

# 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 2 OF 3

0587-021

56

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1997 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

**MORTGAGEE'S CONSENT**

STATE OF Georgia }  
COUNTY OF Florida }

TEXTRON FINANCIAL CORPORATION, A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON 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 9923 AT PAGE 1359 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, TEXTRON FINANCIAL CORPORATION, A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF September, 1997.

WITNESS: Andrew L. Much BY: Patricia L. Norton  
Patricia L. Norton

WITNESS: Donna S. Green  
Donna S. Green  
TEXTRON FINANCIAL CORPORATION,  
A DELAWARE CORPORATION

**ACKNOWLEDGEMENT**

STATE OF Georgia }  
COUNTY OF Florida }

BEFORE ME PERSONALLY APPEARED Patricia L. Norton WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Assistant Vice President OF TEXTRON FINANCIAL CORPORATION, A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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, ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 1997.

MY COMMISSION EXPIRES: Vicki L. Heller  
NOTARY PUBLIC  
DAWSON COUNTY  
MY COMMISSION EXPIRES  
FEBRUARY 6, 2000  
Vicki L. Heller  
NOTARY PUBLIC

**SURVEYOR'S NOTES**

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89°11'43" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE ROTATION NOTE SHEET 3 OF 3).

3. 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 IMPROVEMENTS.

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.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

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. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S CERTIFICATION**

I HEREBY 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17th DAY OF October, 1997 Mary Hanna Clodfelter  
MARY HANNA CLODFELTER  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4763

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: 9/24/97 BY: Glenda Bellamy  
GLENDA BELLAMY,  
ASSISTANT VICE PRESIDENT

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

81/56

WINSTON TRAILS  
GOLF CLUBHOUSE  
SUBDIVISION # 81  
BOOK 81  
FLOOD ZONE B  
GRID # 34  
82 57-10  
FUD NAME Winston Trails

SEAL  
NOTARY PUBLIC

SEAL  
TEXTRON FINANCIAL  
CORPORATION

SEAL  
PROFESSIONAL  
SURVEYOR & MAPPER

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

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GOLF CLUBHOUSE**  
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