

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 8:41 AM
THIS 3 DAY OF August
AD, 1999 AND DULY RECORDED
IN PLAT BOOK 85 ON PAGES
122 AND 123
DOROTHY H. WILKIN, CLERK
BY: *[Signature]*, D.C.

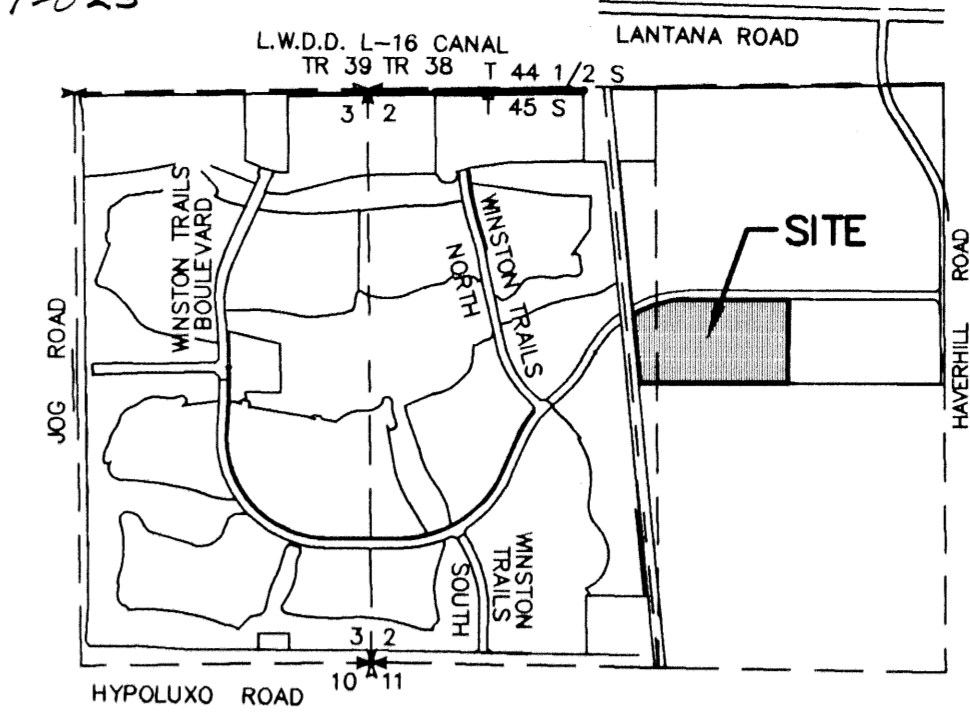
CIRCUIT COURT SEAL

WINSTON TRAILS PARCEL FIFTEEN

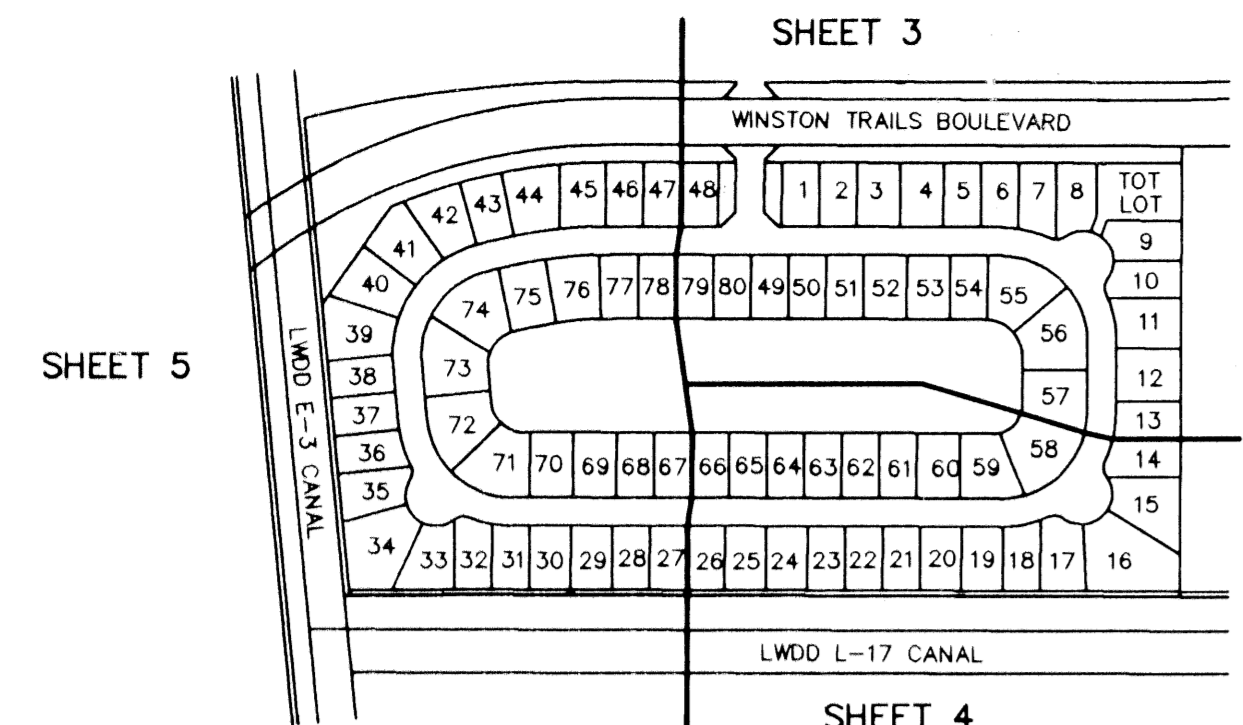
PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT C,
"WINSTON TRAILS EAST"
(PB 85, PGS 74-78.)

SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
JULY, 1998 SHEET 1 OF 5

0587-025



LOCATION MAP
NOT TO SCALE



SHEET LOCATION MAP
(NOT TO SCALE)

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 FIFTEEN" PART OF WINSTON TRAILS P.U.D., BEING A REPLAT OF TRACT C, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85 PAGES 74 THROUGH 78 INCLUSIVE, OF THE PUBLIC RECORDS OF 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, BEING TRACT C, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85, PAGES 74 THROUGH 78 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.070 ACRES, MORE OR LESS

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

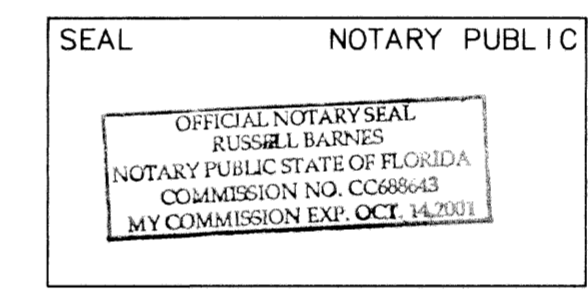
- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, E, G AND H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR OAKMONT 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.
- TRACT F, THE BUFFER TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT LK-15, THE WATER MANAGEMENT TRACT, 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.
- 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 FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10627, PAGES 700 THROUGH 713, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, 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.
- THE LAKE MAINTENANCE AND 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 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.
- TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS 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 27th DAY OF APRIL, 1999.

WITNESS: *[Signature]* Henry Jewell
BY: *[Signature]* James J. O'Brien
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 27th DAY OF APRIL, 1999.
MY COMMISSION EXPIRES: 10-14-2001
DATE NOTARY PUBLIC
(FOR JAMES J. O'BRIEN)



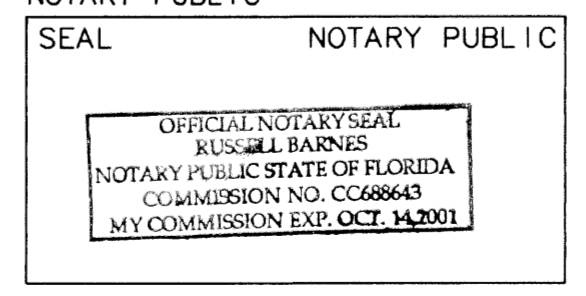
ACCEPTANCE OF RESERVATIONS

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 27th DAY OF APRIL, 1999.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]* Henry Jewell
BY: *[Signature]* James J. O'Brien
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 27th DAY OF APRIL, 1999.
MY COMMISSION EXPIRES: 10-14-2001
DATE NOTARY PUBLIC



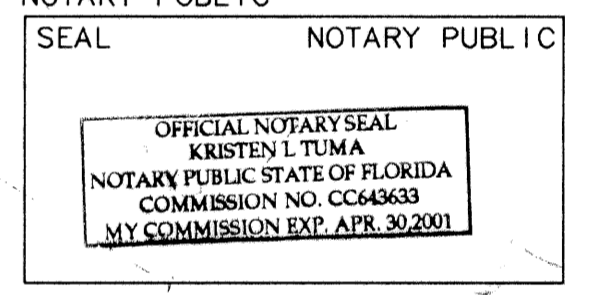
ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE OAKMONT 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 26th DAY OF APRIL, 1999.

OAKMONT VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: *[Signature]* Russell Barnes
BY: *[Signature]* James Carr,
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED Jim Carr WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OAKMONT VILLAGE NEIGHBORHOOD ASSOCIATION, 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 26th DAY OF APRIL, 1999.
MY COMMISSION EXPIRES: 4-30-2001
DATE 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 DAY OF April 27, 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: *[Signature]* George P. Webb
GEORGE P. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA
WINSTON TRAILS P.U.D. PETITION NO. 87-1126

| | |
|------------------------|--------------|
| TOTAL AREA | 26.070 ACRES |
| ROADS | 3.981 ACRES |
| OPEN SPACE | 1.715 ACRES |
| RECREATION TRACT | 0.351 ACRES |
| WATER MANAGEMENT TRACT | 4.075 ACRES |
| DENSITY | 3.07 ACRES |
| NUMBER OF UNITS | 80 |

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.: | 98008.50 |
| DATE: | JULY 1998 |
| DRAWING NO.: | 45-42-02-121 |

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

WINSTON TRAILS
PARCEL FIFTEEN
PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT C,
"WINSTON TRAILS EAST"
(PB 85, PGS 74-78)
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SUBDIVISION Winston Trails 15
BOOK 85
PAGE 122
FLOOD ZONE B
QUAD # 34
ZONING RS 15E
SE 87-112
TAX # 437
ZIP CODE 33463
PUD NAME Winston Trails

SEAL WINSTON TRAILS FOUNDATION, INC.

SEAL OAKMONT VILLAGE NEIGHBORHOOD ASSOC., INC.

SEAL NOTARY PUBLIC

SEAL COUNTY ENGINEER