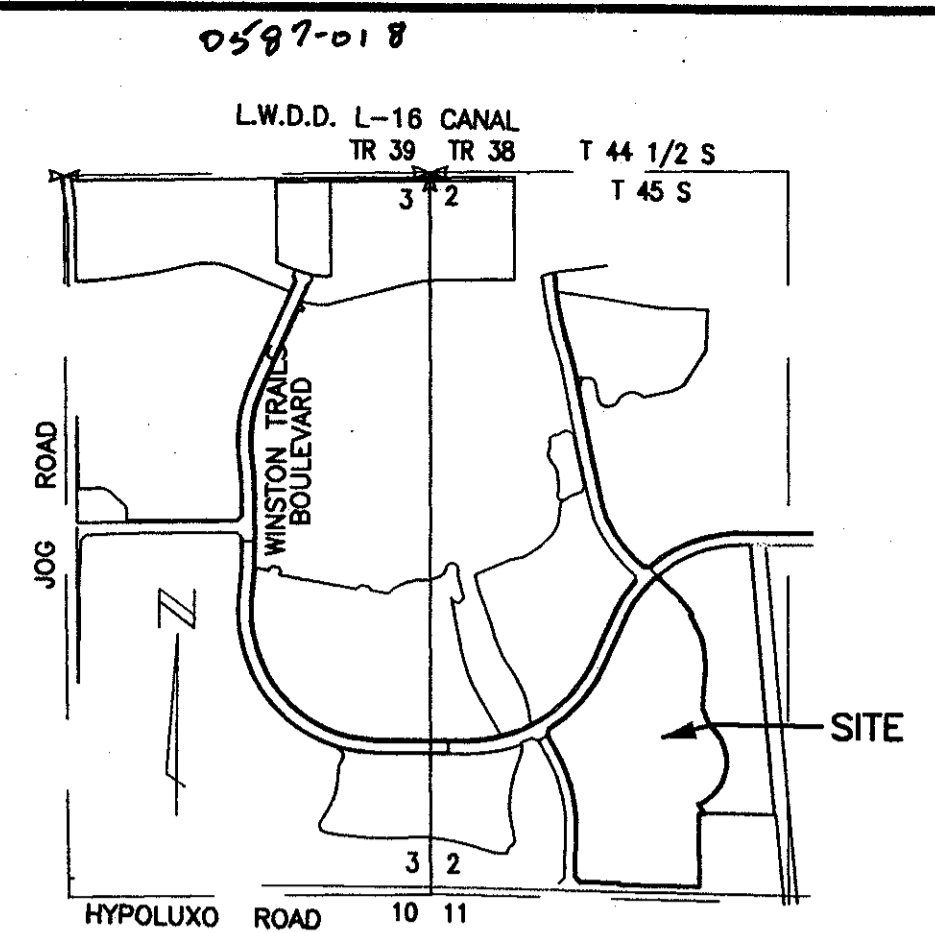


WINSTON TRAILS PARCEL ELEVEN

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
APRIL, 1997 SHEET 1 OF 6



LOCATION MAP
NOT TO SCALE

18

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:21 A.M.
THIS 10th DAY OF July
AD. 1997 AND DULY RECORDED
IN PLAT BOOK 80 ON PAGES
18 AND 23
DOROTHY H. WILKEN, CLERK
BY: *[Signature]*



*Ret. 87-112
Alloc. #0001
5/12/21*

ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

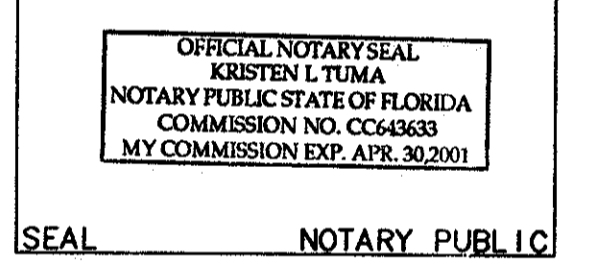
THE GREENS NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF June, 1997.

THE GREENS NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: *[Signature]* BY: *[Signature]*
ROBERT STONE, SR.
VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Robert Stone, Sr. and Henry Laureiro who are personally known to me or have produced as identification, and who executed the foregoing instrument as Vice President and Secretary, respectively of the Greens Neighborhood Association, 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 10th DAY OF June, 1997.
MY COMMISSION EXPIRES: 04-30-2001 *[Signature]*
DATE NOTARY PUBLIC



APPROVALS
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 8th DAY OF July, 1997.

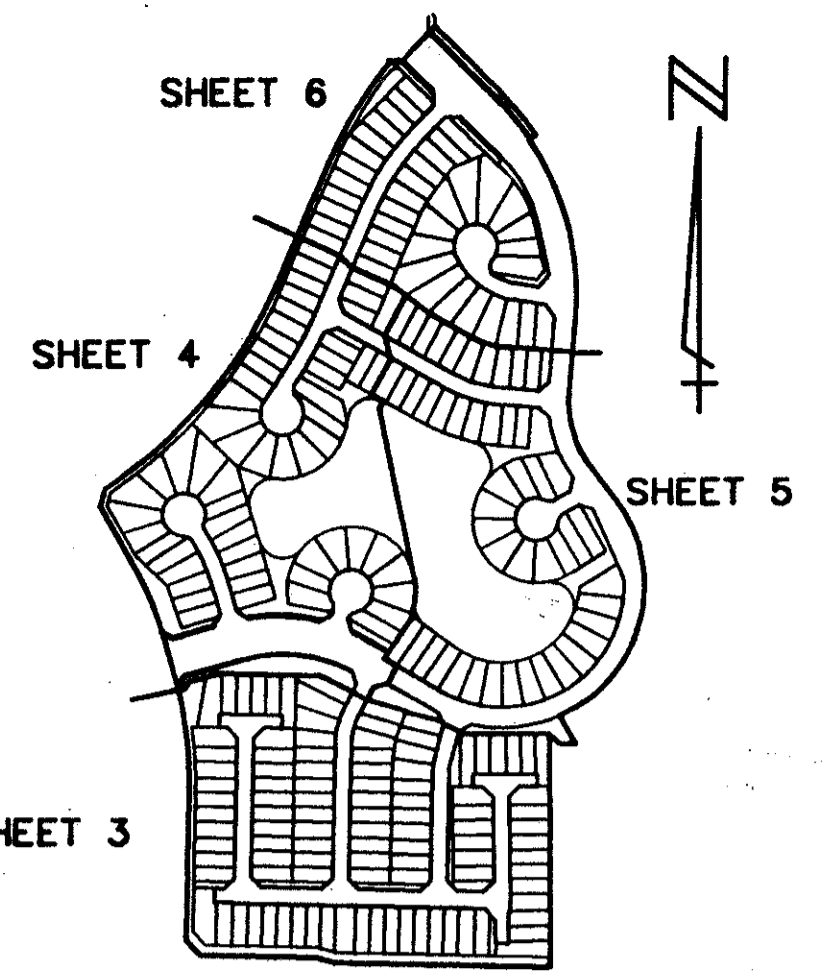
BY: *[Signature]*
GEORGE T. WOOD, P.E. COUNTY ENGINEER
EDWIN A. JACK, P.E. DEPUTY COUNTY ENGINEER

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 HEREOF DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JAMES J. O'BRIEN, AS SUCCESSOR 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: 6/23/97 BY: *[Signature]*
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

80/18
SHEET 1 OF 6



SHEET INDEX MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL ELEVEN", 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 SOUTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°00'36" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1071.22 FEET; THENCE NORTH 00°59'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO THE NORTHERNMOST NORTHWEST CORNER OF A PARCEL OF LAND DEDICATED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES IN OFFICIAL RECORD BOOK 8839, PAGE 1850, PALM BEACH COUNTY RECORDS.

FROM SAID POINT OF BEGINNING; THENCE CONTINUE NORTH 00°59'24" EAST, A DISTANCE OF 355.73 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'35", AN ARC DISTANCE OF 603.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°19'11" WEST, A DISTANCE OF 146.70 FEET; THENCE NORTH 13°44'12" EAST, A DISTANCE OF 54.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 33°12'26" WEST) HAVING A RADIUS OF 1140.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°21'13", AN ARC DISTANCE OF 663.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°26'22" EAST, A DISTANCE OF 323.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS 960.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°37'54", AN ARC DISTANCE OF 429.46 FEET; THENCE SOUTH 40°55'44" EAST, A DISTANCE OF 10.13 FEET; THENCE SOUTH 01°13'48" WEST, A DISTANCE OF 23.31 FEET; THENCE SOUTH 45°56'51" EAST, A DISTANCE OF 227.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 675.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 11°19'49", AN ARC DISTANCE OF 133.48 FEET; THENCE SOUTH 55°22'58" WEST, A DISTANCE OF 20.00 FEET TO A POINT ALONG A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 655.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE SUBTENDING A CENTRAL ANGLE OF 39°20'18", AN ARC DISTANCE OF 449.71 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°43'16" WEST, A DISTANCE OF 182.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 41°05'42", AN ARC DISTANCE OF 190.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°22'25" EAST, A DISTANCE OF 108.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 349.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 102°34'01", AN ARC DISTANCE OF 624.76 FEET; THENCE SOUTH 29°32'11" EAST, A DISTANCE OF 80.07 FEET; THENCE NORTH 89°10'50" WEST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 550.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD AS SHOWN ON THE PALM BEACH COUNTY RIGHT-OF-WAY MAP, DRAWING NUMBER 87-3-5181-01, PALM BEACH COUNTY PROJECT NUMBER 87098; THENCE NORTH 89°00'36" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 554.04 FEET TO THE EASTERMOST POINT OF THE ADDITIONAL RIGHT-OF-WAY FOR HYPOLUXO ROAD PER THE AFOREMENTIONED OFFICIAL RECORD BOOK 8839, PAGE 1850; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD NORTH 75°30'52" WEST, A DISTANCE OF 51.42 FEET; THENCE NORTH 89°00'36" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 44°00'36" WEST, A DISTANCE OF 56.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 45.08 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE 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.
- TRACT B, THE WATER MANAGEMENT TRACT, 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 ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T AND AA, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GREENS 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 BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.), 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.
- 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.
- 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 WINSTON TRAILS FOUNDATION INC., 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 ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- THE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE FOR ACCESS AND MAINTENANCE PURPOSES AND ARE IN FAVOR OF THE ADJOINING LOT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS U, V, W, X, Y AND Z, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

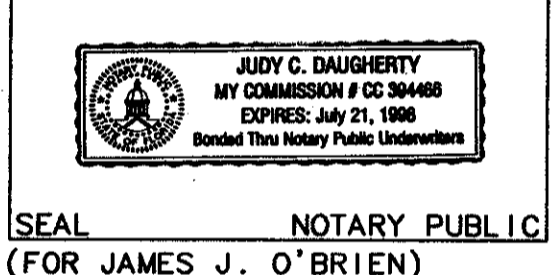
IN WITNESS WHEREOF, I, JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 10th DAY OF April, 1997.

WITNESS: *[Signature]* BY: *[Signature]*
ROBYN HENOCH JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE
UNDER LAND TRUST AGREEMENT
DATED MARCH 8, 1989
WITNESS: *[Signature]*
BARBARA FRAYER

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN, AS SUCCESSOR 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 10th DAY OF April, 1997.
MY COMMISSION EXPIRES: 7/21/98 *[Signature]*
DATE NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

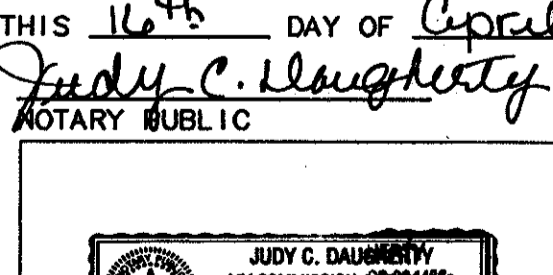
THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF April, 1997.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: *[Signature]* BY: *[Signature]*
ROBYN HENOCH JAMES J. O'BRIEN
SECRETARY PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN AND Robyn Henoch who are personally known to me, or have produced as identification, and who executed the foregoing instrument as President and Secretary, 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 10th DAY OF April, 1997.
MY COMMISSION EXPIRES: 7/21/98 *[Signature]*
DATE NOTARY PUBLIC



P.U.D. TABULAR DATA
WINSTON TRAILS P.U.D. PETITION NO. 87-112E

AREA	45.08 ACRES
ROADS	9.88 ACRES
OPEN SPACE	4.97 ACRES
WATER MANAGEMENT TRACT	5.09 ACRES
DENSITY	5.52 DU/AC
NUMBER OF UNITS	249

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.

SCALE:	N/A
P.A. NO.:	96103.00
DATE:	JULY 1996
DRAWING NO.:	45-42-02-50

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(407) 683-3113, fax 478-7248

WINSTON TRAILS
PARCEL ELEVEN
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SEAL WINSTON TRAILS FOUNDATION, INC. SEAL THE GREENS NEIGHBORHOOD ASSOC., INC. SEAL DEPUTY COUNTY ENGINEER

SUBDIVISION * Winston Trails Parcel Eleven
BOOK 80 FLOOD MAP #175 B
PAGE 18 ZONING RT/USE
QUAD # 34 ZIP CODE 33443
SE 87-112
PUD NAME WINSTON TRAILS P.U.D.

0587-018