

WINSTON TRAILS PARCEL FOUR

LEGEND

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

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

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33309
(305) 776-1616
MAY 1992
DWG. NO. P2997U:4160UPLLDGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT M, THIS DAY
OF 1993, AND DULY
RECORDED IN PLAT BOOK NO.
ON PAGES THRU
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: D.C.

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
3. 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.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. 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.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. © DENOTES PERMANENT REFERENCE MONUMENT STAMPED "KEITH AND SCHNARS, P.A., 4323.
10. ° 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.

DATE 1/28/93

J.P. Weber
JOHN P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, 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 JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT ALL CURRENT TAXES HAVE BEEN PAID; AND 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: 2/16/94

Glenda Bellamy
GLENDA BELLAMY ASSISTANT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSUMED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 228, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6440, PAGE 402, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

NEW YORK BRANCH

BY: *J.R. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT

ATTEST: *Robert Mathes*
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF January, 1993.

MY COMMISSION EXPIRES:

Harold C. Lee
NOTARY PUBLIC

NY
AUGUST 31, 1993

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: *J.R. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT

ATTEST: *Mark Sobrin*
MARK SOBRIAN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIAN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF Jan., 1993.

MY COMMISSION EXPIRES:

Babara Gotthardt
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 6th DAY OF JANUARY, 1993.

Maria U. Kieji
WITNESS
Richard A. Davenport
BY: *Richard A. Davenport*
RICHARD A. DAVENPORT, GENERAL PARTNER

Maria U. Kieji
WITNESS
William W. Cole, Jr.
BY: *William W. Cole, Jr.*
WILLIAM W. COLE, JR., GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF January, 1993.

MY COMMISSION EXPIRES:

Billie J. Deering
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRO LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF January, 1993.

MY COMMISSION EXPIRES:

Billie J. Deering
NOTARY PUBLIC

PET. 87-112
ALLOC. #0001

0587-005

72/39

SEALS	NOTARY (YASUDA)	NOTARY (YASUDA)	NOTARY (GRO) (COLE)	WINSTON TRAILS FOUNDATION INC.	NOTARY (GRO) (DAVENPORT)
	<i>Winston Trails Parcel Four</i>			SEAL	

SUBDIVISION Winston Trails Parcel Four
 SHEET 39
 PLAT MAP #170A
 PLANNING ZONING
 QUANT # 34
 ZIP CODE 33463
 DATE 1/28/93
 FILED 1/28/93