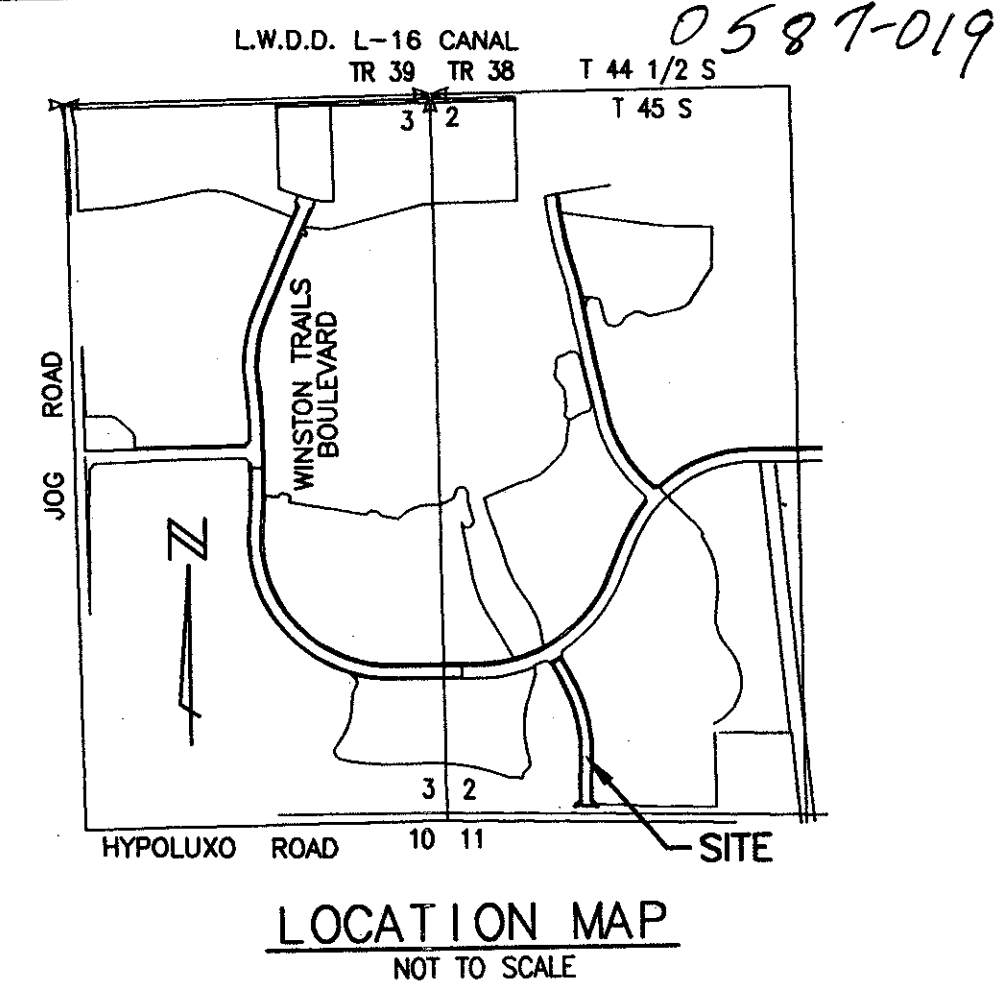


REVISIONS: WINSTON TRAILS SOUTH 4-10-97 0587-019

# WINSTON TRAILS SOUTH

PART OF WINSTON TRAILS P.U.D.  
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
APRIL, 1997 SHEET 2 OF 3



**40**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 1997 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.  
CIRCUIT COURT SEAL

### 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 9025 AT PAGE 1610 AND OFFICIAL RECORD BOOK 9021 AT PAGE 1082 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF MAY, 1997.

WITNESS: Frank J. Bologna BY: Frank J. Bologna  
FRANK J. BOLOGNA, VICE PRES.  
OHIO SAVINGS BANK  
WITNESS: Patricia Haupt  
PATRICIA HAUPT

### ACKNOWLEDGEMENT

STATE OF OHIO )  
COUNTY OF CUYAHOGA )

BEFORE ME PERSONALLY APPEARED Frank J. Bologna WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SE VICE PRES 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 9th DAY OF MAY, 1997.

MY COMMISSION EXPIRES: 3-28-01 DATE Robert Michael  
NOTARY PUBLIC Robert Michael  
SEAL

### 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 9025 AT PAGE 1705 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF MAY, 1997.

WITNESS: Maria Bulter BY: Metin Negrin  
MARIA BULTER VICE PRESIDENT, ATHENA WINSTON TRAILS CORP., A DELAWARE CORP.  
WITNESS: Kody Kholmatoz AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA  
KODY Kholmatoz

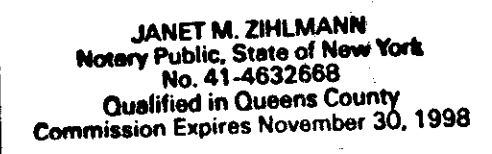
### ACKNOWLEDGEMENT

STATE OF NEW YORK )  
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 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 13th DAY OF MAY, 1997.

MY COMMISSION EXPIRES: 11-30-98 DATE Janet M. Zihlmann  
NOTARY PUBLIC Janet M. Zihlmann  
SEAL



### MORTGAGEE'S CONSENT

STATE OF ILLINOIS )  
COUNTY OF COOK )

BOJER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243 AT PAGE 304 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BOJER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOJER 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF MAY, 1997.

WITNESS: Gaye Nowak BY: Larry M. Channess  
GAYE NOWAK VICE PRESIDENT, BOJER LAND HOLDINGS, INC.  
WITNESS: Barb Glover AN ILLINOIS CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA  
BARB GLOVER

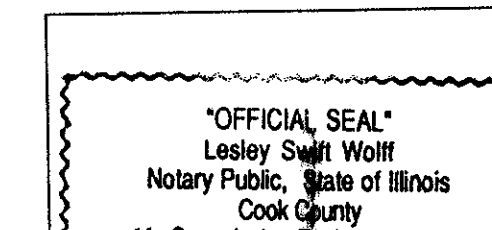
### ACKNOWLEDGEMENT

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 BOJER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOJER 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF MAY, 1997.

MY COMMISSION EXPIRES: 12-30-99 DATE Lesley Swift Wolff  
NOTARY PUBLIC Lesley Swift Wolff  
SEAL



### MORTGAGEE'S CONSENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMINGLED 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 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 9025 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF MAY, 1997.

WITNESS: Ronald G. Hodge II BY: Ronald G. Hodge II  
RONALD G. HODGE II VICE PRESIDENT  
WITNESS: Robert K. Deever III

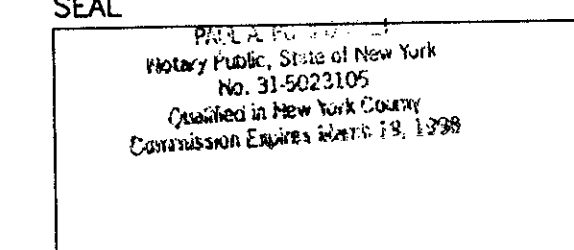
### ACKNOWLEDGEMENT

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

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 TRUSTEE OF THE COMINGLED 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 30th DAY OF MAY, 1997.

MY COMMISSION EXPIRES: 3/19/98 DATE Paul A. Rosenthal  
NOTARY PUBLIC Paul A. Rosenthal  
SEAL



### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 89°00'36" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER 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 ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE ROTATION NOTE SHEET 3 OF 3).
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.

### 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 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 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 13th DAY OF August, 1997 Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR & MAPPER  
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 JAMES J. O'BRIEN, 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: 8/4/97 BY: Glenda Bellamy  
GLENDA BELLAMY,  
ASSISTANT VICE PRESIDENT

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

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

SCALE: N/A  
P.A. NO.: 96154.00  
DATE: OCTOBER 1996  
DRAWING NO.: 45-42-02-54  
**MCK ROOS**  
ENGINEERS SURVEYORS PLANNERS  
5720 Corporate Way, West Palm Beach, Florida 33407  
(407) 683-3113, fax 478-7248

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

SUBDIVISION: WINSTON TRAILS SOUTH  
BOOK: 51  
FLOOD ZONE: 1756  
ROAD: RT 1515  
ZIP CODE: 33407  
PUD NAME: WINSTON TRAILS SOUTH

