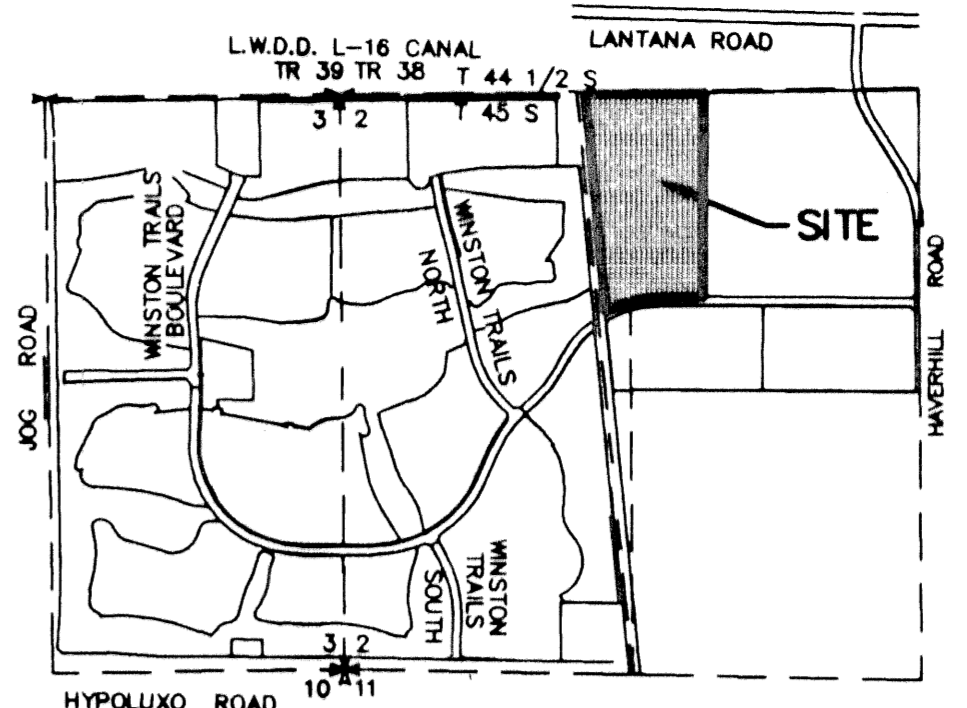
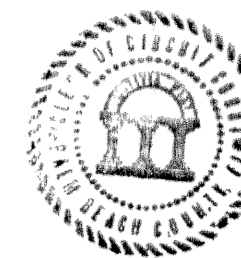


# WINSTON TRAILS PARCEL SEVENTEEN

PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF TRACT E,  
"WINSTON TRAILS EAST"  
(PB 85, PGS 74-78)  
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
DECEMBER, 1999 SHEET 1 OF 6



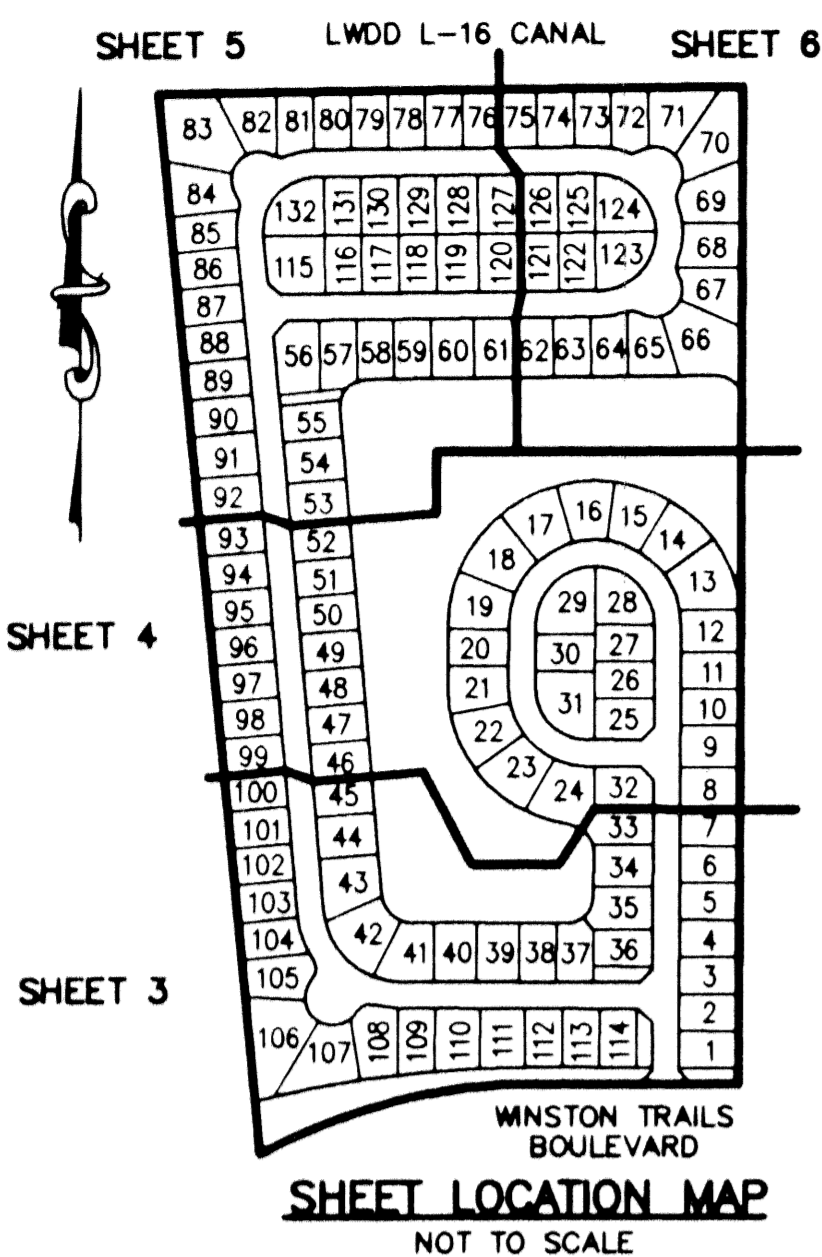
LOCATION MAP  
NOT TO SCALE



108

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD ON 22<sup>nd</sup> DAY OF May  
AD, 2001 AND FULLY RECORDED  
IN PLAT BOOK 70 ON PAGES  
108  
DOROTHY M. WALKER, CLERK  
BY: [Signature], D.C.

CIRCUIT COURT SEAL



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

CONTAINING 1,926,897.650 SQUARE FEET OR 44.235 ACRES, MORE OR LESS.

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

1. 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.

2. AN INGRESS, EGRESS AND WATER MANAGEMENT EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID TRACT.

3. TRACTS B, C, D, E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SHADOW CREEK 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 RESERVATIONS HEREIN SHALL IN NO WAY INTERFERE WITH THE RIGHTS AND OBLIGATIONS OF THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) PURSUANT TO THE EASEMENTS DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) OVER SAID TRACTS.

4. TRACT LK-26, THE WATER MANAGEMENT TRACT, THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID EASEMENTS AND SAID TRACT.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10750, PAGES 1055 THROUGH 1109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 COMMUNITY DEVELOPMENT DISTRICT (EAST), ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID EASEMENTS.

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 20 DAY OF August, 2000.

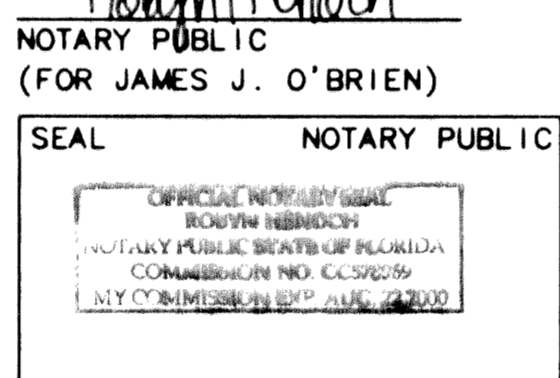
WITNESS: [Signature] BY: [Signature]  
Henry J. Swelson JAMES J. O'BRIEN,  
AS SUCCESSOR TRUSTEE  
UNDER LAND TRUST AGREEMENT  
DATED MARCH 8, 1989

### 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 [Signature] 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 20<sup>th</sup> DAY OF August, 2000.  
MY COMMISSION EXPIRES: 8/22/00 DATE



### 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 10<sup>th</sup> DAY OF August, 2000.

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

WITNESS: [Signature] BY: [Signature]  
Henry J. Swelson JAMES J. O'BRIEN,  
PRESIDENT

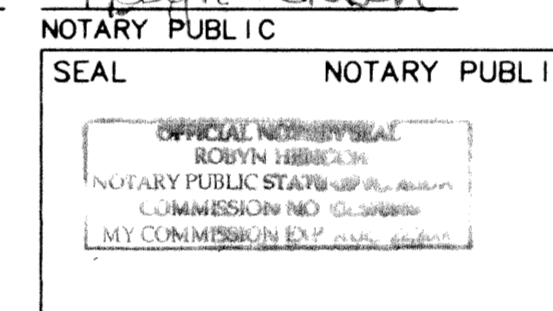
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] 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 10<sup>th</sup> DAY OF August, 2000.

MY COMMISSION EXPIRES: 8/22/00 DATE



### 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 22<sup>nd</sup> DAY OF AUGUST, 2000.

WITNESS: [Signature] BY: [Signature]  
Ken Arnesen Russell BARNES,  
VICE PRESIDENT  
WESTBROOKE AT WINSTON TRAILS, INC.

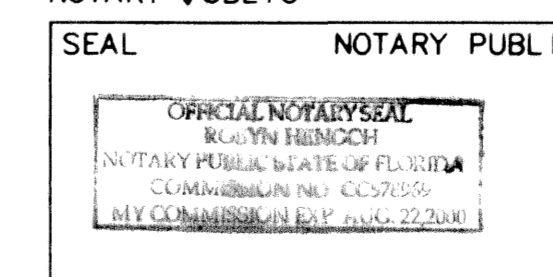
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Russell BARNES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] 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 20<sup>th</sup> DAY OF August, 2000.

MY COMMISSION EXPIRES: 8/22/00 DATE



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE SHADOW CREEK 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 22<sup>nd</sup> DAY OF August, 2000.

SHADOW CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature] BY: [Signature]  
Henry J. Swelson Russell BARNES,  
VICE PRESIDENT

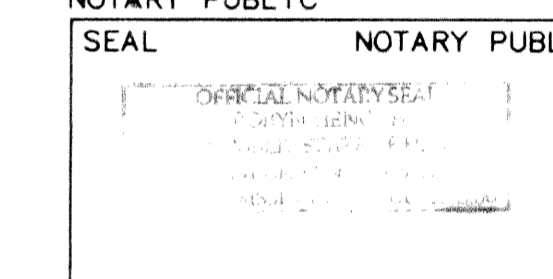
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Russell BARNES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SHADOW CREEK 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 20<sup>th</sup> DAY OF August, 2000.

MY COMMISSION EXPIRES: 8/22/00 DATE



### 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 30 DAY OF April, 2001, 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 A. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

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

TOTAL AREA	44.235 ACRES
ROADS	6.857 ACRES
OPEN SPACE/RECREATION	1.208 ACRES
WATER MANAGEMENT TRACT	8.587 ACRES
DENSITY	2.98
NUMBER OF UNITS	132

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.:	98008.70
DATE:	DECEMBER 1999
DRAWING NO.:	45-42-02-146

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

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



S:\musspr17\pr17rpd1.dwg 06/15/00 08:50:22 AM EDT

REV: 06-13-00  
CAD FILE:  
MUSSPR17/PR17RPO1