WINSTON TRAILS PARCEL EIGHT

PART OF WINSTON TRAILS P.U.D. SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA UGUST, 1996 SHEET 1 OF 3 AUGUST, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL EIGHT", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89'24'02" EAST, A DISTANCE OF 872.17 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00 35 58" EAST, A DISTANCE OF 1041.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2340.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 78'19' 57" EAST AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05'26'03", AN ARC DISTANCE OF 221.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17.06'06" EAST, A DISTANCE OF 79.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2260.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07'12'40", AN ARC DISTANCE OF 284.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09.53.25 EAST, A DISTANCE OF 58.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2340.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02'32'51", AN ARC DISTANCE OF 104.04 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12'26'16" EAST, A DISTANCE OF 22.96 FEET; THENCE SOUTH 77'33'44" WEST, A DISTANCE OF 38.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 75.54'03" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77 32 25 , AN ARC DISTANCE OF 81.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88'21'38" WEST, A DISTANCE OF 31.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35 46 22", AN ARC DISTANCE OF 24.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74.30.42", AN ARC DISTANCE OF 123.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49'37'08" WEST, A DISTANCE OF 54.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30'02'39", AN ARC DISTANCE OF 94.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79'39'47" WEST, A DISTANCE OF 72.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 320.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°27'53", AN ARC DISTANCE OF 69.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67 11 54" WEST, A DISTANCE OF 159.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 480.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34 19 54", AN ARC DISTANCE OF 287.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78'28'12" WEST, A DISTANCE OF 110.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 11'31'46" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28'08'23", AN ARC DISTANCE OF 14.73 FEET TO THE POINT OF TANGENCY; THENCE NORTH 50' 19'51" WEST, A DISTANCE OF 31.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65'12'02", AN ARC DISTANCE OF 39.83 FEET THE SOUTHEAST CORNER OF "WINSTON TRAILS PARCEL SEVEN", AS RECORDED IN PLAT BOOK 73, PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00'28'44" EAST, ALONG THE EAST LINE OF SAID "WINSTON TRAIL PARCEL SEVEN", A DISTANCE OF 757.43 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED "WINSTON TRAIL PARCEL SEVEN" AND A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1000.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 07'43'38" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02'18'57", AN ARC DISTANCE OF 40.42 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84"35'19" EAST, A DISTANCE OF 408.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06'48'17", AN ARC DISTANCE OF 118.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1180.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14'25'32", AN ARC DISTANCE OF 297.09 FEET

THE ABOVE DESCRIBED PARCEL CONTAINS 18.83 ACRES, MORE OR LESS.

100.12 FEET TO THE POINT OF BEGINNING.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE 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.

TO THE POINT OF TANGENCY; THENCE NORTH 76'58'04" EAST, A DISTANCE OF

TRACTS B, C AND THE 28 FOOT MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. AND ARE THE PRPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS D AND E, AND THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BAY HILL VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT LK-1, 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 COUNTY. SAID TRACT IS SUBJECT TO A RESTRICTIVE COVENANT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 9833 PAGES LLIS
THROUGH 1634 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

5. TRACTS G AND H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BAY HILL VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

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 WINSTON TRAILS FOUNDATION INC., 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS. AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION. 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 PALM BEACH COUNTY.

10. THE LIMITED ACCESS EASEMENTS (LAE), 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

IN WITNESS WHEREOF, I, JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 76 DAY OF AUGUST, 1997.

ROBERT W. I BAKSON WITNESS: KOKUM HENOCH ROBYN HENOCH

JAMES (.) O'BRIEN. AS SUCCESSOR TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8. 1989

(FOR JAMES J. O'BRIEN)

tanes

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, WHO IS PERSONALLY KNOW TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF AUG., 1997. MY COMMISSION EXPIRES: 8/16/01

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, 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 26th DAY OF AUGUST, 1997.

WINSTON TRAILS FOUNDATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT HANK JUDELSON

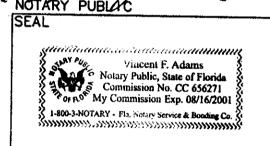
YICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN AND HANK JUDELSON WHO ARE (PERSONALLY KNOWN) TO ME, OR HAVE PRODUCED 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 INSTRUMEN T 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 26th DAY OF AUGUST, 1997. MY COMMISSION EXPIRES: 8/16/01 NOTARY PUBLAC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH

THE BAY HILL 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 12th DAY OF SEPTEMBER. 1997.

BAY HILL VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

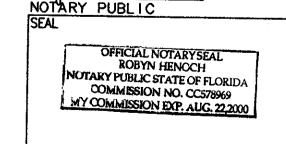
: Saintrary VICE PRESIDENT ENTEROW I LAUREIRO ROBERT STONE

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BOBERT STONE AND ENRIQUE LAUREIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE Pres.
AND SECRETARY, RESPECTIVELY OF BAY HILL VILLAGE NEIGHBORHOOD ASSOCIATION, 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 12th DAY OF SEPTEMBUT 1997. MY COMMISSION EXPIRES: 8.22.00



N/A

45-42-02-53

SITE

L.W.D.D. L-16 CANAL

TR 39 TR 38 T 44 1/2 S

HYPOLUXO ROAD LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 3: 20 pm THIS _3 DAY OF DOVENIOUS AD, 1997 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES 12 AND 74

DOROTHY H. WILKEN, CLERK BY: Six lorge A. Plant, D.C.

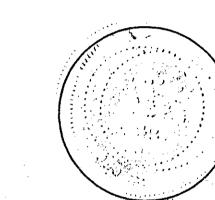
CIRCUIT COURT SEAL



APPROVALS COUNTY ENGINEER:

> THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF North 1997.

BY: Day T. WM GEORGE T. WEBB, P.E., COUNTY ENGINEER



COUNTY ENGINEER

P.U.D. TABULAR DATA

WINSTON TRAILS P.U.D. PETITION NO. 87-112E

AREA 18.83 ACRES ROADS 2.96 ACRES OPEN SPACE 0.40 ACRES WATER MANAGEMENT TRACTS 4.65 ACRES DENSITY 2.96 DU/AC NUMBER OF UNITS



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

SHEET 1 OF 3 WINSTON TRAILS PARCEL EIGHT PART OF WINSTON TRAILS P.U.D. SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH,

REV. 08-20-97 CAD FILE: AUSSWINT/WINTRPO

1, 3

Vincent F. Adams
Notary Public, State of Florida
Commission No. CC 656271
My Commission Exp. 08/16/2001 11.587-022 1-800-3-NOTARY - Fla, Notary Service & Bonding Co.

FOUNDATION, INC. WINSTON TRAILS FOUNDATION, INC.

WINSTON TRAILS

BAY HILL VILLAGE NEGHBORHOOD (Assoc., INC.

NEIGHBORHOOD ASSOC. . INC.

BAY HILL VILLAGE

P.A. NO.: 95204.00 AUGUST 1996 DRAWING NO.

5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248 RANGE 42 EAST PALM BEACH COUNTY, FLORIDA