

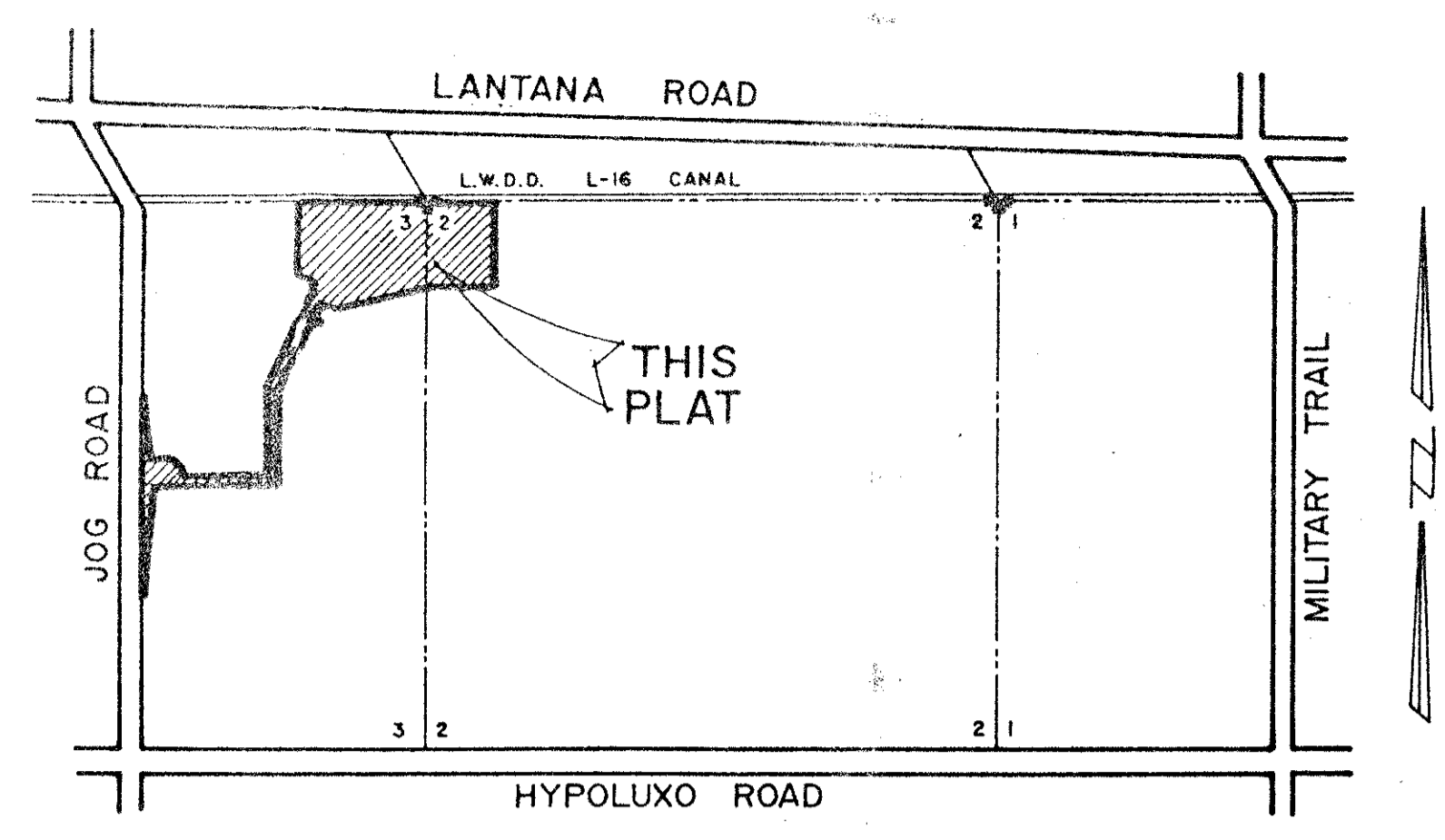
"WINSTON TRAILS PLAT ONE"

PART OF A P.U.D.
LYING IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

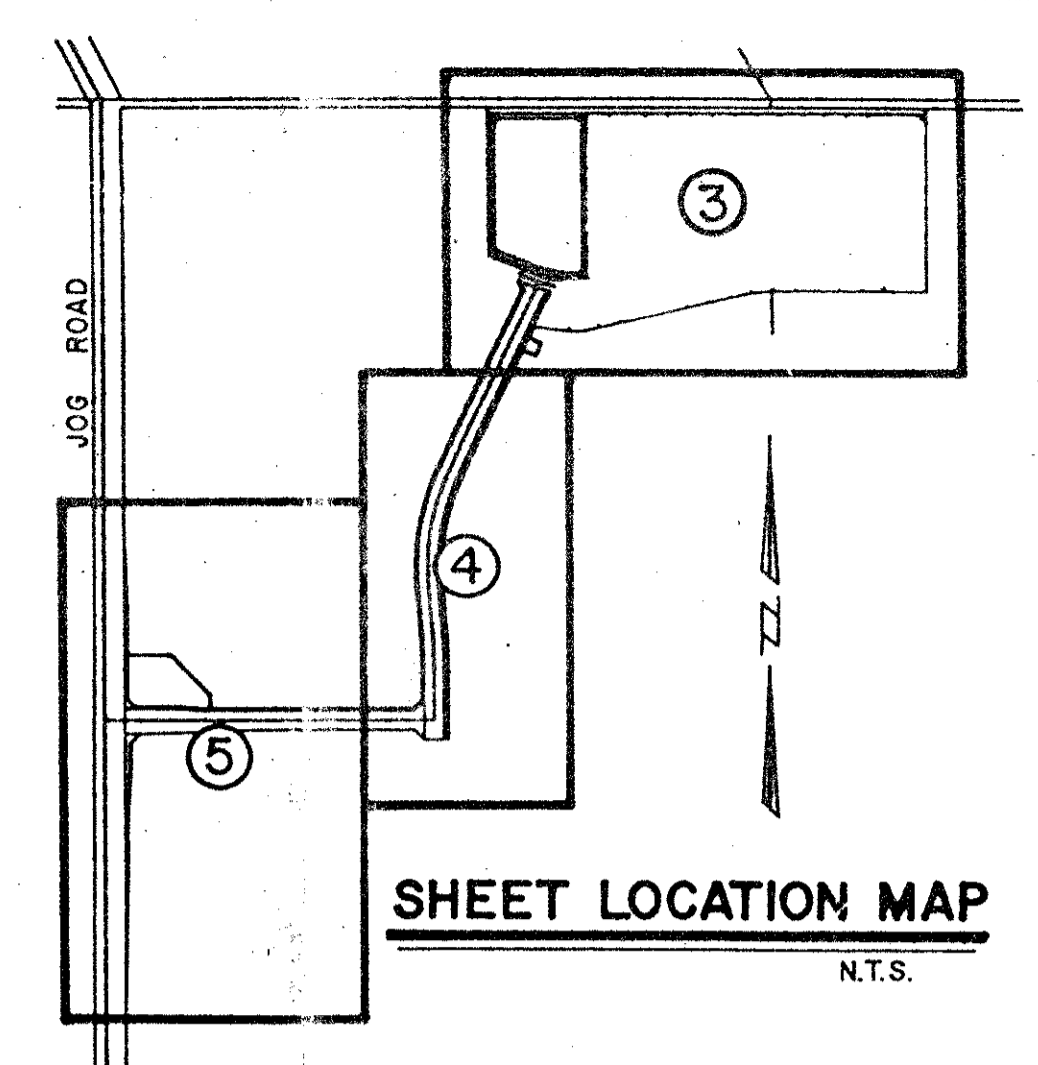
SHEET 1 OF 5

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616

APRIL 1990



LOCATION SKETCH
N.T.S.



SHEET LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 8:26 AM THIS 02 DAY
OF AUGUST 1990, AND DULY
RECORDED IN PLAT BOOK NO. 74
ON PAGES 28 THRU 32.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By *[Signature]* D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINSTON TRAILS PLAT ONE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 3; THENCE NORTH 89° 11' 43" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 1581.79 FEET; THENCE SOUTH 00° 48' 17" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 16 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2393, PAGE 1133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89° 11' 43" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 1143.94 FEET; THENCE NORTH 89° 24' 02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, A DISTANCE OF 624.86 FEET; THENCE SOUTH 00° 35' 58" EAST, A DISTANCE OF 759.81 FEET; THENCE SOUTH 89° 24' 02" WEST, A DISTANCE OF 565.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 900.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 51' 42", A DISTANCE OF 217.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75° 32' 20" WEST, A DISTANCE OF 591.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 00' 23", A DISTANCE OF 100.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83° 27' 17" WEST, A DISTANCE OF 117.70 FEET; THENCE NORTH 65° 52' 49" WEST, A DISTANCE OF 11.43 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 32.03 FEET; THENCE SOUTH 65° 49' 49" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 65° 49' 49" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 24° 10' 11" WEST, A DISTANCE OF 628.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 895.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 48' 34", A DISTANCE OF 465.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05° 38' 23" EAST, A DISTANCE OF 161.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2360.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 51' 10", A DISTANCE OF 199.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 47' 13" EAST, A DISTANCE OF 314.00 FEET; THENCE SOUTH 89° 12' 47" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 47' 13" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 45° 47' 13" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89° 12' 46" WEST, A DISTANCE OF 661.35 FEET; THENCE SOUTH 89° 47' 20" WEST, A DISTANCE OF 279.79 FEET; THENCE SOUTH 87° 55' 33" WEST, A DISTANCE OF 190.88 FEET; THENCE SOUTH 43° 34' 36" WEST, A DISTANCE OF 55.94 FEET; THENCE SOUTH 00° 47' 13" EAST ALONG A LINE 104.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 150.00 FEET; THENCE SOUTH 03° 01' 38" WEST, A DISTANCE OF 180.40 FEET TO A POINT ON A LINE 92.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE SOUTH 00° 47' 13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 195.00 FEET; THENCE SOUTH 00° 29' 10" WEST, A DISTANCE OF 540.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, SAID POINT BEING ON A LINE 80.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; THENCE NORTH 00° 47' 13" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1979.27 FEET; THENCE SOUTH 02° 03' 35" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 526.13 FEET; THENCE NORTH 89° 12' 46" EAST, A DISTANCE OF 184.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 120.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44° 37' 41", A DISTANCE OF 93.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46° 09' 32" EAST, A DISTANCE OF 135.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 22' 19", A DISTANCE OF 39.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 47' 14" EAST, A DISTANCE OF 70.24 FEET; THENCE SOUTH 89° 33' 32" EAST, A DISTANCE OF 246.92 FEET; THENCE NORTH 89° 12' 46" EAST, A DISTANCE OF 571.42 FEET; THENCE NORTH 48° 12' 47" EAST, A DISTANCE OF 46.63 FEET; THENCE NORTH 00° 47' 13" WEST, A DISTANCE OF 115.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2248.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 51' 10", A DISTANCE OF 190.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05° 38' 23" WEST, A DISTANCE OF 161.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1007.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 48' 34", A DISTANCE OF 523.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24° 10' 11" EAST, A DISTANCE OF 805.10 FEET; THENCE NORTH 22° 51' 14" WEST, A DISTANCE OF 36.09 FEET; THENCE NORTH 20° 07' 24" EAST, A DISTANCE OF 54.72 FEET; THENCE NORTH 69° 52' 36" WEST, A DISTANCE OF 144.97 FEET; THENCE NORTH 00° 48' 17" WEST, A DISTANCE OF 623.62 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 42.71 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION.
- THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'s) AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PARCELS "A" AND "G", THE WATER MANAGEMENT TRACTS AS SHOWN ARE RESERVED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LAKE MAINTENANCE EASEMENTS AND ACCESS EASEMENTS AS SHOWN ARE FOR LAKE MAINTENANCE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCEL "B", THE BUFFER ZONE, IS FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- PARCELS "D" AND "E", THE ADDITIONAL ROAD RIGHTS-OF-WAY AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- PARCELS "C" AND "F" AS SHOWN ARE HEREBY RESERVED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BIKE PATH AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC IS NOT DENIED THE RIGHT OF ACCESS TO THESE PARCELS "C" AND "F".
- THE LEFT STATION EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION AND MAINTENANCE OF THE LEFT STATION.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL THIS 11 DAY OF April, 1991.
[Signature]
WITNESS
[Signature]
WITNESS
JOSHUA A. MUSS, AS TRUSTEE
UNDER LAND TRUST AGREEMENT
DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April, 1991.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/17/93
[Signature]
GLENDA BELLAMY, ASSISTANT VICE-PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993
BY: *[Signature]*
MARK MCCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE COURT
BY: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

LEGEND

- O.R.B. = OFFICIAL RECORD BOOK
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- FD. = FOUND
- D.B. = DEED BOOK
- U.E. = UTILITY EASEMENT
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- Δ = DELTA
- L = LENGTH
- R = RADIUS
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- SQ.FT. = SQUARE FEET
- PG. = PAGE
- N.R. = NOT RADIAL
- L.A.E. = LIMITED ACCESS EASEMENT
- K/S = KEITH AND SCHNARS
- P.C.P. = PERMANENT CONTROL POINT
- N.T.S. = NOT TO SCALE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R.L.S. = REGISTERED LAND SURVEYOR
- L.M.E. = LAKE MAINTENANCE EASEMENT

P.U.D. TABULAR DATA

PETITION NUMBER 87-112 (A)
TOTAL ACREAGE 42.71 ACRES
OPEN SPACE 10.56 ACRES

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 89° 11' 43" EAST.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DENOTES PERMANENT REFERENCE MONUMENT STAMPED "KEITH AND SCHNARS, P.A., (1856), 4069.
- DENOTES PERMANENT CONTROL POINT STAMPED KEITH AND SCHNARS, P.C.P. WHERE P.C.P.'s FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'s.

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 (P.R.M.S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.
[Signature]
JON WEBER, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4323 DATE: April 15, 1991

0587-001

CLERK OF THE CIRCUIT COURT	SEAL	NOTARY	SEAL
COUNTY COMMISSION	COUNTY ENGINEER	PROFESSIONAL LAND SURVEYOR	
<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>	

THIS PLAT WAS PREPARED BY:
VIRGINIA L. HILLER IN THE
FIELD OF KEITH AND SCHNARS, P.A.

WINSTON TRAILS PLAT ONE

7/1/28

PAGE 28
FLOOD MAP #170A-175B
ZONING RTS+RS
QUAD # 34
SE 87-112
ZIP CODE
PUD NAME WINSTON TRAILS
TAZ = 437