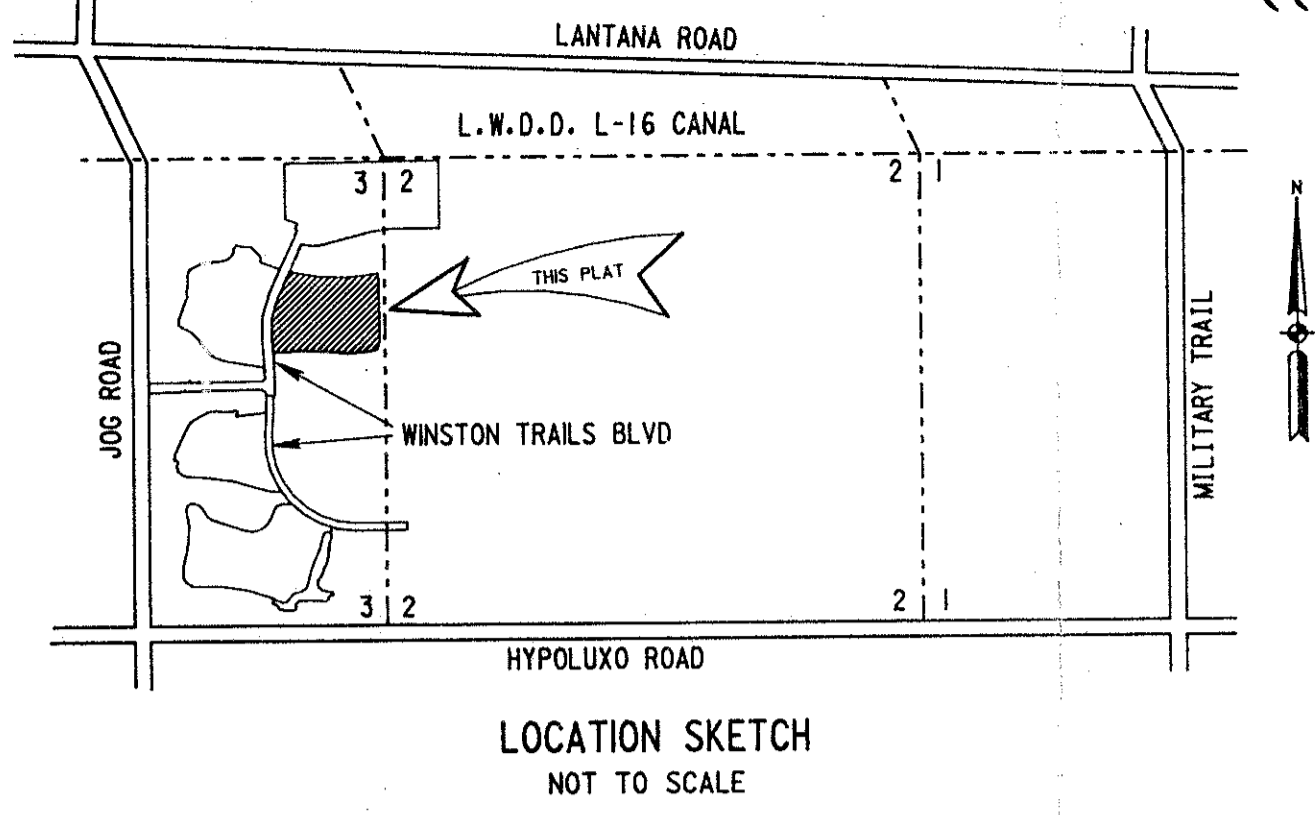


WINSTON TRAILS PARCEL SEVEN

PART OF A P.U.D.
LYING IN SECTION 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
JANUARY 1993
DWG. NO. P2997U:4303UPL1.DGN



LEGEND

- D.E. - DRAINAGE EASEMENT
- FD. - FOUND
- K/S - KEITH AND SCHNARS
- L. - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS 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
- 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
- R. - RADIUS
- R/W - RIGHT-OF-WAY
- RE. - RANGE
- SEC. - SECTION
- S.F. - SQUARE FEET
- TWP. - TOWNSHIP
- U.E. - UTILITY EASEMENT
- Δ - CENTRAL ANGLE
- ⊕ - CENTERLINE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 3:36 P.M. THIS 20th DAY
OF August 1994, AND DULY
RECORDED IN PLAT BOOK NO. 93
ON PAGES 44 THRU 46
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Legl. A. St. B.*

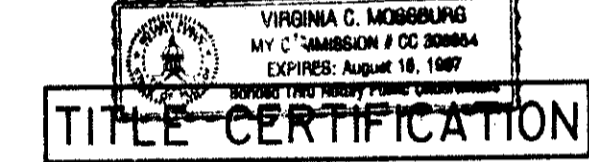


ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
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 DRIVER'S LICENSE, 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.

PET. 87-112B
ALLOC. #0001
5/2/94

WITNESS MY HAND AND SEAL THIS 9th DAY OF November, 1993
MY COMMISSION EXPIRES: *Virginia C. Morsburg*
NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

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 JOSHUA A. MUSS, AS
TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT ALL 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: 5/17/94
Glenda Bellamy
GLENDA BELLAMY ASSISTANT VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July, 1994.
BY: *Mary McCarty*
MARY MCCARTY, CHAIR

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

BY: *Deanna Stewart*
DEUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF July, 1994.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

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 NORTHEAST ONE-QUARTER (NE 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 OR LAKE 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, OR LAKE 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, LAKE MAINTENANCE 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 SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS COINCIDE.
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.

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: 11/8/93
S. County
PR# 95-18028
PR# 95-18030 Lot 2
PR# 95-18033 Lot 61
S.C. 95-18035 Lot 60

| | | | | | |
|--------------|------------|----------------------------|-------------------|-----------------|----------------------------|
| NOTARY | DEDICATION | PROFESSIONAL LAND SURVEYOR | COUNTY COMMISSION | COUNTY ENGINEER | CLERK OF THE CIRCUIT COURT |
| <i>Seals</i> | | | | | |

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 SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS PARCEL SEVEN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4); THENCE ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), SOUTH 00° 47' 13" EAST, 1110.80 FEET; THENCE NORTH 89° 12' 47" EAST, 1687.73 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3300.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 08° 40' 07" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16° 29' 34", AN ARC DISTANCE OF 949.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 05' 49", AN ARC DISTANCE OF 1.69 FEET; THENCE SOUTH 00° 28' 44" WEST, 757.43 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 25° 31' 53" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 02' 58", AN ARC DISTANCE OF 33.02 FEET; THENCE SOUTH 10° 25' 09" WEST, 124.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59° 17' 05", AN ARC DISTANCE OF 41.39 FEET; THENCE SOUTH 69° 42' 14" WEST, 59.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 13' 25", AN ARC DISTANCE OF 19.68 FEET; THENCE SOUTH 84° 04' 24" WEST, 150.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 42' 53", AN ARC DISTANCE OF 32.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 700.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 08' 00", AN ARC DISTANCE OF 294.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 06' 40", AN ARC DISTANCE OF 193.93 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 19' 01", AN ARC DISTANCE OF 417.59 FEET; THENCE NORTH 05° 38' 23" WEST, 28.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 48' 34", AN ARC DISTANCE OF 465.64 FEET; THENCE NORTH 24° 10' 11" EAST, 508.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 24.461 ACRES, MORE OR LESS.

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

1. PARCEL "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
2. 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.

3. 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.
4. PARCEL "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TURNBURY VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. PARCEL "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. PARCEL "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. 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.
8. THE LAKE MAINTENANCE ACCESS EASEMENTS 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 TRACTS 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.

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 9th DAY OF November, 1993.

David F. Webber
WITNESS: DAVID F. WEBBER
Joshua A. Muss
JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

P.U.D. TABULAR DATA

| | |
|-----------------|-----------------|
| TOTAL ACREAGE | 24.46 ACRES |
| NUMBER OF UNITS | 96 |
| DENSITY | 3.92 UNITS/ACRE |
| OPEN SPACE | 2.18 ACRES |

NOTICE

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

SUBDIVISION: Winston Trails Parcel 7
PAGE: 44
FLOOD MAP: TDA
ZONING:
ZIP CODE: 33463
TRA: 437

WINSTON TRAILS PARCEL SEVEN