

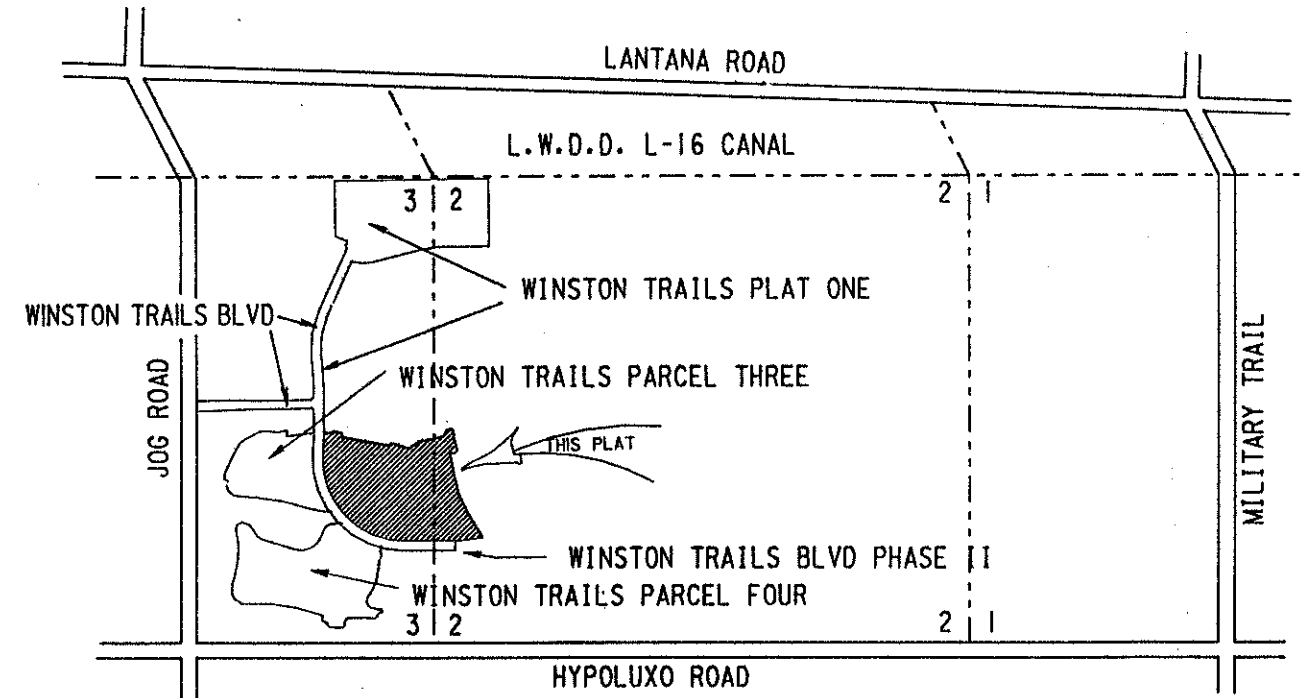
WINSTON TRAILS PARCEL NINE

PART OF A P.U.D.
LYING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

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-4162UPLI-DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 1:19 PM, THIS 19TH DAY
OF NOVEMBER 1993, AND DULY
RECORDED IN PLAT BOOK NO. 71
ON PAGES 141 THRU 145
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY *[Signature]* D.C.

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NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS PARCEL NINE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), NORTH 00° 47' 13" WEST, 2450.10 FEET; THENCE NORTH 89° 12' 47" EAST, 1412.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79° 48' 36" EAST, 103.73 FEET; THENCE NORTH 10° 11' 24" EAST, 19.75 FEET; THENCE NORTH 55° 11' 24" EAST, 22.00 FEET; THENCE SOUTH 79° 48' 36" EAST, 52.33 FEET; THENCE SOUTH 34° 48' 36" EAST, 22.00 FEET; THENCE SOUTH 10° 11' 24" WEST, 40.19 FEET; THENCE SOUTH 79° 48' 36" EAST, 571.76 FEET; THENCE NORTH 55° 11' 24" EAST, 47.26 FEET; THENCE SOUTH 79° 48' 36" EAST, 56.57 FEET; THENCE SOUTH 34° 48' 36" EAST, 33.12 FEET; THENCE SOUTH 79° 48' 36" EAST, 131.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 44° 34' 58" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 55' 25", AN ARC DISTANCE OF 30.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 320.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43° 37' 34", AN ARC DISTANCE OF 243.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 25' 31", AN ARC DISTANCE OF 148.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 53' 37", AN ARC DISTANCE OF 72.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 170° 37' 58", AN ARC DISTANCE OF 134.01 FEET; THENCE SOUTH 00° 16' 50" WEST, 49.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 52' 25", AN ARC DISTANCE OF 23.56 FEET; THENCE SOUTH 16° 35' 35" EAST, 126.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 46.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180° 00' 00", AN ARC DISTANCE OF 144.51 FEET; THENCE SOUTH 11° 07' 10" EAST, 318.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1100.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 81° 31' 00" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 15' 58", AN ARC DISTANCE OF 427.48 FEET; THENCE SOUTH 30° 44' 58" EAST, 341.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1040.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 14° 43' 42" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 43' 42", AN ARC DISTANCE OF 267.34 FEET; THENCE SOUTH 90° 00' 00" WEST, 650.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94° 11' 44", AN ARC DISTANCE OF 1545.38 FEET; THENCE NORTH 04° 11' 44" EAST, 160.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2360.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 18' 57" AN ARC DISTANCE OF 95.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 39.164 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN 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 THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS "C" AND "D", THE WATER MANAGEMENT TRACTS AS SHOWN ARE RESERVED TO WINSTON TRAILS FOUNDATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

- THE LAKE MAINTENANCE / 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(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- PARCELS "E", "E-1" AND "E-2", AS SHOWN HEREON, ARE HEREBY RESERVED THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS "F", "G" AND "C-1" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING 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.

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 17th DAY OF August, 1993.

WITNESSES: *Elena Brighenti* PRINT NAME: Elena Brighenti
Joshua A. Muss JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989
WITNESS: *Calvin Doe* PRINT NAME: Calvin Doe

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY _____, WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

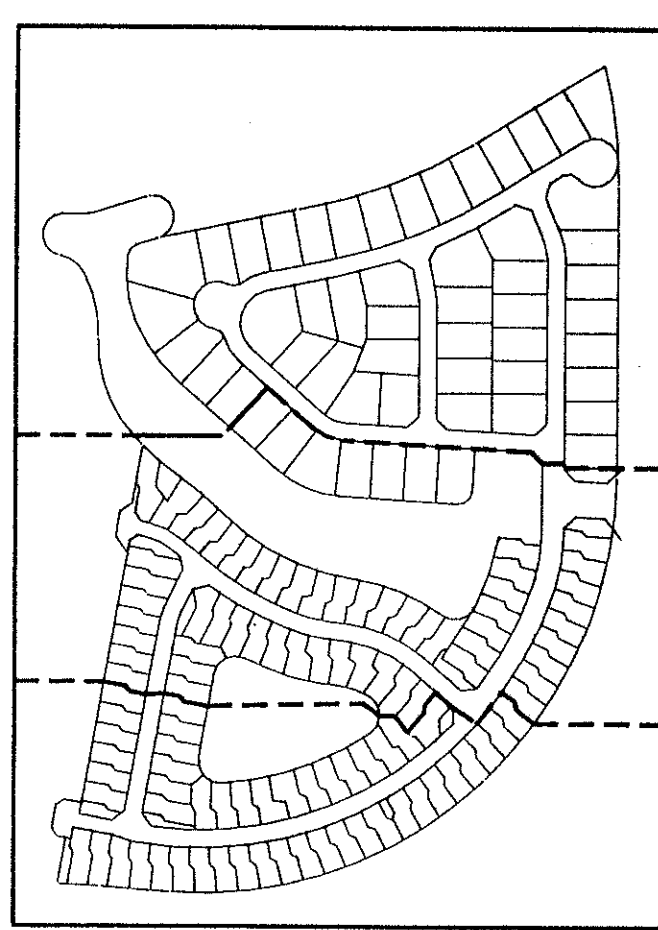
WITNESS MY HAND AND SEAL THIS 17th DAY OF August, 1993

MY COMMISSION EXPIRES: 05-27-1992
NOTARY PUBLIC

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.

DATE: 8/13/93
KEITH AND SCHNARS, P.A.
[Signature]
JON P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323



TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

I, MICHAEL D. GORDON, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

Michael D. Gordon
MICHAEL D. GORDON, ESQ., MICHAEL D. GORDON, P.A., ATTORNEY AT LAW LICENSED IN FLORIDA.

DATE: 8-13-93

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993.

[Signature]
CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

P.U.D. TABULAR DATA

TOTAL ACREAGE	39.19 ACRES
NUMBER OF UNITS	156
DENSITY	3.98 UNITS/ACRE
OPEN SPACE	8.18 ACRES

LEGEND

- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- FD. - FOUND
- K/S - KEITH AND SCHNARS
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.E. - LANDSCAPE EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- N.T.S. - NOT TO SCALE
- N.R. - NOT RADIAL
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C.P. - PERMANENT CONTROL POINT
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- RADIUS - RADIUS
- R/W - RIGHT-OF-WAY
- RGE. - RANGE
- SEC. - SECTION
- S.F. - SQUARE FEET
- TWP. - TOWNSHIP
- U.E. - UTILITY EASEMENT
- Δ - CENTRAL ANGLE

SURVEYOR'S NOTES

- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
- 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.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT STAMPED "KEITH AND SCHNARS, P.A.", 4323.
- ⊙ 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.

PET. 87-112
ALLOC. #0001

0587-006

SEALS

NOTARY (DEDICATION)	LAND SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSIONER	CLERK OF THE CIRCUIT COURT
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>

WINSTON TRAILS PARCEL NINE 71/141

SUBDIVISION # PARCEL 9 WINSTON TRAILS
BOOK 71 PAGE 141
FLOOD HAZ. # 1704
ZONING RT5
SE 87-112
ZIP CODE 33463
PUD NAME WINSTON TRAILS
TAZ 437