

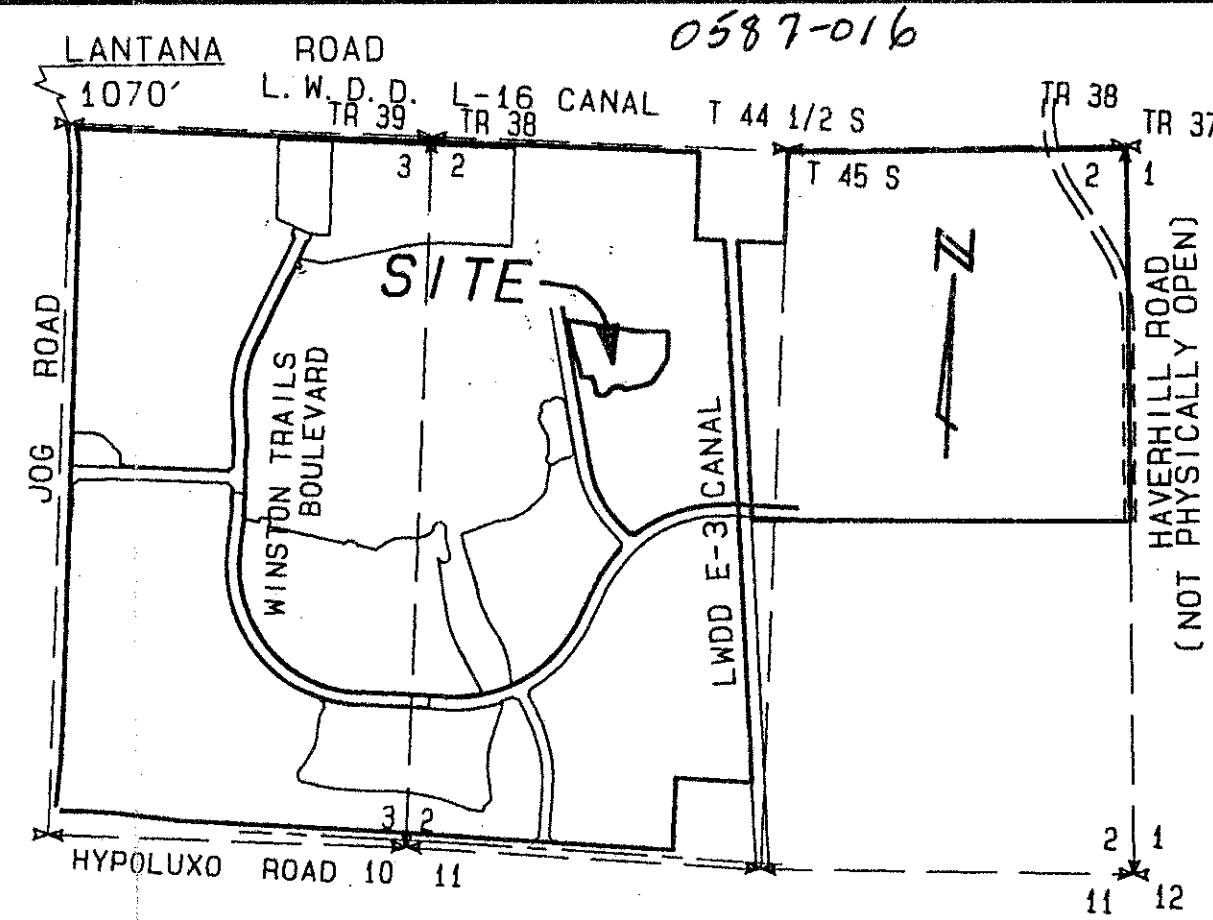
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 2:06 P.M.  
AD 1996 AND DULY RECORDED  
IN PLAT BOOK 78 ON PAGES  
48 AND 51  
DOROTHY H. WILKINSON, CLERK  
By: *[Signature]* D.C.

CIRCUIT COURT SEAL



PET. 87-112  
ALLOC. #0001  
5/2/2/I

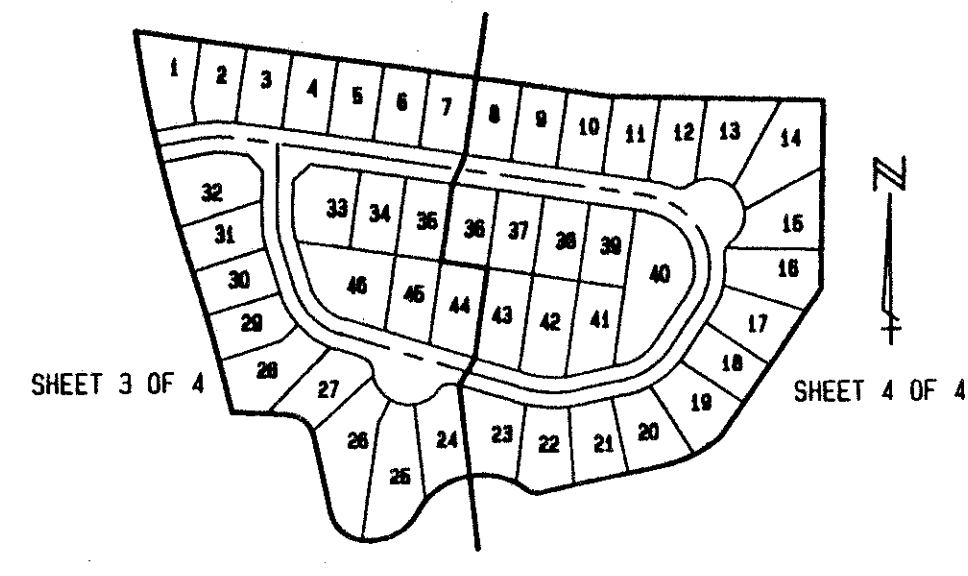
24542  
RS/PAD



LOCATION MAP  
NOT TO SCALE

# WINSTON TRAILS PARCEL THIRTEEN

PART OF WINSTON TRAILS P. U. D.  
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
JULY, 1995 SHEET 1 OF 4



SHEET INDEX  
(NOT TO SCALE)

### LEGEND

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- P.G. PAGE
- M.E. MAINTENANCE EASEMENT
- L.W.D.D. LAKE NORTH DRAINAGE DISTRICT
- (N.R.) NON-RADIAL LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- A DELTA ANGULAR VALUE
- R RADIUS LENGTH
- A ARC LENGTH
- PERMANENT CONTROL POINT
- (P.C.P.) P.L.S. NO. 4763
- PERMANENT REFERENCE MONUMENT FOUND
- PERMANENT REFERENCE MONUMENT SET
- (P.R.M.) P.L.S. NO. 4763

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL THIRTEEN", PART OF WINSTON TRAILS, P. U. D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northwest corner of said Section 2, thence North 89°24'02" East, along the North line of the Northwest Quarter (NW 1/4) of said Section 2, a distance of 948.03 feet; thence South 00°36'58" East, departing from said North line, a distance of 886.66 feet to a point along the east line of "WINSTON TRAILS NORTH" as recorded in Plat Book at Pages through of the Public Records of said Palm Beach County, said point being the POINT OF BEGINNING; thence departing from said east line of "WINSTON TRAILS NORTH", South 81°50'00" East, a distance of 868.31 feet; thence South 81°28'09" East, a distance of 404.47 feet; thence South 88°21'50" East, a distance of 350.25 feet; thence South 01°11'21" West, a distance of 301.98 feet; thence South 34°17'30" West, a distance of 891.53 feet to a point on a curve concave southeasterly (a radial line passing through said point bears North 38°04'25" West) having a radius of 48.00 feet; thence southeasterly along the arc of said curve through a central angle of 122°09'45", a distance of 95.95 feet to the Point of Tangency; thence South 05°54'40" East, a distance of 30.15 feet to the Point of Curvature of a curve concave northeasterly having a radius of 55.00 feet; thence southeasterly along the arc of said curve through a central angle of 18°27'58", a distance of 17.73 feet to the Point of Reverse Curvature of a curve concave northeasterly having a radius of 50.00 feet; thence southeasterly along the arc of said curve through a central angle of 115°23'34", a distance of 104.12 feet to the Point of Tangency; thence North 88°30'03" West, a distance of 97.69 feet to the Point of Curvature of a curve concave southerly having a radius of 55.00 feet; thence southwesterly along the arc of said curve through a central angle of 19°44'40", a distance of 32.88 feet to the Point of Tangency; thence North 84°11'51" West, a distance of 92.88 feet to the Point of Curvature of a curve concave southerly having a radius of 55.00 feet; thence southwesterly along the arc of said curve through a central angle of 11°46'13", a distance of 11.30 feet to the Point of Tangency; thence South 84°01'56" West, a distance of 105.72 feet to the Point of Curvature of a curve concave southeasterly having a radius of 100.00 feet; thence southwesterly along the arc of said curve through a central angle of 49°11'01", a distance of 85.85 feet to the Point of Tangency; thence South 34°50'45" West, a distance of 97.58 feet to the Point of Curvature of a curve concave northeasterly having a radius of 95.00 feet; thence southwesterly along the arc of said curve through a central angle of 19°12'35", a distance of 31.85 feet to the Point of Tangency; thence South 54°03'19" West, a distance of 65.64 feet to the Point of Curvature of a curve concave northeasterly having a radius of 55.00 feet; thence northwesterly along the arc of said curve through a central angle of 113°30'25", a distance of 108.96 feet; thence South 77°37'45" West, a distance of 30.00 feet to intersect the east line of the aforementioned "WINSTON TRAILS NORTH"; thence along the east boundary of said plat, North 12°26'18" West, a distance of 132.48 feet to the Point of Curvature of a curve concave northeasterly having a radius of 2260.00 feet; thence northwesterly along the arc of said curve through a central angle of 02°32'51", a distance of 100.48 feet to the Point of Tangency; thence North 09°53'25" West, a distance of 58.13 feet to the Point of Curvature of a curve concave southeasterly having a radius of 2340.00 feet; thence northwesterly along the arc of said curve through a central angle of 02°11'41", a distance of 89.63 feet; thence North 77°54'54" East, a distance of 20.00 feet to a point along a Non-Tangent curve concave westerly (a radial line passing through said point bears North 77°54'54" East) having a radius of 2360.00 feet; thence northwesterly along the arc of said curve through a central angle of 06°01'00", a distance of 206.63 feet to the Point of Tangency; thence North 17°06'06" West, a distance of 79.82 feet to the Point of Curvature of a curve concave easterly having a radius of 2240.00 feet; thence northwesterly along the arc of said curve through a central angle of 08°57'32", a distance of 350.25 feet to the POINT OF BEGINNING.

Containing 18.688 acres, more or less.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, 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.
- TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS 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 FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

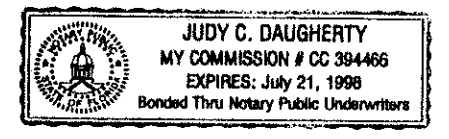
IN WITNESS WHEREOF, I, JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 26th DAY OF June, 1995.

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

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 26th DAY OF June 1995.  
MY COMMISSION EXPIRES: 7/21/98 JUDY C. DAUGHERTY  
DATE NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE WINSTON TRAILS FOUNDATION, 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 26th DAY OF June, 1995.

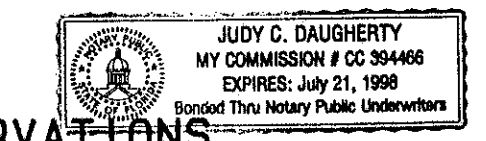
WINSTON TRAILS FOUNDATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
ATTEST: *[Signature]* JOSHUA A. MUSS, PRESIDENT  
*[Signature]* JAMES J. O'BRIEN, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND JAMES J. O'BRIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26th DAY OF June, 1995.  
MY COMMISSION EXPIRES: 7/21/98 JUDY C. DAUGHERTY  
DATE NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

LAKE SHORE 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 27th DAY OF June, 1995.

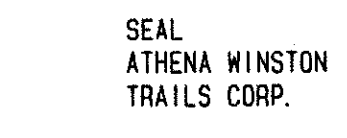
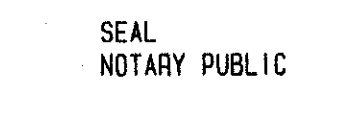
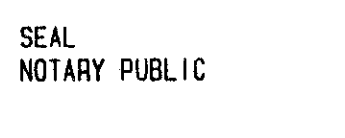
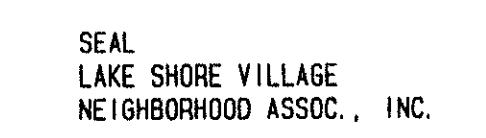
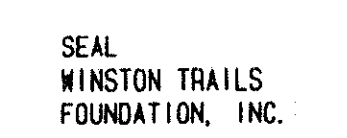
LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
ATTEST: *[Signature]* STEVEN BUTCHER, VICE PRESIDENT  
*[Signature]* JEFF BUTCHER, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JEFF BUTCHER AND STEVEN BUTCHER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27th DAY OF June, 1995.  
MY COMMISSION EXPIRES: 5-7-99 JUDY C. DAUGHERTY  
DATE NOTARY PUBLIC



0587-016

MOCK, ROOS & ASSOCIATES, INC.  
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: NONE DATE: JULY, 1995  
P.A. NO. 95105.00 DWG. NO. 45-42-02-23  
WINSTON TRAILS PARCEL THIRTEEN  
PART OF "WINSTON TRAILS, P.U.D."  
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

CADD FILE  
WINT WINTAP17