AND [illegible], RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF Nov., 1992.

MY COMMISSION EXPIRES:
12/31/93

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 5TH DAY OF Nov., 1992.

THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH

BY: JAMES R. FITZGERALD, VICE-PRESIDENT

ATTEST: MARK SOBRIN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY [illegible] AND [illegible], RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF Nov., 1992.

MY COMMISSION EXPIRES:
12/31/93

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 19 DAY OF NOVEMBER, 1992.

GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP

WITNESS

BY: RICHARD A. DAVENPORT, GENERAL PARTNER

WITNESS

BY: WILLIAM W. COLE, JR., GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY Driver's License, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 17 DAY OF November, 1992.

MY COMMISSION EXPIRES:
March 7, 1994

NOTARY PUBLIC

ACKNOWLEDGEMENTS FOR WILLIAM W. COLE, JR. ON SHEET 2 OF 2.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF July, 1993

BY: MARY McCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF July, 1993

GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SEAL

NOTARY (DENICA NOW)	YASUDA TRUST & BANKING CO., LTD	NOTARY (YASUDA)	YASUDA TRUST & BANKING CO., LTD	NOTARY (YASUDA)	GRO LIMITED	NOTARY (GRO) (DAVENPORT)	COUNTY ENGINEER	COUNTY COMMISSION	CLERK OF THE CIRCUIT COURT

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1992
DWG. NO. F29970148\BUPL3.DGN

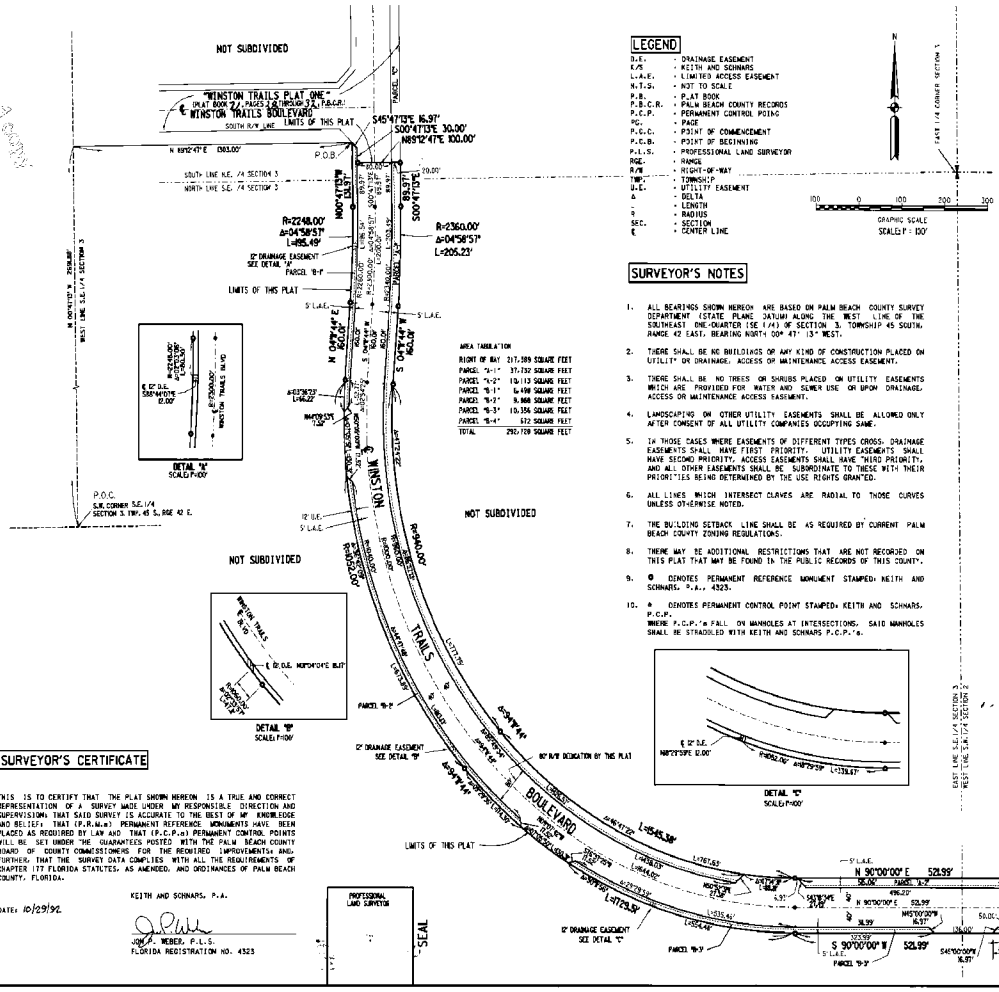
"WINSTON TRAILS BOULEVARD PHASE II"

SHEET 2 OF 2

54

PART OF A P.U.D.
LYING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT ____ M. THIS ____ DAY OF ____ 19__ AND DULY RECORDED IN PLAT BOOK NO. ____ ON PAGES ____ THRU ____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: ____ D.C.



LEGEND

D.E.	- DRAINAGE EASEMENT
K/S	- KEITH AND SCHNARS
L.A.E.	- LIMITED ACCESS EASEMENT
N.T.S.	- NOT TO SCALE
P.B.	- PLAT BOOK
P.B.C.R.	- PALM BEACH COUNTY RECORDS
P.C.P.	- PERMANENT CONTROL POINT
PG.	- PAGE
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
P.L.S.	- PROFESSIONAL LAND SURVEYOR
RGE.	- RANGE
R/W	- RIGHT-OF-WAY
TWP.	- TOWNSHIP
U.E.	- UTILITY EASEMENT
Δ	- DELTA
L	- LENGTH
R	- RADIUS
SEC.	- SECTION
℄	- CENTER LINE

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
2. THERE SHALL BE NO BUILDINGS OF ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS: DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ⊙ DENOTES PERMANENT REFERENCE MONUMENT STAMPED: KEITH AND SCHNARS, P.A., 4523.
10. ● DENOTES PERMANENT CONTROL POINT STAMPED: KEITH AND SCHNARS, P.C.P.
WHERE P.C.P.'s FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'s.

AREA TABULATION

RIGHT OF WAY	217,389 SQUARE FEET
PARCEL "A-1"	37,732 SQUARE FEET
PARCEL "A-2"	10,113 SQUARE FEET
PARCEL "B-1"	6,498 SQUARE FEET
PARCEL "B-2"	9,868 SQUARE FEET
PARCEL "B-3"	10,356 SQUARE FEET
PARCEL "B-4"	572 SQUARE FEET
TOTAL	292,729 SQUARE FEET

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVERS LICENSE, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF November, 1992.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE WINSTON TRAILS FOUNDATION INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS 25th DAY OF November, 1992.

BY: [signature]
ATTEST: [signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

"I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, [illegible] AND [illegible] OF THE WINSTON TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY [illegible] AND [illegible], RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS [illegible] DAY OF November 1992.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10/29/92

KEITH AND SCHNARS, P.A.

JON P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4523

PROFESSIONAL LAND SURVEYOR

SEAL

SEALS

NOTARY WINSTON TRAILS FOUNDATION | SEAL WINSTON TRAILS FOUNDATION INC. | NOTARY (GRO) (COLE)

Refer to ORB 9540 p.126 Surv. of PCPs were set on Oct 8, 1996

WINSTON TRAILS BOULEVARD PHASE III

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
AUGUST, 1995 SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS BOULEVARD PHASE III", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PART CLEARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PART CLEARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A-2", "WINSTON TRAILS BOULEVARD PHASE III", AS RECORDED IN PLAT BOOK 71 AT PAGES 53 AND 54 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ALONG THE SOUTH BOUNDARY LINE OF "WINSTON TRAILS PLAT NINE", AS RECORDED IN PLAT BOOK 71, AT PAGES 141 THROUGH 145 OF SAID PUBLIC RECORDS; THENCE DEPARTING THE BOUNDARY OF SAID "WINSTON TRAILS BOULEVARD PHASE III" AND ALONG A PORTION OF THE SOUTH BOUNDARY OF "WINSTON TRAILS PLAT NINE", NORTH 89°00'00" EAST, A DISTANCE OF 128.04 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1040.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 00°00'00" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 59°30'49", AN ARC DISTANCE OF 1206.17 FEET; THENCE NORTH 23°29'22" EAST, A DISTANCE OF 283.76 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1060.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 66°30'38" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 17°31'07", AN ARC DISTANCE OF 324.07 FEET; THENCE NORTH 6°00'31" WEST, A DISTANCE OF 25.35 FEET; THENCE NORTH 49°56'51" WEST, A DISTANCE OF 104.14 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 995.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 49°03'09" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 33°37'39", AN ARC DISTANCE OF 581.93 FEET; THENCE NORTH 17°26'15" WEST, A DISTANCE OF 113.90 FEET; THENCE NORTH 77°33'45" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 12°26'15" EAST, A DISTANCE OF 183.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 915.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 77°33'45" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 27°07'37", AN ARC DISTANCE OF 435.14 FEET; THENCE SOUTH 49°56'51" EAST, A DISTANCE OF 104.14 FEET; THENCE SOUTH 89°48'29" EAST, A DISTANCE OF 54.43 FEET; THENCE SOUTH 00°11'31" WEST, A DISTANCE OF 85.00 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 660.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 47°41'58" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 24°51'49", AN ARC DISTANCE OF 286.55 FEET; THENCE SOUTH 23°20'22" WEST, A DISTANCE OF 323.73 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1140.00 FEET FROM WHICH A RADIAL LINE BEARS, SOUTH 66°39'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 23°37'38", AN ARC DISTANCE OF 469.87 FEET; THENCE SOUTH 43°04'32" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 89°20'20" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 73°20'38" WEST, A DISTANCE OF 54.52 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 1140.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 39°26'50" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 00°15'09", AN ARC DISTANCE OF 84.59 FEET; THENCE SOUTH 21°18'42" EAST, A DISTANCE OF 12.00 FEET TO INTERSECT THE NORTH BOUNDARY LINE OF "WINSTON TRAILS PARCEL F1/F2" AT A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 1152.00 FEET FROM WHICH A RADIAL LINE BEARS, NORTH 21°10'52" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 21°53'32", AN ARC DISTANCE OF 439.01 FEET; THENCE SOUTH 50°00'00" WEST, A DISTANCE OF 128.81 FEET TO INTERSECT THE EAST BOUNDARY LINE OF THE AFOREMENTIONED "WINSTON TRAILS BOULEVARD PHASE II"; THENCE ALONG A PORTION OF SAID EAST BOUNDARY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 6.663 ACRES OF LAND, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, I, JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL THIS 22 DAY OF DECEMBER, 1995.

WITNESS: ELENA BEGHAM
WITNESS: SARAH CAUCAGNOLI
JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF DECEMBER, 1995.

MY COMMISSION EXP. DATE: MAY 31, 1999
NOTARY PUBLIC
MARVIN L. DEMKEY

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF DEC., 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: ELENA BEGHAM, VICE PRESIDENT
BY: JOSHUA A. MUSS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND ELENA BEGHAM WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED ..... AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20TH DAY OF DECEMBER, 1995.

MY COMMISSION EXPIRES: MAY 31, 1996
NOTARY PUBLIC
MARVIN L. DEMKEY

TITLE CERTIFICATION

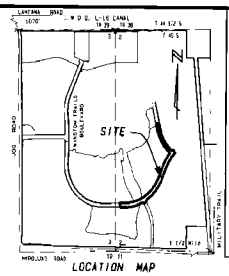
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER "LAND TRUST" AGREEMENT DATED MARCH 8, 1989; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE ESTABLISHED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 11/1/96
BY: DEENA BELLAMY, ASSISTANT VICE PRESIDENT

LEGEND

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
M.A.E.E.	MAINTENANCE EASEMENT
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
(N.R.)	NON-RADIAL LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
Δ	DELTA ANGULAR VALUE
R	RADIUS LENGTH
⌒	ARC LENGTH
	PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4753
	PERMANENT REFERENCE MONUMENT FOUND
	PERMANENT REFERENCE MONUMENT SET (P.R.M.) P.L.S. NO. 4753



LOCATION MAP
NOT TO SCALE

179

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:45 P.M. THIS 4 DAY OF March 19, 1997 AND DULY RECORDED IN PLAT BOOK 76 ON PAGES 179 AND 180.

DOROTHY H. WILKEN, CLERK
BY: Deputy Clerk

CIRCUIT COURT SEAL

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 00-00-00 EAST ALONG THE SOUTH 1/4 LINE OF THE WINSTON TRAILS BOULEVARD, AS SHOWN ON "WINSTON TRAILS BOULEVARD PHASE III", AS RECORDED IN PLAT BOOK 71, AT PAGES 53 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. SEE ROTATION NOTE SHEET 2 OF 2.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES (CROSS DRAINAGE EASEMENTS SHALL HAVE 1ST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND IMPROVEMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

6. NOT CE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS (FOR THE REQUIRED IMPROVEMENTS); AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 26 DAY OF Nov., 1996

MARY HANNA CLODFELTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4753

APPROVALS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-31 AND IS IN ACCORDANCE WITH SEC. 177.071.(2) F.S. THIS ..... DAY OF ..... 19..

BY: .....
COUNTY ENGINEER, P.E. DEPT. COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL AREA	6.663 ACRES
NUMBER OF UNITS	0 UNITS
ROADS	4.601 ACRES
BUFFER	1.062 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 1 OF 2

SEAL: NOTARY PUBLIC (FOR JOSHUA A. MUSS) — SEAL: WINSTON TRAILS FOUNDATION, INC. — SEAL: NOTARY PUBLIC — SEAL: OHIO SAVINGS BANK, F.S.B. — SEAL: NOTARY PUBLIC — SEAL: ATHENA WINSTON TRAILS CORP. — SEAL: NOTARY PUBLIC — SEAL: PROFESSIONAL LAND SURVEYOR — SEAL: COUNTY ENGINEER

Rev. 12-14-95
CADD FILE: MUSS1 WINTRIP2D

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE	DATE: AUG. 1995	WINSTON TRAILS BOULEVARD PHASE III
P.A. NO. 94-195.30	DWG. NO. 45-42-02-27	PART OF "WINSTON TRAILS, P.U.D." SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

WINSTON TRAILS BOULEVARD PHASE III

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
FEBRUARY, 1995 SHEET 2 OF 2

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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
THIS _____ DAY OF _____
AD, 19__ AND DULY RECORDED IN PLAT BOOK ____ ON PAGES ____ AND ____

DOROTHY H. WILKEN, CLERK
BY _____ D.C.

© RIVIRT COURT SEAL

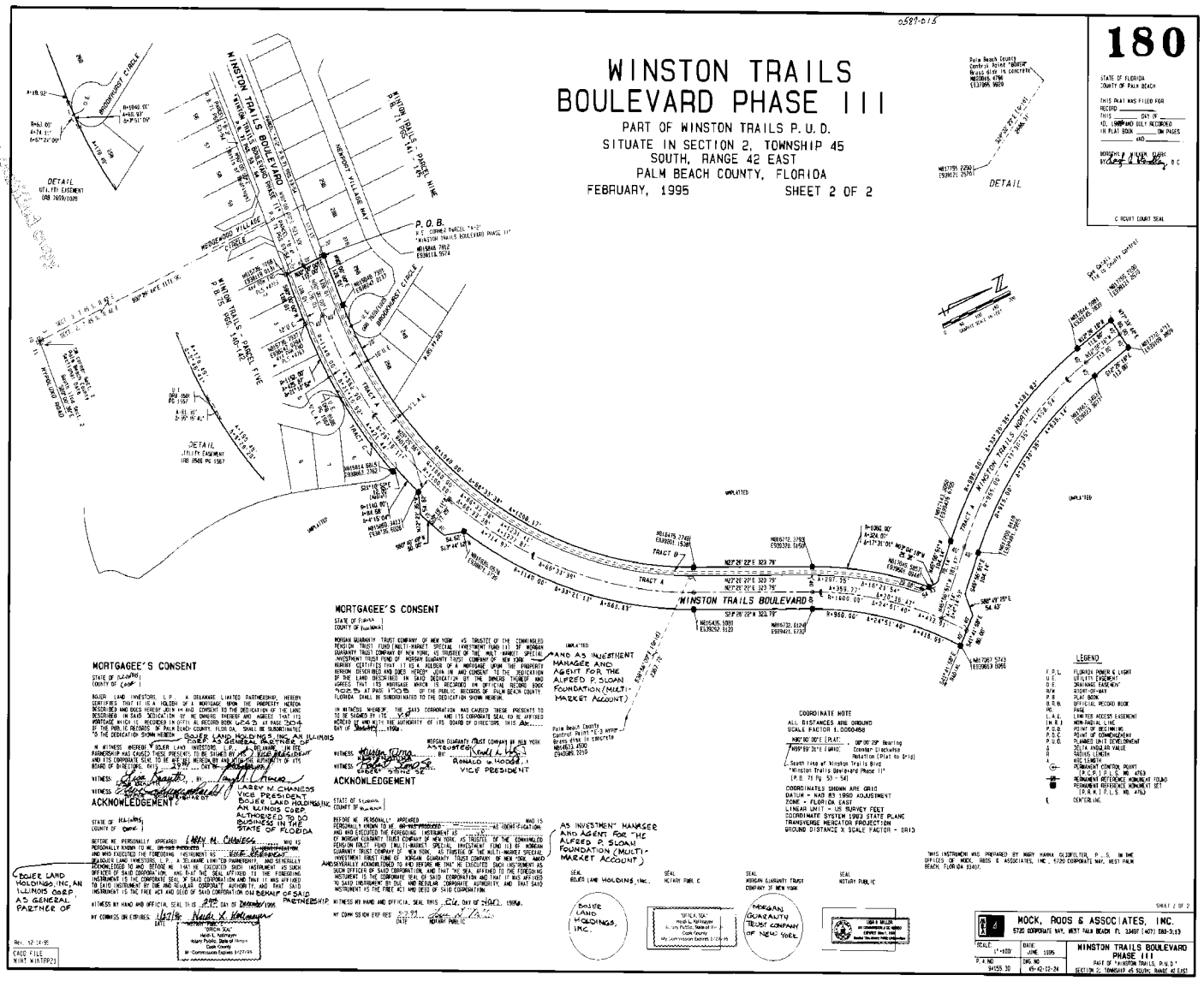
WINSTON TRAILS BOULEVARD
WINSTON TRAILS BOULEVARD PHASE I
WINSTON TRAILS BOULEVARD PHASE II
WINSTON TRAILS NORTH
WINSTON TRAILS P.B. 35, PGS. 140-142
WINSTON TRAILS PARCEL NINE
WINSTON TRAILS PARCEL FIVE
WOODHURST CIRCLE
WOODHURST VILLAGE WAY
WOODHURST VILLAGE CIRCLE
P.O.B.
DETAIL
UTILITY EASEMENT
TRACT A
TRACT B
TRACT C
TRACT D
UNPLATTED
N27°26'22"E 323.79'
S27°26'22"W 323.79'
R=960.00'
R=1092.00'
R=1800.00'
R=1000.00'
R=1750.00'
R=1000.00'
R=1000.00'
R=1000

EXHIBIT "D"

Date	Book	Page	CFN
04/22/1993	7676	657	19930121756
07/30/1993	7820	281	19930240314
01/04/1994	8062	284	19940002358
09/05/1996	9425	1419	19960308448
10/29/1997	10057	276	19970386921
06/09/1997	9833	1604	19970203511
06/09/1997	9833	1613	19970203512
07/09/1997	9881	773	19970242314
07/28/1997	9907	1193	19970264909
11/13/1998	10750	1055	19980442801
11/01/1999	11431	1854	19990436476
03/07/2000	11645	723	20000080986
08/28/2000	11979	1418	20000326340
08/28/2000	11979	1414	20000326339
10/26/2000	12097	596	20000410630
05/08/2003	15197	1007	20030266687
09/22/2004	17553	320	20040545391
11/16/2007	22262	1684	20070525029
04/04/2008	22555	588	20080128477
05/05/2009	23212	1791	20090150110
11/17/2009	23551	327	20090402604
06/23/2011	24597	453	20110232799
11/05/2014	27144	1021	20140412381
06/15/2018	29928	836	20180234130
02/08/2019	30408	1615	20190046305