STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

AT 7:304M, THIS 0 3 DAY
OF AVEVS 7 1993, AND DULY
RECORDED IN PLAY BOOK NO. 74

ON PAGES 55 THRU 57

DOROTHY H WILKEN CLERK OF THE CIRCUIT COURT

By Leis atalle D.C.

LOCATION SKETCH NOT TO SCALE

KNOWN ALL MEN BY THESE PRESENTS THAT JOSHUA A, MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1999 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,

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

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), MORTH 00° 47′ 13″ WEST, 1911.17 FEST; THENCE MORTH 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 MORTH-EAST, HAVING A RADIUS OF 35.00 FEET (A RADIAL LINE TO \$AID POINT BEARS SOUTH 59° 37′ OE° EAST). THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 158° 47′ 55°, AN ARC DISTANCE OF 97.00 FEET; THENCE MORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 158° 47′ 55°, AN ARC DISTANCE OF 97.00 FEET; THENCE MORTHEASTERLY 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 TO.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 42′ 12″, AN ARC DISTANCE OF 30°, 9FEET TO A POINT OF FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 42′ 12″, AN ARC DISTANCE OF 30°, 9FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF TO.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 18° 11″, AN ARC DISTANCE OF A CURVE CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF TO.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 18° 11″, AN ARC DISTANCE OF TO.00 FEET; THENCE NORTHWEST. HAVING A RADIUS OF

CENTRAL ANGLE OF 184\* 23 00\*, AN ARK DISTANCE UP: 48-42 FEB 19 A
POINT OF NON - TANGENTY, 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 2248.00 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 II', ACCORDING TO THE PLAT THEREOF, AS RECORD
IN PLAT BOOK , PAGES AND , PUBLIC RECORDS OF PAIM BEACH COUNTY,
FLORIDA. THROUGH A CENTRAL ANGLE OF 02° 08' 13", AN ARC DISTANCE OF
83.85 FEET: THENCE SOUTH 04° 11' 44" MEST. CONTINUING ALONG \$410 MEST
LINE, 160.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE
NORTHEAST, MAVING A RADIUS OF 1652.00 FEET: THENCE SOUTH 648 MEST
LINE, 180.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE
NORTHEAST, HAVING A RADIUS OF 1652.00 FEET: THENCE SOUTH 60' 18" ALONG
THE ARC OF SAID CURVE, CONTINUING ALONG \$410 MEST
LINE THROUGH A CENTRAL ANGLE OF 37° 58' 05', AN ARC DISTANCE OF 68' 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 \$10 ME) MOTHEAST
SOUTH 60° 23' 18" EAST); THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15" AT 7' 58", AN ARC
DISTANCE OF 614.92 FEET; THENCE NORTHEAST. AND THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 15" AT 7' 58", AN ARC
DISTANCE OF 614.92 FEET; THENCE NORTHEAST. HAVING A
PADINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST. HAVING A
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PADINT ON CURVE CONCAVE TO THE NORTHEAST. HAVI

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 17,757 ACRES, MORE OR LESS.

SHOWN HEREON AS WINSTON TRAILS PARCEL THREE, BEING MORE PARTICULARLY DESCRIBED AS

DEDICATION AND RESERVATION

# "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 DEFICES OF
> KELTH AND SCHNARS, P.A. ENGINEERS - PLANNERS - SURVEYORS

5500 MORTH ANDREWS AVENUE FORT LAUDERDALE, FLORIDA 33309 (305) 776-1616 MAY 11992

P.U.D. TABULAR DATA

17.76 ACRES TOTAL ACREAGE

2.82 UNITS/ACRE 3.88 ACRES

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

PARCEL "6" AS SHOWN HEREON IS HEREBY RESERVED FOR THE PRIMWRY VILLAGE AT WINSTON THAILS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT COMPORATION ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND A THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

  PARCELS "A" AND "B", THE WATER MAMAGEMENT, PACTS AS SHOWN ARE RESERVED TO WINSTON THATLS FOUNDATION INC. ITS SUCCESSORS AND ASSIONS. FOR WATER MANAGEMENT, AND DRAINAGE PURPOSES AND, ARE THE PERPETUAL MAINTENANCE. DELIGATION OF WHISTON TRAILS FOUNDATION. ITS SUCCESSORS WAS ASSIONS. SITHOUT RECORDER TO "ALM 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 WRICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE MIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE SEES ANY AND ALL DRAINAGE SEES ANY AND ALL DRAINAGE. LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID ORAINAGE SYSTEM.
- PARCEL "C". AS SHOWN HEREON. 15 HEREOV RESERVED FOR THE PAIRWAY VELAGE WINSTON TRAILS HOMEOMORE ASSOCIATION HILL A ELOPIDA NOT FOR PROTIT EXPENSION.

  1TS SUCCESSORS AND ASSIGNS. AS & RESIDENTIAL ACCESS STORET FOR PRIVATE STREET PUMPOSES AND GINER PUMPOSES NOT HEROISTISTEN WITH THIS DEDICATION AND 15 THE PERFETUAL MAINTERANCE ORLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATIONING.

SUCCESSORS AND ASSIONS. FOR ACCESS TO STORMMETER MANAGEMENT AND DRAINAGE FACILITIES LOCATED MITTER THE ASSOCIATED MATER MANAGEMENT TRACTIS) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OF LOCATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

PARCELS "O" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FARMAY VILLARE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC. A FLORIDA NOT FOR PROFIT CORPORATION.

WINSTON TRALE SOMEOWNERS ASSIGNATION RC. A PLORIDA NOT POR PROFIT CORPORATION

ITS SUCCESSORS AND ASSIGNS. FOR BUFFER PUPPOSES, AND ARE THE
PERFETUL MAINTENANCE OBLIGATION OF SAID, ASSOCIATION, ITS SUCCESSORS AND ASSIGNATION. THE SUCCESSORS AND ASSIGNATION OF THE PROFIT OF THE PROF

# 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 DATHS AND TAKE ACKNOWLEDGEMENTS. JOSHUA A. MISS. AS TRUSTEE UNDER LAND TRUST ACRONONLEDGENESIS. JOSHUA A. MISS. AS INVISITE UNDER LARD (RUS).

AGREEMENT DATED MARCH, 8, 1989, TO ME WELL KNOWN TO BE THE RODIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY ALL C., WHO EXECUTED THE FOREGOING PISTRUMENT 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 STH DAY OF DECEMBER 1993

MY COMMISSION EXPIRES 10-14-96

# TITLE CERTIFICATION

STATE OF FLORIDA SS.

ENDMAND SEEGMAN, ESO, A DUESTIGENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY DERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSPIUSE, MISS, AS TRUSTEE UNDER LAND TRUST AGREEMEN ENGINE DATED MARKH 61999 AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN PECONO A THAT ALL THOST CURRENT TASS NAVE BEEN PAID, AND THAT ALL THOST OF STATEMED OF HELEASED OF RECORD NOR OTHERWISE TEMMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMERANCES OF RECORD BUT THOSE ENCLAMBRANCES DO NOT STEPPED.

f much

#### APPROVALS

BOARD OF COUNTY COMMISSIONERS

THIS PLATE IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF 34/0 1993

#### LEGEND

- KEITH AND SCHNARS - ARC LENGTH

. LIMITED ACCESS EASEMENT . LAKE MAINTENANCE ACCESS EASEMENT

SHEET 1 OF 3

. LAKE MAINTENANCE EASEMENT - NOT TO SCALE - NOT RADIAL

- NOT RADIAL
- OFFICIAL RECORD BOOK
- PLAY BOOK
- PALM BEACH COUNTY RECORDS P.B. P.C.P. PG. P.O.B. - PERMANENT CONTROL POING - PAGE - POINT OF BEGINNING

POINT OF COMMENCEMENT
PROFESSIONAL LAND SURVEYOR
RADIUS
RIGHT-OF-WAY
RANGE
SECTION

- SQUARE FEET - TOWNSHIP - UTILITY EASEMENT - CENTRAL ANGLE

PET. 87-112
ALLOC #0001

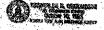
South County winston

### ACKNOWLEDGEMENT

Trails 8895-18039 Lot 35 S.C. \$95-21108 LOT-20

BEFORE ME PERSONALLY APPEARED STEVEN 3, FELDMAN AND STEVEN C, REEGER, WHO ARE PERSONALLY KNOWN TO ME, OR HAME PRODUCED DRIVER'S LICENSE AND DRIVER'S LICENSE. RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A AUTHORIZED ROMATORIES OF PULTE HAME COPPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN PLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH RISTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT SHOW COMPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION.

WITNESS MY HAND AND OFFICAL SEAL THIS H DAY OF THE CO-1993.



# SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT HEFRESENTATION. OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISIONS THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND SELIE! THAT IP, R.M. &) PERMANNENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REGULARD BY LAW AND THAT (P.C.P. &) PERMANNENT CONTROL POINTS WILL BE SET UNDER THE SUBMANIES FOR THE REQUIRED IMPROVEMENTS, AND, FURTIER THAT THE SURVEY DAIR CORPIES BY THE REQUIREMENTS OF CAPITER SIT FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY FLORIDA

KEITH AND SCHNARS, P.A.

//ze/93

United Trails

South County

, telfao

KFS+RS 2

0 28 8

DISTANCE OF 614-92 FEET; THENCE NORTH 66° 05° 54° WEST, 211.34 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 015TANCE 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.