MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WESTBROOKE AT WINSTON TRAILS, INC., 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 11540 AT PAGE 1625 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WESTBROOKE AT WINSTON TRAILS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF JUNE, 2000.

WITNESS: Robert Ivy — ROBERT IVY
BY: Russell Barnes — RUSSELL BARNES, WESTBROOKE AT WINSTON TRAILS, INC., VICE PRESIDENT

WITNESS: Nell Conoy — NELL CONOY

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF)

BEFORE ME PERSONALLY APPEARED RUSSELL BARNES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WESTBROOKE AT WINSTON TRAILS, INC., 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 13 DAY OF JUNE, 2000.

MY COMMISSION EXPIRES: 6/13/00 (DATE) — P.M. Hanbury, NOTARY PUBLIC

SEAL — NOTARY PUBLIC
P. M. Hanbury
MY COMMISSION # CC767781 EXPIRES November 7, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

WINSTON TRAILS PARCEL TWENTY

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT G,
"WINSTON TRAILS EAST"
(PB 85, PGS 74–78)
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1999 SHEET 3 OF 6

0587-030

0 20 40 60 80
GRAPHIC SCALE IN FEET

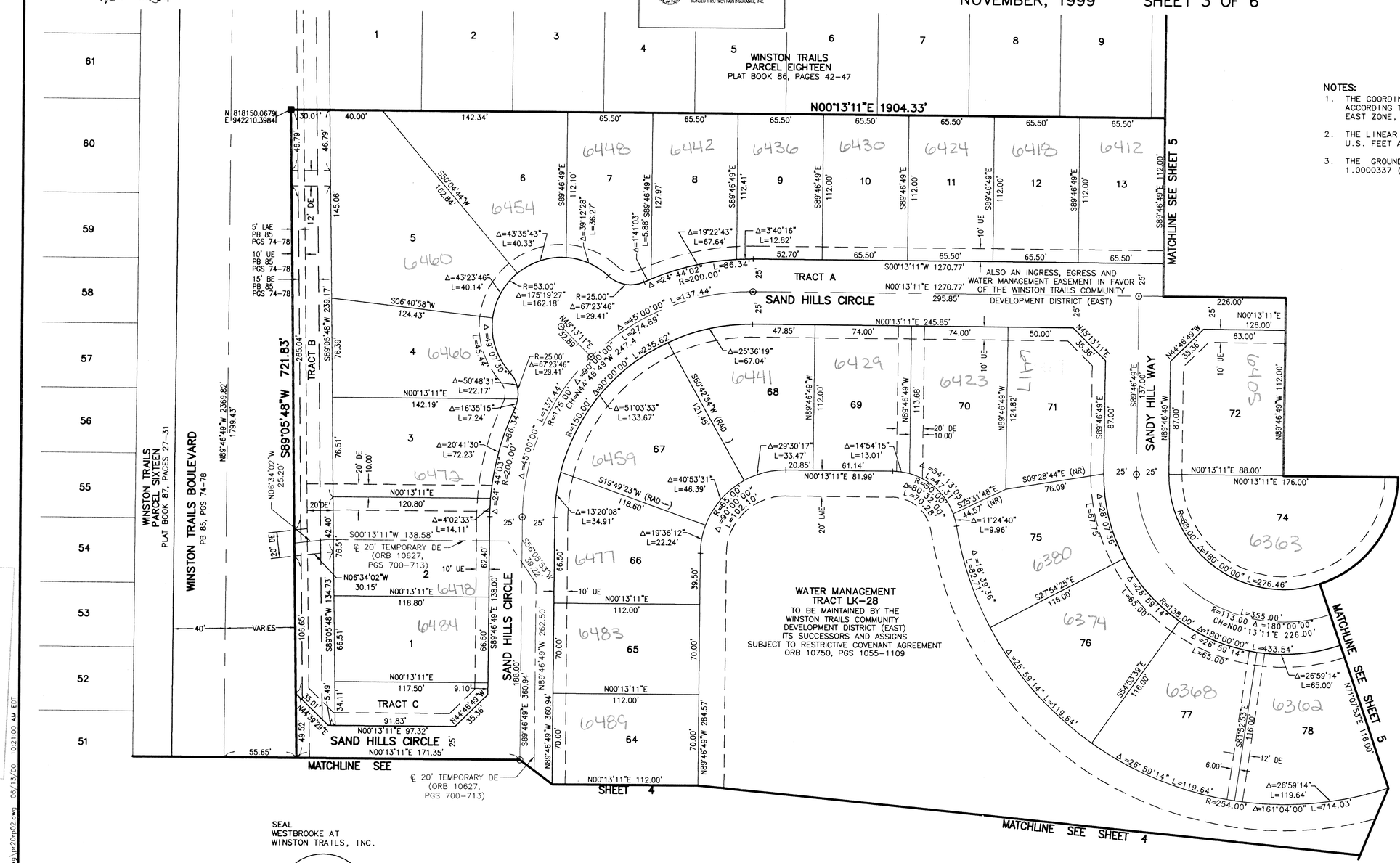
112

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD _____
THIS _____ DAY OF _____ AD, 2000 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

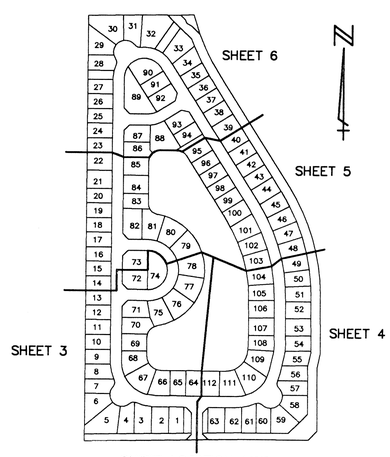


NOTES:

1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
3. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000337 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE).

LEGEND

L	ARC LENGTH
AE	ACCESS EASEMENT
BE	BUFFER EASEMENT
Δ	CENTRAL (DELTA) ANGLE
CH	CHORD
DE	DRAINAGE EASEMENT
FPL	FLORIDA POWER & LIGHT
LAE	LIMITED ACCESS EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LMAE	LAKE MAINTENANCE ACCESS EASEMENT
LWDD	LAKE WORTH DRAINAGE DISTRICT
(NR)	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PUD	PLANNED UNIT OF DEVELOPMENT
R	RADIUS
RAD	RADIAL
(TYP)	TYPICAL
UE	UTILITY EASEMENT
◻	PERMANENT REFERENCE MONUMENT FOUND LB-048
■	PERMANENT REFERENCE MONUMENT SET LB-048
—⊕—	PERMANENT CONTROL POINT SET LB-048
℄	CENTERLINE



SHEET LOCATION MAP
NOT TO SCALE

SEAL
WESTBROOKE AT
WINSTON TRAILS, INC.

OFFICIAL SEAL
WESTBROOKE AT WINSTON TRAILS, INC.

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 3 OF 6

SCALE: 1" = 40'	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS	WINSTON TRAILS PARCEL TWENTY
P.A. NO.: 98008.20	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	PART OF WINSTON TRAILS P.U.D. BEING A REPLAT OF TRACT G, "WINSTON TRAILS EAST" (PB 85, PGS 74 – 78)
DATE: NOVEMBER 1999		SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
DRAWING NO. 45-42-02-137		

REV.: 06-13-00
CAD FILE: MUSSPR20\PR20RP02

S:\muss\mussPr20\dwg\pr20rp02.dwg 06/13/00 10:21:00 AM EDT

SUBMITTED: Winston Trails
PROJ. NO. 98
PLAT BOOK NO. 112
PAGE NO. 34
SEC. 2 TWP. 45S RGE. 42E
ZIP CODE 33403
TAX CODE 436
PUD NAME