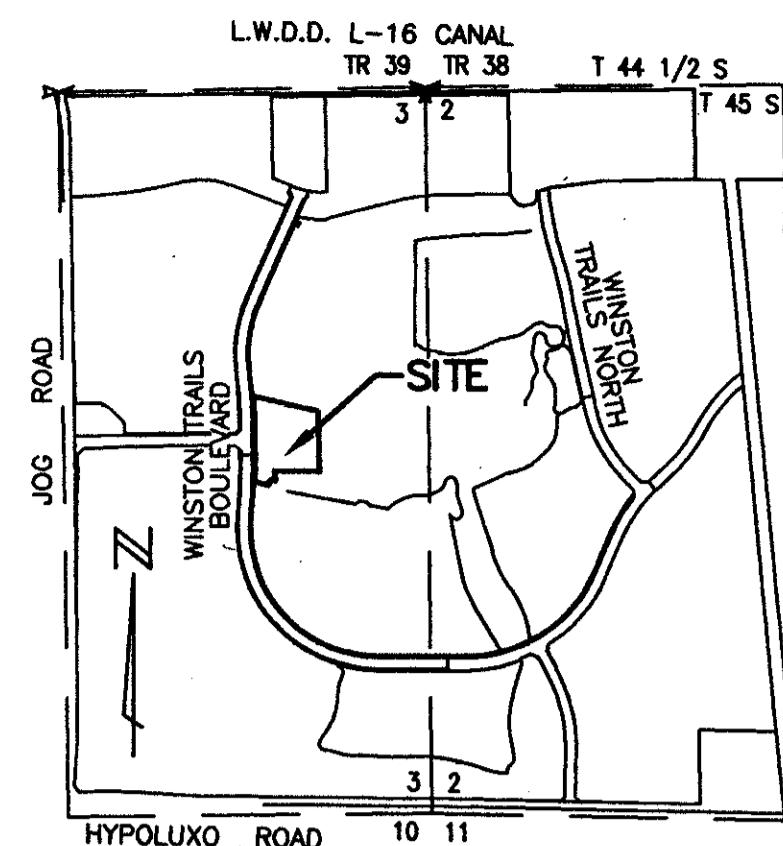


# WINSTON TRAILS GOLF CLUBHOUSE

PART OF WINSTON TRAILS P.U.D.  
SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
MARCH, 1997 SHEET 1 OF 3



LOCATION MAP  
NOT TO SCALE

0587-021  
PET. 87-112  
ALOC. #0001  
5/2/2/I

**55**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD IN BOOK 81  
THIS 28 DAY OF October  
AD. 1997 AND DULY RECORDED  
IN PLAT BOOK 81 ON PAGES  
55 AND 57

DOROTHY H. WILKEN, CLERK  
By: *[Signature]*, D.C.

CIRCUIT COURT SEAL

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS GOLF CLUBHOUSE", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE MOST NORTHWEST CORNER OF WINSTON TRAILS PARCEL 9A, AS RECORDED IN PLAT BOOK 73, AT PAGES 182 THROUGH 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 88°07'13" EAST) HAVING A RADIUS OF 2360.00 FEET; THENCE ALONG THE EAST LINE OF PARCEL "A-1", AS SAME AS SHOWN ON THE PLAT OF WINSTON TRAILS BOULEVARD PHASE II, AS RECORDED IN PLAT BOOK 71, AT PAGES 53 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'00" A DISTANCE OF 109.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°47'13" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 89.97 FEET TO A POINT IN THE EAST LINE OF PARCEL "C-2", AS SAME AS SHOWN ON THE PLAT OF WINSTON TRAILS PLAT ONE, AS RECORDED IN PLAT BOOK 71, AT PAGES 28 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°47'13" WEST, DEPARTING FROM SAID EAST LINE OF PARCEL "A-1" AND ALONG SAID EAST LINE OF PARCEL "C-1" A DISTANCE OF 314.00 FEET FOR A TOTAL DISTANCE OF 403.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2360.00 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'00", A DISTANCE OF 133.18 FEET; THENCE SOUTH 76°50'03" EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 492.88 FEET; THENCE SOUTH 00°59'21" EAST, A DISTANCE OF 480.45 FEET; THENCE NORTH 89°01'51" WEST, A DISTANCE OF 333.08 FEET; THENCE SOUTH 03°04'10" EAST, A DISTANCE OF 70.73 FEET TO THE NORTH LINE OF THE PLAT OF WINSTON TRAILS PARCEL 9A, AS RECORDED IN PLAT BOOK 73, AT PAGES 182 THROUGH 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 79°48'36" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 25.08 FEET; THENCE SOUTH 55°11'24" WEST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 10°11'24" WEST, A DISTANCE OF 19.75 FEET; THENCE NORTH 79°48'36" WEST, A DISTANCE OF 103.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAIN 5.873 ACRES, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE, BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, A MAXIMUM OF FIVE FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

3. 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.

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 WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WT GOLF CLUB, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF Sept., 1997.

THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP BY: WT GOLF CLUB, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS: *[Signature]* BY: *[Signature]*  
*[Signature]* JAMES J. O'BRIEN  
HANK JUDELSON VICE PRESIDENT  
WT GOLF CLUB, INC.

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED James J. O'Brien OF WT GOLF CLUB, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WT GOLF CLUB, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 9th DAY OF September 1997.

MY COMMISSION EXPIRES: 8-22-2000  
DATE

ROBYN HENCOCH  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC578969  
MY COMMISSION EXP. AUG. 22-2000

### 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 9th DAY OF September, 1997.

WINSTON TRAILS FOUNDATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: *[Signature]* BY: *[Signature]*  
HANK JUDELSON JAMES J. O'BRIEN  
VICE PRESIDENT PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED James J. O'Brien AND Hank Judelson WHO ARE PERSONALLY KNOWN TO ME, OR HAVE 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 9th DAY OF September, 1997.

MY COMMISSION EXPIRES: 8-22-2000  
DATE

ROBYN HENCOCH  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC578969  
MY COMMISSION EXP. AUG. 22-2000

### MORTGAGEE'S CONSENT

STATE OF Florida )  
COUNTY OF Broward )

J. M. FAMILY ENTERPRISES, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HERON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7676 AT PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, J. M. FAMILY ENTERPRISES, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF September, 1997.

WITNESS: *[Signature]* BY: *[Signature]*  
JAMES M. BUDGIN ANDREA L. SMITH  
VICE PRESIDENT VICE PRESIDENT  
J.M. FAMILY ENTERPRISES, INC., A FLORIDA CORPORATION

### ACKNOWLEDGEMENT

STATE OF Florida )  
COUNTY OF Broward )

BEFORE ME PERSONALLY APPEARED Andra L. Smith WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF J. M. FAMILY ENTERPRISES, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 11 DAY OF September, 1997.

MY COMMISSION EXPIRES: 11/16/97  
DATE

JANET BISHOP MACK  
Notary Public, State of Florida  
Commission No. CC 330720  
My Commission Expires 11/16/97

### APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 27th DAY OF October, 1997.

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

P.U.D. TABULAR DATA

WINSTON TRAILS P.U.D. PETITION NO. 87-112C

AREA 5.873 ACRES

SUBDIVISION # WINSTON TRAILS  
BOOK 81 PAGE 53  
FLOOD MAP # 1704  
ZONING POLICE  
WARD # 24  
CG 87-112  
ZIP CODE 33403  
DUB NAME

SEAL WT GOLF CLUB, INC.

SEAL J.M. FAMILY ENTERPRISES, INC.

SEAL COUNTY ENGINEER

0587-021

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: N/A  
P.A. NO.: 96174.03  
DATE: MARCH 1997  
DRAWING NO. 45-42-03-40

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS  
5720 Corporate Way, West Palm Beach, Florida 33407  
(561) 683-3113, fax 478-7248

**WINSTON TRAILS GOLF CLUBHOUSE**

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