

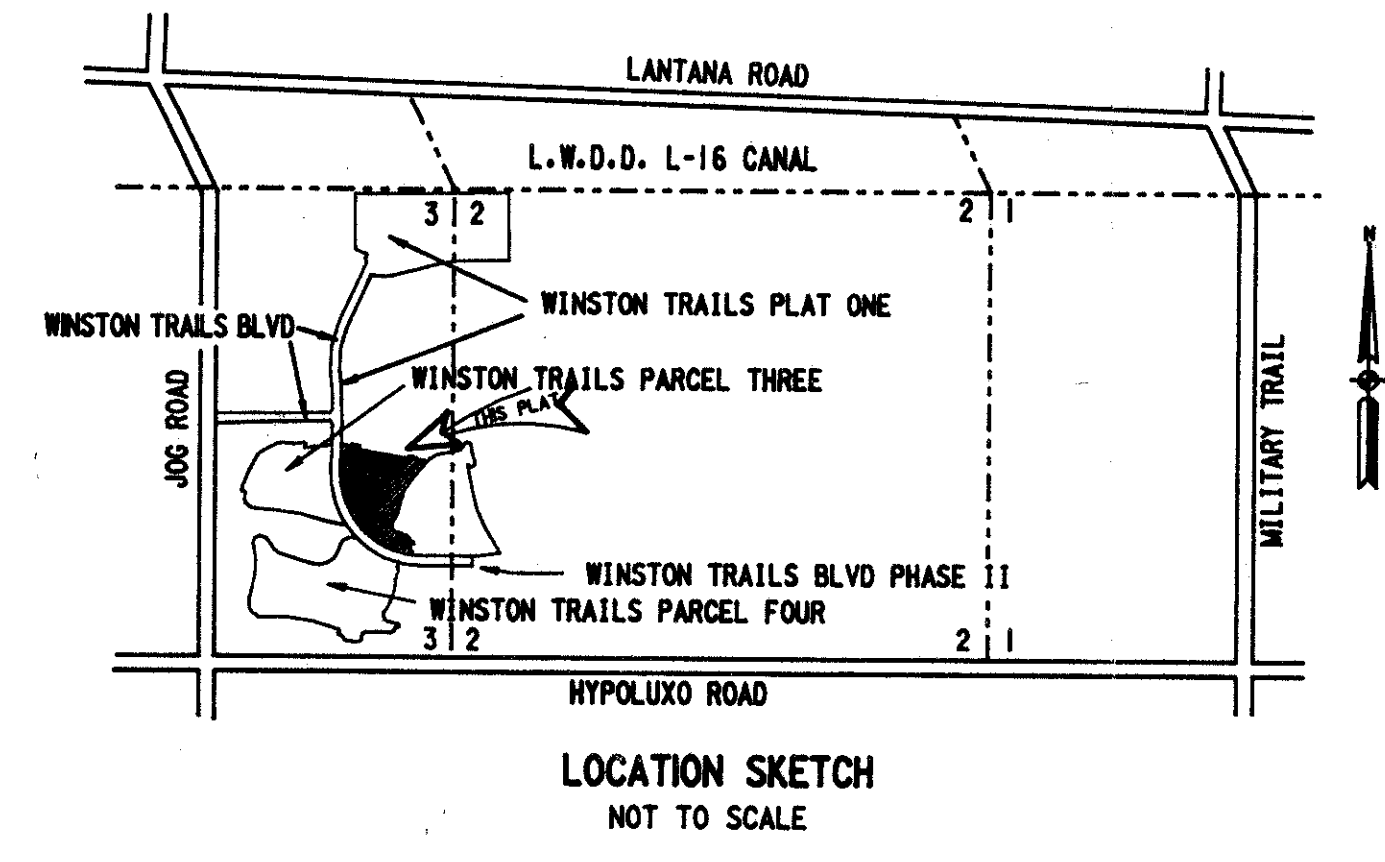
# WINSTON TRAILS PARCEL 9 A

PART OF A P.U.D.  
BEING A REPLAT OF A PORTION OF 'WINSTON TRAILS PARCEL NINE' (P.B. 71, PG. 141-145, P.B.C.R.)  
LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

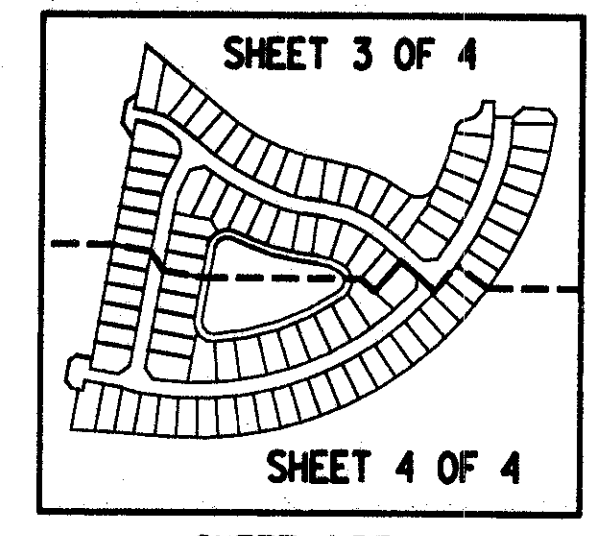
# 182



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT 2:44 P.M. THIS 7<sup>th</sup> DAY  
OF November, 1994, AND DULY  
RECORDED IN PLAT BOOK NO. 73  
ON PAGES 141 THRU 145  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*



PREPARED BY:  
JON P. WEBER IN THE OFFICES OF  
KEITH AND SCHNARS, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
OCTOBER 1993  
DWG. NO. P2997U4162UPL5.DGN



SECTION NO. 87-112 (A)  
**P.U.D. TABULAR DATA**  
TOTAL ACREAGE 16.95 ACRES  
NUMBER OF UNITS 92  
DENSITY 5.43 UNITS/ACRE  
OPEN SPACE 2.01 ACRES

*Pet. 87-112C  
Alloc. #0001  
5/2/2/I*

### 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 A REPLAT OF A PORTION OF "WINSTON TRAILS PARCEL NINE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGES 141 THROUGH 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINSTON TRAILS PARCEL 9 A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF PARCEL "G", "WINSTON TRAILS PARCEL NINE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 141 THROUGH 145 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID "WINSTON TRAILS PARCEL NINE", BEING THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 940.00 FEET (A RADIAL LINE TO SAID POINT OF BEGINNING BEARS SOUTH 07° 14' 31" WEST), NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 86° 57' 13", AN ARC DISTANCE OF 1426.57 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, NORTH 04° 11' 44" EAST, 160.01 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2360.00 FEET, NORTHERLY THROUGH A CENTRAL ANGLE OF 02° 18' 57", AN ARC DISTANCE OF 95.39 FEET TO THE NORTHWEST CORNER OF SAID "WINSTON TRAILS PARCEL NINE"; THENCE ALONG THE NORTH BOUNDARY OF SAID "WINSTON TRAILS PARCEL NINE", THE FOLLOWING 11 COURSES: (1) SOUTH 79° 48' 36" EAST, 103.73 FEET; (2) NORTH 10° 11' 24" EAST, 19.75 FEET; (3) NORTH 55° 11' 24" EAST, 22.00 FEET; (4) SOUTH 79° 48' 36" EAST, 52.33 FEET; (5) SOUTH 34° 48' 36" EAST, 22.00 FEET; (6) SOUTH 10° 11' 24" WEST, 40.19 FEET; (7) SOUTH 79° 48' 36" EAST, 571.76 FEET; (8) NORTH 55° 11' 24" EAST, 47.26 FEET; (9) SOUTH 79° 48' 36" EAST, 56.57 FEET; (10) SOUTH 34° 48' 36" EAST, 33.12 FEET; (11) SOUTH 79° 48' 36" EAST, 131.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 44° 34' 58" WEST) BEING A POINT ON THE WEST BOUNDARY OF PARCEL "C" OF SAID "WINSTON TRAILS PARCEL NINE"; THENCE ALONG SAID WEST BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 40' 29", AND ARC DISTANCE OF 111.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 780.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST BOUNDARY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 33' 44", AN ARC DISTANCE OF 130.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST BOUNDARY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 52' 16", AN ARC DISTANCE OF 334.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID WEST BOUNDARY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 02' 06", AN ARC DISTANCE OF 217.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WEST BOUNDARY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101° 08' 38", AN ARC DISTANCE OF 88.24 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 687.00 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "C", ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 26' 54", AN ARC DISTANCE OF 161.25 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH BOUNDARY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77° 26' 36", AN ARC DISTANCE OF 29.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTH BOUNDARY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89° 21' 10", AN ARC DISTANCE OF 77.97 FEET; THENCE SOUTH 00° 00' 00" EAST, 27.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEWPORT VILLAGE WAY, AS SHOWN ON SAID PLAT OF "WINSTON TRAILS PARCEL NINE"; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 90° 00' 00" WEST, 56.83 FEET; THENCE SOUTH 00° 00' 00" EAST, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEWPORT VILLAGE WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING 4 COURSES: (1) NORTH 90° 00' 00" EAST, 16.12 FEET; (2) SOUTH 43° 18' 34" EAST, 36.38 FEET; (3) SOUTH 03° 22' 51" WEST, 66.20 FEET; (4) SOUTH 50° 52' 31" WEST, 31.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 16.9489 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. PARCEL "F-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. PARCEL "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. THE UTILITY EASEMENTS AS SHOWN 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.
- 4. 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 FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. PARCEL "D", THE WATER MANAGEMENT TRACT AS SHOWN IS RESERVED TO THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7. PARCELS "A" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8. TRACTS "B" AND "C" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9. OVERHANG EASEMENTS- AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSOR AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 10th DAY OF August, 1994

*[Signature]*  
JOSHUA A. MUSS, AS TRUSTEE  
UNDER LAND TRUST AGREEMENT  
DATED MARCH 8, 1989

### ACKNOWLEDGEMENT

STATE OF VIRGINIA }  
COUNTY OF FAIRFAX } SS  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY PERSONALLY KNOWN, WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.  
WITNESS MY HAND AND SEAL THIS 10 DAY OF August, 1994  
MY COMMISSION EXPIRES: 11/30/97  
*[Signature]*  
Dorothy H. Wilken  
NOTARY PUBLIC

### 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 THE 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.  
*[Signature]*  
GLENDA BELLAMY ASSISTANT VICE PRESIDENT  
DATE: 8/16/94

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Nov, 1994.  
BY: *[Signature]*  
MARY MCCARTY, CHAIR  
ATTEST:  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF Nov, 1994.  
*[Signature]*  
George T. Webb, P.E.  
COUNTY ENGINEER

### 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 NORTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
- 2. NO BUILDINGS OR 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.
- 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, LAKE MAINTENANCE 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.
- 4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- 5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7. © DENOTES PERMANENT REFERENCE MONUMENT STAMPED: KEITH AND SCHNARS, P.A., 4323.
- 8. ○ 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.  
10/20/94  
DATE  
KEITH AND SCHNARS, P.A.  
*[Signature]*  
JOY P. WEBER, P.L.S.  
FLORIDA REGISTRATION NO. 4323

TAZ-437  
SUBDIVISION \* Winston Trails Parcel 9A  
BOOK 73 PAGE 182  
FLOOD ZONE B FLOOD MAP # 170A  
QUAD #34 ZONING KTS  
SE 87-112 ZIP CODE 33463  
PVD NAME same  
#4542

NOTARY DEDICATION	PROFESSIONAL LAND SURVEYOR	COUNTY COMMISSIONER	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

0587-010  
73/182  
Winston Trails Parcel 9A