SHEET INDEX

(NOT TO SCALE)

WINSTON TRAILS PARCEL THIRTEEN

PART OF WINSTON TRAILS P. U. D. SITUATE IN SECTION 2, TOWHSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA SHEET 1 OF 4

UTILITY EASEMENT DRAINAGE EASEMENT RIGHT-OF-WAY PLAT BOOK OFFICIAL RECORD BOOK MAIN, EASE, MAINTENANCE EASEMENT LAKE WORTH DRAINAGE DISTRICT NON-HADIAL LINE POINT OF BEGINNING POINT OF COMMENCEMENT PLANNED UNIT DEVELOPMENT DELTA ANGULAR VALUE RADIUS LENGTH ARC LENGTH PERMANENT CONTROL POINT (P.C.P.) P.L.S. NO. 4763 PERMANENT REFERENCE MONUMENT FOUND PERMANENT REFERENCE MONUMENT SET (P. R. M.) P. L. S. NO. 4763

LEGEND

0587-016 ROAD L. W. D. D. L-16 CANAL T 44 1/2 S HYPOLUXO ROAD 10 11 11 12 LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 2:06 P.M. THIS 04 DAY OF October AD, 199 AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 48 AND 51

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL THIRTEEN", 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 Northwest corner of said Section 2, thence North 89°24'02" East, along the North line of the Northwest Quarter (NW 1/4) of said Section COMMENCING at the Northwest corner of said Section 2, thence North 88°24'02' East, along the North line of the Northwest Quarter (NW 1/4) of said Section 2, a distance of 948.03 feet; thence South 00°35'58' East, departing from said North line, a distance of 886.66 feet to a point along the least line of "NINSTON TRAIL NORTH" as recorded in hat Book at Pages the Public Records of said Palm Beach County, said point being the POINT OF BEGINNING; thence departing from said east line of "NINSTON TRAILS NORTH". South 81°50'00" East, a distance of 868.31 feet; thence South 81°28'09" East, a distance of 404.47 feet; thence South 88°21'50' East, a distance of 350.25 feet; thence South 01°11'21' West, a distance of 301.88 feet; thence South 34°17'30' Nest, a distance of 281.53 feet to a point on a curve concave southeasterly (a radial line passing through said point bears North 38°04'25' West) having a radius of 45.00 feet; thence southeasterly along the arc of said curve through a central angle of 122'09'45' a distance of 95.95 feet to the Point of Tangency; thence southeasterly along the arc of said curve through a central angle of 18°27'56', a distance of 17'73 feet to the Point of Reverse curvature of a curve concave northeasterly naving a radius of 55.00 feet; thence southwesterly raving a radius of 55.00 feet; thence southwesterly along the arc of said curve through a central angle of 115°52'34', a distance of 101.2' feet to the Point of Tangency; thence southwesterly along the arc of said curve through a central angle of 19°44'40', a distance of 32.88 feet to the Point of Tangency; thence South of Tangency; thence of all curve through a central angle of 19°44'40', a distance of 32.88 feet to the Point of Tangency; thence for Tangency; thence of 10°50' Mest, a distance of 10° radius of 100.00 feet; thence southwesterly along the arc. of said curve through a central angle of 49°11′10°, a distance of 85.85 feet to the Point of Tangency; thence South 34°50′45° West, a distance of 97,58 feet to the Point of Curvature of a curve concave northwesterly having a radius of 95.00 feet; thence southwesterly along the arc of said purve through a central angle of 19°12′35°, a distance of 31.85 feet to the Point of Tangency; thence South 54°03′19° West, a distance of 85.64 feet to the Point of Curvature of a curve concave northwesterly having a radius of 55.00 feet; thence northwesterly along the arc of sald curve through a central angle of 113°30′25°, a distance of 108.96 feet; thence South 77°33′45°West, a distance of 30.00 feet to intersect the east line of the aforementioned "WINSTON TRAILS NORTH"; thence along the east boundary of said plat, North 12°26'16" West, a distance of 192. 48 feet to the Point of Curvature of a 12"20"16" West, a distance of 192.48 feet to the Point of Curvature of a curve concave northeasterly having a radius of 2260.00 feet; thence northwesterly along the arc of said curve through a central angle of 02"32'51", a distance of 100.48 feet to the Point of Tangency; thence North 09"53'25" West, a distance of 58.13 feet to the Point of Curvature of a curve concave southwesterly having a radius of 2340.00 feet; thence nothwesterly along the arc of said curve through a central angle of 02"11'41", a distance of 89.63 feet; thence North 77"54'54" East, a distance of 20.00 feet to a point along a Mon-Tangent curve concave weetening (a of 20.00 feet to a point along a Non-Tangent curve concave westerly (a radial line passing through said point bears North 77°54′54″ East) having a radius of 2360.00 feet; thence northwesterly along the arc of said curve through a central angle of 05°01′00″, a distance of 206.63 feet to the Point of Tangency; thence North 17°06′06″ West, a distance of 79.82 feet to the Point of Curvature of a curve concave easterly having a radius of 2240.00 feet; thence northwesterly along the arc of said curve through a central angle of 08°57′32°, a distance of 350.25 feet to the POINT OF BEGINNING.

Containing 18.688 acres, more or less.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON
THAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR
PRIVATE STREET PURPOSES 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. 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 FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

TRACTS C AND D. AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. 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.

5. 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.

6. 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

7. THE LAKE MAINTENANCE AND LAKE MAINTENENCE 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 PAIM 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 340___ DAY OF June 1,995

LYNNE GRIFFITH

beliebluess JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM | BEACH

LAKE SHORE

YILLAGE

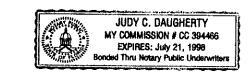
ASSOC, INC

VEIGHBORHOUD

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS. AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

Bended Thru Notary Public Underwrite

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 TO DAY OF Lune. 1995. MY COMMISSION EXPIRES: 7/21/98 Judy C. Daughesty



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

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 26 DAY OF JULY, 1995.

WINSTON TRAILS FOUNDATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT ATTEST: DAY NO F. WESBER, VICE PRESIDENT

PRESIDENT JAMES J. OBRIEN

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

James J. O'Brien BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND BAVID F. WEBBER WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, 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 24 DAY OF JUNE, 1995. MY COMMISSION EXPIRES: 7/21/98 MOTARY AUBLIC

JUDY C. DAUGHERTY MY COMMISSION # CC 394466 EXPIRES: July 21, 1998 Bonded Thru Notary Public Underwriter ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH)

LAKE SHORE VILLAGE 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 27 DAY OF JUNE , 1995.

LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ATTEST: Stem & Beckher BY: VICE PRESIDENT JEFF BUTCHER

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LEFF BUTCHER AND STEVEN BUTCHER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRES. AND SEC., RESPECTIVELY OF LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA NOT FOR PROPERTY CORRESPONDED. NOT-FOR-PROFIT CORPORATION, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF June, 1996.

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 9400 AT PAGE 1641 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

NOT TO SCALE

Junk & July FRANK F. Bolughow SR V.p.

OHIO SAVINGS BANK

WITNESS: MARY COM PRINCIPLE OHI WITNESS: JATULLA A. HAUPT

ACKNOWLEDGEMENT

STATE OF OHIO) COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED FINALE 1 BANK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLUTION 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF 1996. MY COMMISSION EXPIRES: State of Ohio
My Commission Expires May 5, 1999 NOTARY PUBLIC

MORTGAGEE'S CONSENT

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 WINGTON TO CORDURATION OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

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 AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF 1214-1996.

WITNESS: Hardward By: By: Peter By: Markey John Spiler

VICE PRESIDENT, ATHENA WINSTON TRAILS CORP., A DELAWARE CORP. belleutius AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA Jostun A. Muss

ACKNOWLEDGEMENT STATE OF FIORION COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NETW NEAR WHO IS DERSONALLY KNOWN TO ME. OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES. 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 26 DAY OF June, 1996. NOTARY AUBLIC MY COMMISSION EXPIRES: 7/21/48



SHEET 1. OF 4 MOCK, ROOS & ASSOCIATES, INC.

5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113 WINSTON TRAILS PARCEL THIRTEEN NONE JULY, 1995 PART OF "WINSTON TRAILS, P.U.D." P. A. NO. DWG. NO. SECTION 2; TOWNSHIP 45 SOUTH; RANGE 42 EAST 45-42-02-23

WINSTON TRAILS FOUNDATION, INC.

WINSTON TRAILS FOUNDATION. INC.

NOTARY PUBLIC LAKE SHORE VILLAGE NEIGHBORHOOD ASSOC., INC.

LISA G. MILLER MY COMMISSION # CC 498653

OHIO SAVING BANK

NOTARY PUBLIC

ATHENA WINSTON TRAILS CORP.

ATHENA WINSTON

TRAILS CORP.

0587-016

CADO FILE WINT WINTRP17