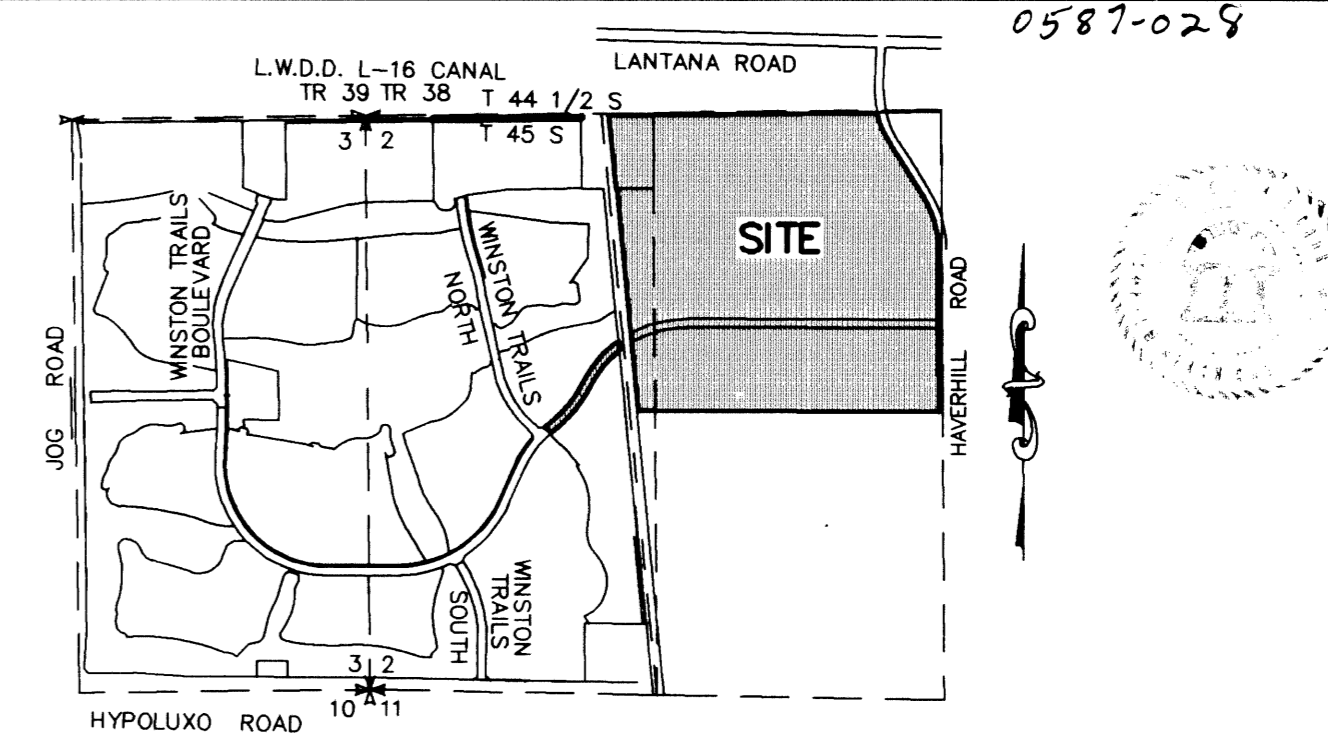


# WINSTON TRAILS EAST

PART OF WINSTON TRAILS P.U.D.  
 SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA  
 MAY, 1998 SHEET 1 OF 5



**74**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD 8:34 AM  
 THIS 13 DAY OF JULY  
 AD, 1999 AND DULY RECORDED  
 IN PLAT BOOK 85 ON PAGES  
17 AND 18

DOROTHY H. WILKEN, CLERK  
 BY: Geoff D. Webb, D.C.

CIRCUIT COURT SEAL

### 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 EAST", 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:

TWO PARCELS OF LAND SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL ONE:

COMMENCING AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SAID SECTION 2, THENCE SOUTH 00°25'27" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2, A DISTANCE OF 20.00 FEET TO A POINT 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°24'02" EAST, DEPARTING SAID WEST LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 0.06 FEET; THENCE NORTH 89°24'46" EAST, A DISTANCE OF 2067.51 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN RIGHT-OF-WAY FOR HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 8839, AT PAGES 1896 THROUGH 1899, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 75°58'15" WEST) HAVING A RADIUS OF 893.69 FEET; THENCE SOUTHEASTERLY, DEPARTING SAID PARALLEL LINE AND ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°40'29", A DISTANCE OF 291.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 60°42'17" WEST) HAVING A RADIUS OF 994.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'40", A DISTANCE OF 49.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°09'23" EAST, A DISTANCE OF 541.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 914.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°49'05", A DISTANCE OF 508.08 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°20'19" EAST, A DISTANCE OF 264.83 FEET; THENCE SOUTH 13°09'25" WEST, A DISTANCE OF 64.27 FEET; THENCE SOUTH 00°20'19" EAST, A DISTANCE OF 312.32 FEET; THENCE SOUTH 07°13'24" EAST, A DISTANCE OF 125.13 FEET; THENCE SOUTH 00°20'19" EAST, A DISTANCE OF 771.80 FEET TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2; THENCE NORTH 89°46'49" WEST, DEPARTING SAID WEST RIGHT-OF-WAY OF HAVERHILL ROAD AND ALONG SAID SOUTH LINE, A DISTANCE OF 2625.25 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2; THENCE NORTH 89°46'47" WEST, DEPARTING SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2 AND ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, A DISTANCE OF 159.62 FEET TO THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6840, AT PAGES 382 THROUGH 383, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 05°28'48" WEST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 646.72 FEET TO REFERENCE POINT A; THENCE NORTH 05°28'48" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2114.59 FEET, FOR A TOTAL DISTANCE OF 2761.31 FEET; THENCE NORTH 89°24'02" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 402.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 177.78 ACRES, MORE OR LESS.

#### PARCEL TWO:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A, SAID POINT BEING ALONG THE ARC OF A CURVE WITH A RADIUS OF 990.00 FEET (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 30°52'18" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'35", AN ARC DISTANCE OF 137.82 FEET TO A POINT ON THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 6840, PAGES 382 THROUGH 383, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°46'43", AN ARC DISTANCE OF 376.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°22'23" WEST, A DISTANCE OF 150.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1040.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'39", AN ARC DISTANCE OF 343.56 FEET

TO THE POINT OF TANGENCY; THENCE SOUTH 48°18'02" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF WINSTON TRAILS BOULEVARD PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 179 THROUGH 180, INCLUSIVE, OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 41°41'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF WINSTON TRAILS PARCEL TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 83 THROUGH 85, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 48°18'02" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'39", AN ARC DISTANCE OF 317.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°22'23" EAST, A DISTANCE OF 150.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1070.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'24", AN ARC DISTANCE OF 458.60 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL; THENCE SOUTH 05°28'48" EAST, ALONG SAID WEST LINE, A DISTANCE OF 94.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.93 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE ABOVE DESCRIBED PARCELS OF LAND IS 179.71 ACRES, MORE OR LESS.

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

- TRACTS A, AND B, AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, D, E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND MUST BE REPLATTED PRIOR TO DEVELOPMENT. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 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 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 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 RIGHTS.
- THE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION, 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.

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 13th DAY OF April, 1999.

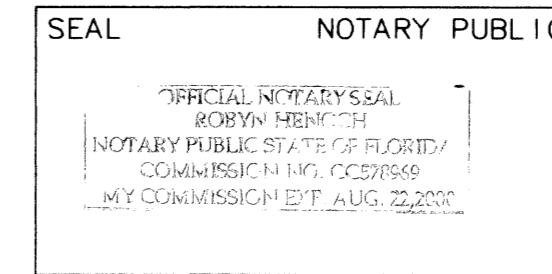
WITNESS: Henry J. Nelson BY: James J. O'Brien  
Mike Grammen JAMES J. O'BRIEN,  
 AS SUCCESSOR TRUSTEE  
 UNDER LAND TRUST AGREEMENT  
 DATED MARCH 8, 1989

### 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 KNOWN 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 13th DAY OF April, 1999.  
 MY COMMISSION EXPIRES: 8-22-00  
 DATE Robert Henrich  
 NOTARY PUBLIC  
 (FOR JAMES J. O'BRIEN)



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF April, 1999.

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

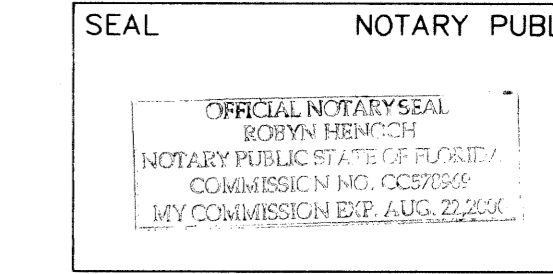
WITNESS: Henry J. Nelson BY: James J. O'Brien  
Mike Grammen JAMES J. O'BRIEN,  
 PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF April, 1999.  
 MY COMMISSION EXPIRES: 8-22-00  
 DATE Robert Henrich  
 NOTARY PUBLIC



### 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 13 DAY OF July, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

P.U.D. TABULAR DATA

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

AREA 179.71 ACRES  
 ROADS 7.60 ACRES

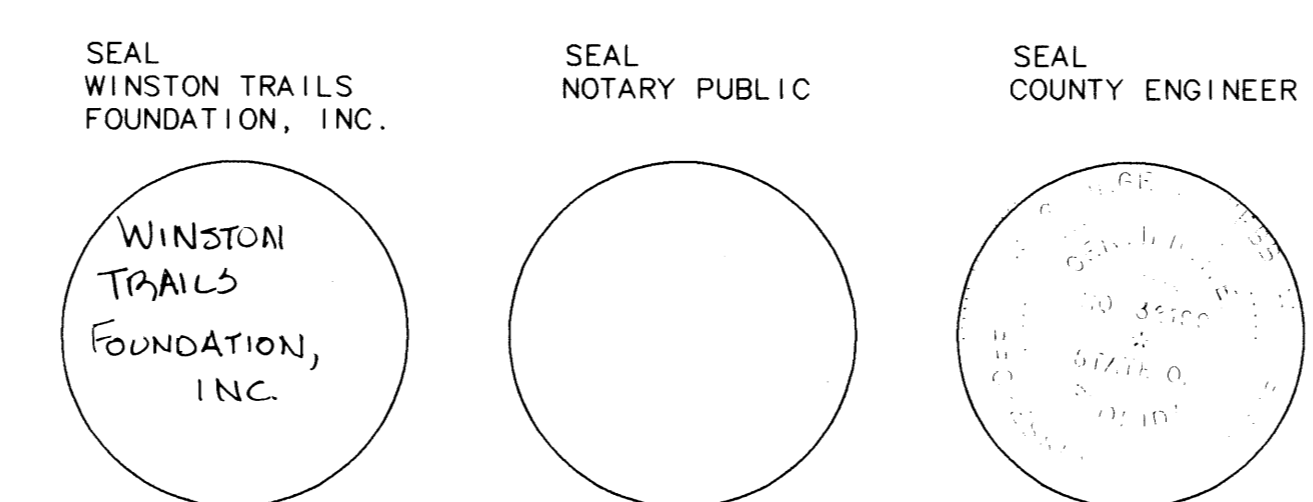
THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: N/A  
 P.A. NO.: 97012.00  
 DATE: MAY 1998  
 DRAWING NO.: 45-42-02-102

**MOCK • ROOS**  
 ENGINEERS • SURVEYORS • PLANNERS  
 5720 Corporate Way, West Palm Beach, Florida 33407  
 (561) 683-3113, fax 478-7248

**WINSTON TRAILS EAST**  
 PART OF WINSTON TRAILS P.U.D.  
 SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH,  
 RANGE 42 EAST  
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5



Winston Trails East  
 PAGE 74  
 BOOK 85  
 FLOOD ZONE B  
 QUAD # 34  
 TAZ # 443  
 ZIP CODE 33443

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REV: 03-16-99  
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