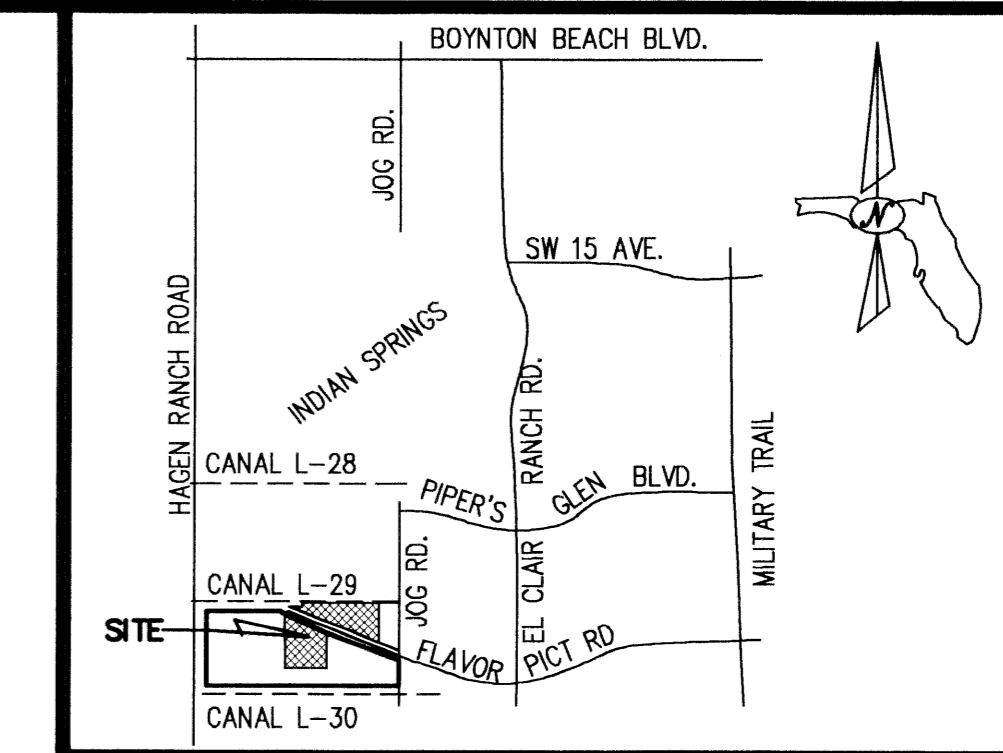


WINSBERG FARMS P.U.D.

A REPLAT OF A PORTION OF TRACTS 65 AND 66, AND 95 THROUGH 98, BLOCK 64, IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MAY 2004 SHEET 1 OF 3



VICINITY MAP
N.T.S.

98
COUNTY OF PALM BEACH
STATE OF FLORIDA
June 10, 2004
98-100
DO NOTARY PUBLIC
by John E. Phillips III D.C.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
License No. 4826
State of Florida

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 10 DAY OF June, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF N89°14'56"E ALONG THE NORTH LINE OF LWDD CANAL L-30.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No. L56473" SET, UNLESS NOTED OTHERWISE.
- MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP TO BE SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- PLEASE BE ADVISED THAT PLAT AS SUBMITTED IS SHOWING OR REFLECTING A PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY THAT WAS INCLUDED IN THE FEDERAL LAWSUIT BETWEEN PALM BEACH COUNTY AND WEST PENINSULAR TITLE COMPANY. AS OF THIS DATE, PALM BEACH COUNTY HAS NO INTEREST IN THE SUBJECT RIGHT-OF-WAY AND CANNOT CONFIRM OWNERSHIP AS PART OF THE PROPOSED DEVELOPMENT.
- COORDINATES SHOWN ARE GRID.
- DATUM: NAD 83, 1990 ADJUSTMENT
ZONE: FLORIDA EAST
LINEAR UNITS: US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.0000287
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: NONE
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- PLAT AREA: 89.271 ACRES, MORE OR LESS.
TRACT D: 39.695 AC. BUFFER TRACT 3: 0.104 AC.
TRACT E: 45.366 AC. BUFFER TRACT 4: 0.534 AC.
TRACT F: 2.712 AC. BUFFER TRACT 5: 0.206 AC.
TRACT G: 0.654 AC. TOTAL: 89.271 AC.

7. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.

8. PLAT AREA: 89.271 ACRES, MORE OR LESS.
TRACT D: 39.695 AC. BUFFER TRACT 3: 0.104 AC.
TRACT E: 45.366 AC. BUFFER TRACT 4: 0.534 AC.
TRACT F: 2.712 AC. BUFFER TRACT 5: 0.206 AC.
TRACT G: 0.654 AC. TOTAL: 89.271 AC.

TABULAR ZONING DATA:

PETITION No. 97-095A BUFFER TRACTS 4.210 AC.
ZONING: P.U.D. TOTAL DWELLING UNITS 706 D.U.
PUD AREA 89.271 AC. NET DENSITY 8.3 D.U./AC.
RESIDENTIAL PODS 85.061 AC. (BASED ON RESIDENTIAL POD AREA OF 85.061 AC.)

ABBREVIATIONS

R/W - RIGHT-OF-WAY
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
FND. - FOUND
ℓ - CENTERLINE
SEC. - SECTION
(P) - PLATTED DIMENSION
(M) - MEASURED DIMENSION
(G) - GRID DIMENSION
PBC or PBCo - PALM BEACH COUNTY
WMT - WATER MANAGEMENT

R - RADIUS
C - CENTRAL ANGLE
A - ARC LENGTH
P.B. - PLAT BOOK
O.R.B. - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
D.E. - DRAINAGE EASEMENT
D.U. - DWELLING UNITS
AC. - ACRES

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THEODORE W. AND GERTRUDE K. WINSBERG, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 2004.

MY COMMISSION EXPIRES: 3/7/08 #290583

Rebecca L. Fernandez
NOTARY PUBLIC

IN WITNESS WHEREOF, WE, MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, DO HEREBY SET OUR HANDS AND SEALS THIS 10 DAY OF June, 2004.

WITNESS: Hassan HADJIMIEY (1) BY: Michael Loyd Jameson (1)
(PRINT NAME) Hassan HADJIMIEY MICHAEL LOYD JAMESON

WITNESS: Gertrude K. Winsberg
(PRINT NAME) Gertrude K. Winsberg

WITNESS: Sylvia Annette Winsberg Jameson (2) BY: Sylvia Annette Winsberg Jameson (2)
(PRINT NAME) Sylvia Annette Winsberg Jameson SYLVIA ANNETTE WINSBERG JAMESON

WITNESS: Gertrude K. Winsberg
(PRINT NAME) Gertrude K. Winsberg

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 2004.

MY COMMISSION EXPIRES: 3/7/08 #290583

Rebecca L. Fernandez
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THEODORE W. AND GERTRUDE K. WINSBERG, AND TO MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: May 27, 2004

SOUTHEAST GUARANTY & TITLE, INC.

Kenneth L. Townsend
(PRINT NAME) KENNETH L. TOWNSEND
PRESIDENT
(PRINT TITLE)

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

1. TRACTS D and E:

TRACT D AS SHOWN HEREON IS HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, FOR FUTURE DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT E AS SHOWN HEREON IS HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, FOR FUTURE DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. BUFFER TRACTS:

BUFFER TRACTS 1 AND 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. BUFFER TRACT 1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 13670, PAGE 1175, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

BUFFER TRACTS 3-5 AS SHOWN HEREON ARE HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. LANDSCAPE BUFFER EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS IN BUFFER TRACTS 1 AND 2 AS SHOWN HEREON ARE HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, FOR LANDSCAPE BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS IN BUFFER TRACTS 3-5 AS SHOWN HEREON ARE HEREBY RESERVED FOR THEODORE W. AND GERTRUDE K. WINSBERG, AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, FOR LANDSCAPE BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THEODORE W. AND GERTRUDE K. WINSBERG, AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, THEODORE W. AND GERTRUDE K. WINSBERG, DO HEREBY SET OUR HANDS AND SEALS THIS 10 DAY OF June, 2004.

WITNESS: Hassan HADJIMIEY (1) BY: Theodore W. Winsberg (1)
(PRINT NAME) Hassan HADJIMIEY THEODORE W. WINSBERG

WITNESS: Sylvia Annette Winsberg Jameson (1)
(PRINT NAME) Sylvia Annette Winsberg Jameson

WITNESS: Hassan HADJIMIEY (2) BY: Gertrude K. Winsberg (2)
(PRINT NAME) Hassan HADJIMIEY GERTRUDE K. WINSBERG

WITNESS: Sylvia Annette Winsberg Jameson (2)
(PRINT NAME) Sylvia Annette Winsberg Jameson

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THEODORE W. AND GERTRUDE K. WINSBERG, AND MICHAEL LOYD JAMESON AND SYLVIA ANNETTE WINSBERG JAMESON, OWNERS OF THE LAND SHOWN HEREON, BEING:

A REPLAT OF A PORTION OF TRACTS 65 AND 66, AND 95 THROUGH 98, BLOCK 64, IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

WINSBERG FARMS P.U.D.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 3 WITH THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-30, RECORDED IN OFFICIAL RECORD BOOK 11295, PAGE 754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID NORTH LINE, N89°14'56"E FOR 732.58 FEET; THENCE N01°00'28"W FOR 444.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°00'28"W FOR 1130.69 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD, RECORDED IN OFFICIAL RECORD BOOK 11789, PAGE 54, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N70°48'16"W FOR 990.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5669.58 FEET;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND RIGHT-OF-WAY LINE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5'23'41" FOR 533.81 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S00°24'04"E FOR 1627.41 FEET; THENCE N89°13'55"E FOR 1456.08 FEET TO THE POINT OF BEGINNING. CONTAINING 46.210 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FLAVOR PICT ROAD, WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-29, PER CHANCERY CASE No.407, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING COURSES:

THENCE N89°37'19"E FOR 90.57 FEET TO THE EAST LINE OF SAID TRACT 66; THENCE ALONG SAID EAST LINE, N00°24'22"W FOR 0.24 FEET; THENCE N89°37'19"E FOR 427.77 FEET TO THE EAST LINE OF SAID TRACT 65; THENCE ALONG SAID EAST LINE, S00°53'13"E FOR 13.00 FEET; THENCE N89°37'19"E FOR 114.43 FEET TO THE SOUTHWEST CORNER OF A QUIT CLAIM DEED TO LAKE WORTH DRAINAGE DISTRICT FOR CANAL L-29, RECORDED IN OFFICIAL RECORD BOOK 13670, PAGE 1172, OF SAID PUBLIC RECORDS;

THENCE ALONG THE EAST LINE OF SAID DEED, N00°59'24"W FOR 315.44 FEET TO THE SAID SOUTH LINE OF L-29 PER CHANCERY CASE No.407, RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH LINE, N89°05'10"E FOR 2045.15 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°54'50"E FOR 1257.21 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF FLAVOR PICT ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:

THENCE N70°48'16"W FOR 4.54 FEET; THENCE N71°43'16"W FOR 250.00 FEET; THENCE N70°48'16"W FOR 2178.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5789.58 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°04'39" FOR 412.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.061 ACRES, MORE OR LESS.

TOTAL AREA = 89.271 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
JOHN E. PHILLIPS, III, P.S.M. 4826, STATE OF FLORIDA
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
3969 NORTH HAVERHILL RD., SUITE 105
WEST PALM BEACH, FLORIDA 33417
LB 6473

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATION WINSBERG FARMS PUD
BOOK 102 PAGE 78
BLK 64 ZONE B
QUAD # 51
SR 890.1200
T&E 914
PUD NAME

THEODORE W. WINSBERG
TWW
NOTARY

REBECCA L. FERNANDEZ
MY COMMISSION NO. 4826
EXPIRES: March 7, 2008
Notary Public - State of Florida

GERTRUDE K. WINSBERG
GKW
NOTARY

REBECCA L. FERNANDEZ
MY COMMISSION NO. 4826
EXPIRES: March 7, 2008
Notary Public - State of Florida

MICHAEL LOYD JAMESON
MLJ
NOTARY

REBECCA L. FERNANDEZ
MY COMMISSION NO. 4826
EXPIRES: March 7, 2008
Notary Public - State of Florida

SYLVIA ANNETTE WINSBERG JAMESON
SAW
NOTARY

REBECCA L. FERNANDEZ
MY COMMISSION NO. 4826
EXPIRES: March 7, 2008
Notary Public - State of Florida

COUNTY ENGINEER'S SEAL