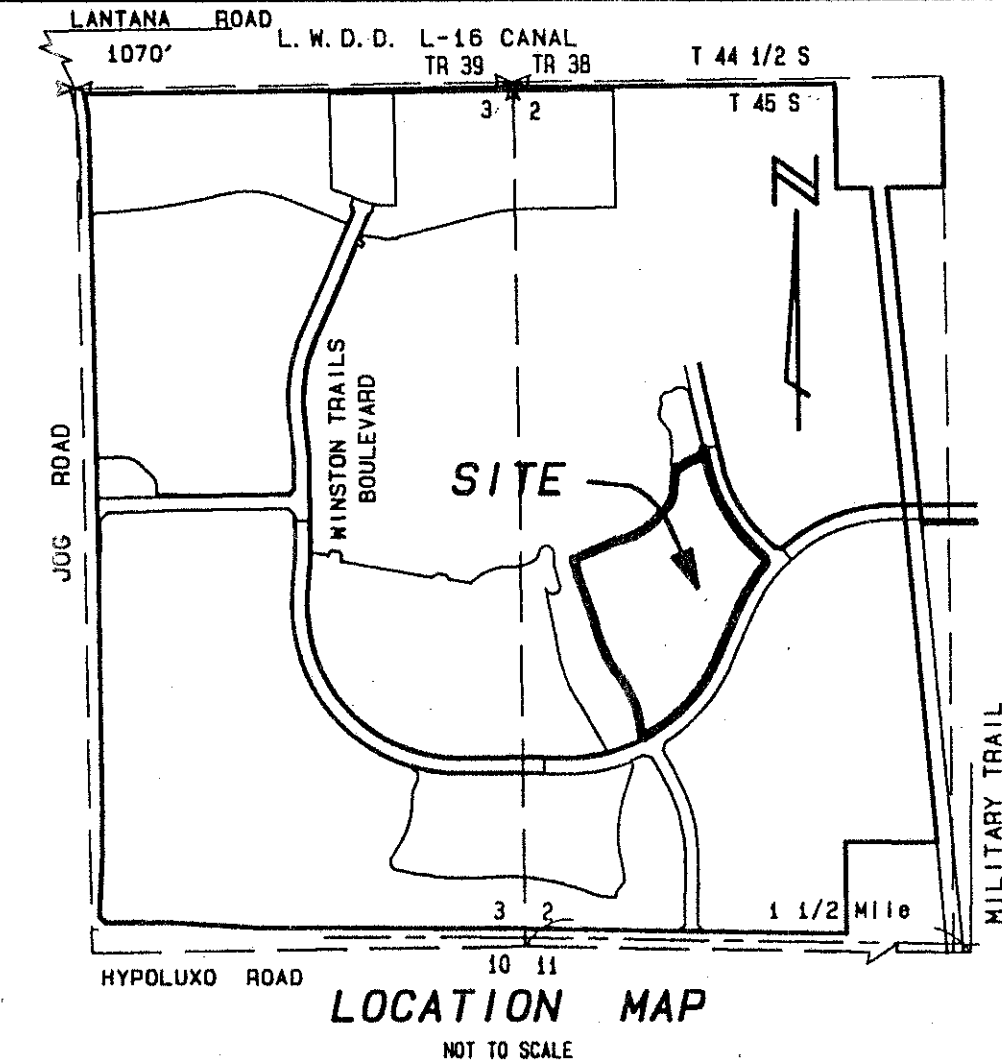


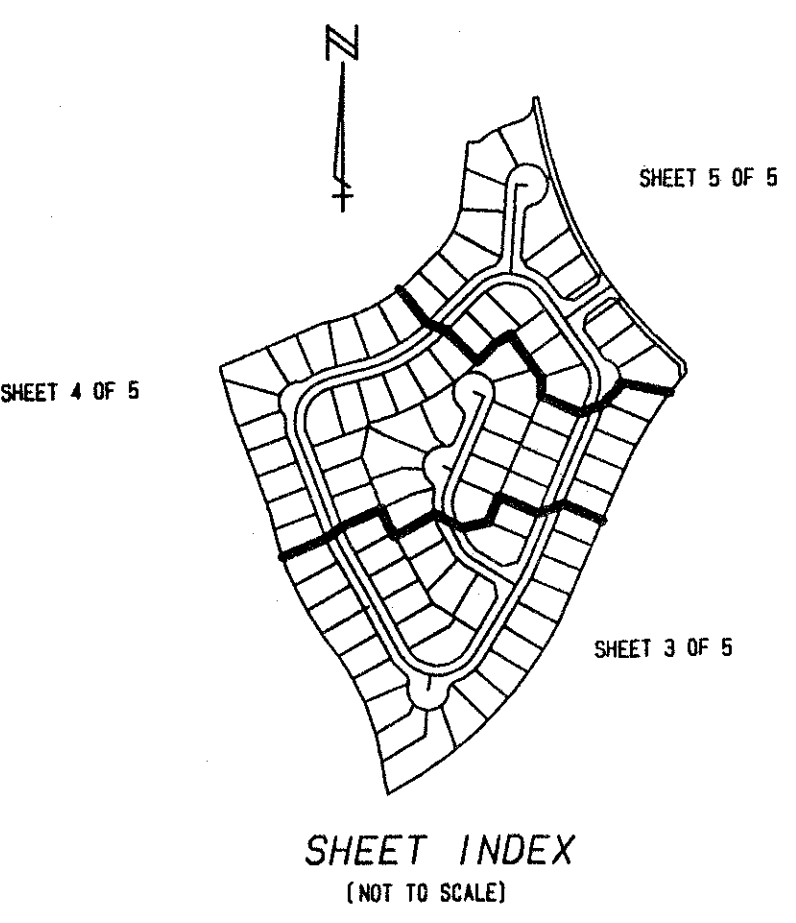
188

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 2:38 P.M.
THIS 5 DAY OF March
AD. 1995 AND DULY RECORDED
IN PLAT BOOK 76 ON PAGES
188 AND 192
DOROTHY H. MILLER, CLERK
By *Cheryl A. Stoddard*, D.C.
CITRONA 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 1 OF 5



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. E.	MAINTENANCE EASEMENT
L. W. D.	LAKE NORTH 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
A	DELTA ANGULAR VALUE
R	RADIUS LENGTH
A	ARC LENGTH
⊙	PERMANENT CONTROL POINT
(P. C. P.)	(P. C. P.) P. L. S. NO. 4763
⊠	PERMANENT REFERENCE MONUMENT FOUND
⊠	PERMANENT REFERENCE MONUMENT SET
(P. R. M.)	(P. R. M.) P. L. S. NO. 4763

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 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 141 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°43'42" WEST; THENCE CONTINUING NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 12°57'34", AN ARC DISTANCE OF 235.23 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 300.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 72°35'08" EAST AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE SUBTENDING A CENTRAL ANGLE OF 11°13'44" 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 SOUTH 83°48'51" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 31°38'33", AN ARC DISTANCE OF 368.97 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 800.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 52°10'18" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 25°02'39", AN ARC DISTANCE OF 349.68 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 500.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 77°12'57" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 07°30'39", AN ARC DISTANCE OF 65.54 FEET; THENCE NORTH 20°17'42" WEST, A DISTANCE OF 240.35 FEET; THENCE NORTH 15°03'10" WEST, A DISTANCE OF 119.69 FEET; THENCE NORTH 67°26'53" EAST, A DISTANCE OF 291.10 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 415.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 09°08'47" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 35°47'43", AN ARC DISTANCE OF 259.27 FEET; THENCE NORTH 45°03'29" 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°56'31" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 39°00'15", AN ARC DISTANCE OF 136.56 FEET; THENCE NORTH 06°03'14" EAST, A DISTANCE OF 153.30 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 40.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 16°47'07" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 57°51'53", 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°04'46" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 23°36'48", AN ARC DISTANCE OF 74.18 FEET; THENCE NORTH 72°32'00" EAST, A DISTANCE OF 33.60 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 50.00 FEET FROM A RADIAL LINE BEARS NORTH 17°28'00" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 84°58'16", AN ARC DISTANCE OF 74.15 FEET; THENCE NORTH 77°33'44" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 12°26'16" EAST, A DISTANCE OF 113.80 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 995.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 77°33'44" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 33°30'38", AN ARC DISTANCE OF 581.93 FEET; THENCE SOUTH 45°56'51" EAST, A DISTANCE OF 104.14 FEET; THENCE SOUTH 03°04'18" EAST, A DISTANCE OF 25.35 FEET TO A POINT ALONG A NON-TANGENT CURVE HAVING A RADIUS OF 1060.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 49°02'37" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 17°31'04", AN ARC DISTANCE OF 324.07 FEET; THENCE SOUTH 23°26'22" WEST, A DISTANCE OF 323.79 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1040.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 66°33'38" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 38°52'22", AN ARC DISTANCE OF 705.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.026 ACRES OF LAND, MORE OR LESS.

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

- TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR LAGORCE 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.
- TRACTS B, AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAGORCE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., 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.
- TRACTS D, E, AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LAGORCE 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.
- 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 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 20th DAY OF DECEMBER, 1995.

WITNESS: *Elena Brigham* BY *David F. Webber*
ELENA BRIGHAM JOSHUA A. MUSS, AS TRUSTEE
DAVID F. WEBBER UNDER LAND TRUST AGREEMENT
ELENA BRIGHAM VICE PRESIDENT 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 TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER 1995.
MY COMMISSION EXPIRES: 11-30-1996
DATE *Lisa B. Miller* NOTARY PUBLIC
MARVIN I. DEMBU

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 20th DAY OF DECEMBER, 1995.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER 1995.
ATTEST: *Elena Brigham* BY *David F. Webber*
ELENA BRIGHAM JOSHUA A. MUSS,
DAVID F. WEBBER PRESIDENT
ELENA BRIGHAM VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND DAVID F. WEBBER 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 20th DAY OF DECEMBER 1995.
MY COMMISSION EXPIRES: 11-30-1996
DATE *Lisa B. Miller* NOTARY PUBLIC
MARVIN I. DEMBU

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

LAGORCE 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 20th DAY OF DECEMBER, 1995.

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

ATTEST: *Thomas Bencha* BY *Robert Stone, Sr.*
THOMAS BENCHA ROBERT STONE, SR.
SECRETARY VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT STONE, SR. AND THOMAS BENCHA WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF LAGORCE 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 20th DAY OF DECEMBER 1995.
MY COMMISSION EXPIRES: 5-7-99
DATE *Lisa B. Miller* 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 8557 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 20th DAY OF DECEMBER, 1995.

ATTEST: *Robert Stone, Sr.* BY *James Carr*
ROBERT STONE, SR. JAMES CARR
SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES CARR AND ROBERT STONE, SR. WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT, RESPECTIVELY 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.

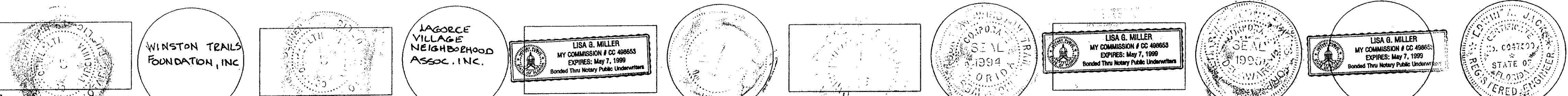
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF DECEMBER 1995.
MY COMMISSION EXPIRES: 5-7-99
DATE *Lisa B. Miller* NOTARY PUBLIC

APPROVALS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IS IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 20th DAY OF DECEMBER, 1995.
BY: *George Webb, P.E.*
GEORGE WEBB, P.E., COUNTY ENGINEER
EDWIN A. SACK, P.E., DEPUTY COUNTY ENGINEER

SUBDIVISION: WINSTON TRAILS
BOOK: 76 PAGE: 188
FLOOD ZONE: B
TOWNSHIP: 45 SOUTH
RANGE: 42 EAST
SECTION: 2
ZIP CODE: 33411
PLAT NO: 87-112
PLAT NAME: WINSTON TRAILS

- SEAL NOTARY PUBLIC (FOR JOSHUA A. MUSS)
- SEAL WINSTON TRAILS FOUNDATION, INC.
- SEAL NOTARY PUBLIC
- SEAL LAGORCE 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 DEPUTY COUNTY ENGINEER



PET 87-112
5/2/1
0587-013 Alloc 40001

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
SCALE: NONE DATE: NOVEMBER, 1994
P. A. NO. 94155.00 DNG. NO. 45-42-02-14
WINSTON TRAILS PARCEL TEN
PART OF "WINSTON TRAILS, P. U. D."
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST