

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. P2997U-4161UPL3.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 _____ 1992, AND DULY
 RECORDED IN PLAT BOOK NO. _____
 ON PAGES _____ THRU _____
 DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: _____ D.C.

ACKNOWLEDGEMENT

STATE OF FLORIDA } ss
 COUNTY OF DADC
 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 GRQ 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: _____
Bruce J. Deiny
 NOTARY PUBLIC

PET. 87-112
 ALLOC. #0001

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: Paul J. Smith
 VICE PRESIDENT
 ATTEST: Richard H. Bond

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, David F. Webber VICE PRES. AND
Richard H. Bond OF THE WINSTON
 TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN
 DESCRIBED AS EVIDENCED BY FL. DR. LIC. AND FL. DR. LIC.,
 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 26th DAY OF November 1992.

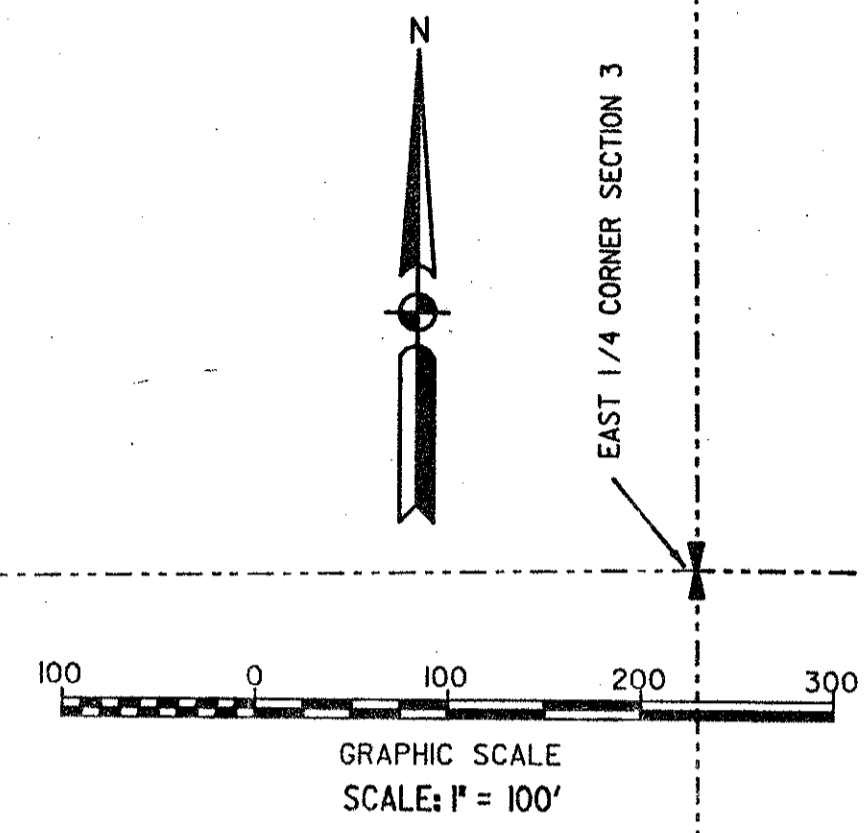
MY COMMISSION EXPIRES: _____
Merris Jackson
 NOTARY PUBLIC

0587-002

NOTARY WINSTON TRAILS FOUNDATION
 WINSTON TRAILS FOUNDATION INC.
 NOTARY (GRQ) (COLE)
 SEAL
11/54

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

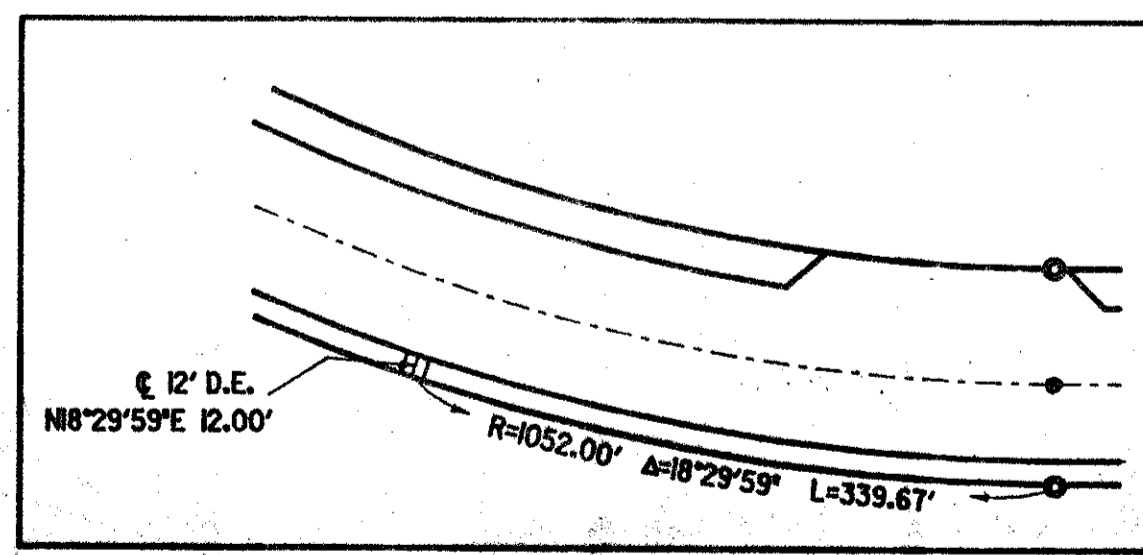
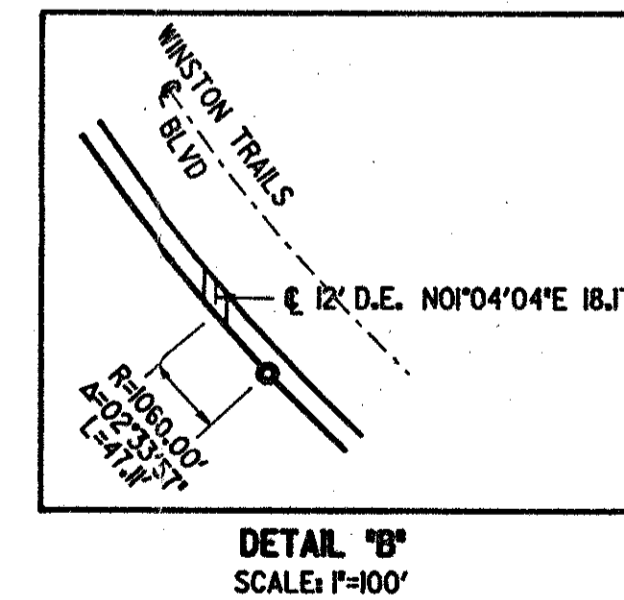
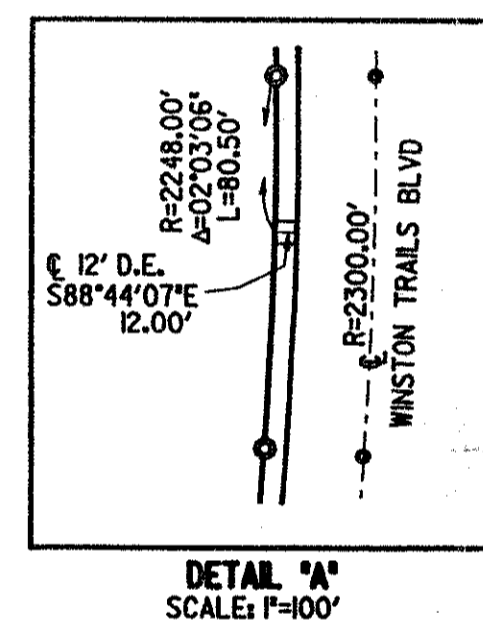
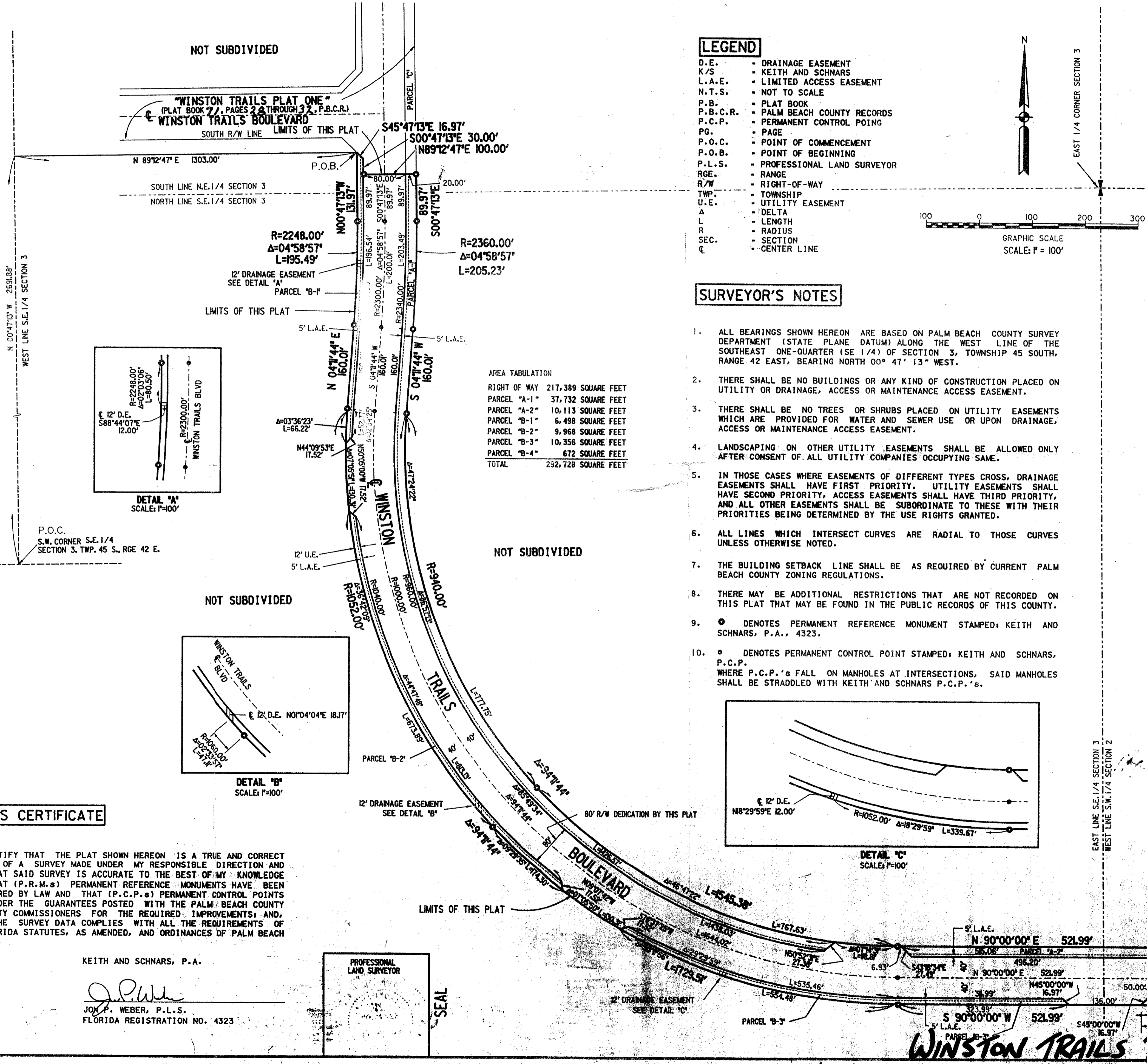


SURVEYOR'S NOTES

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 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., 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.

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"	9,968 SQUARE FEET
PARCEL "B-3"	10,356 SQUARE FEET
PARCEL "B-4"	672 SQUARE FEET
TOTAL	292,728 SQUARE FEET



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.

Jon P. Weber
 JON P. WEBER, P.L.S.
 FLORIDA REGISTRATION NO. 4323

DATE: 10/29/92

PROFESSIONAL LAND SURVEYOR
 SEAL

FLOOD ZONE B
 FLOOD MAP #10A-175B
 ZONING RTS+RS
 QUAD #34
 SE 87-112
 PUB NAME WINSTON TRAILS
 TAZ = 437