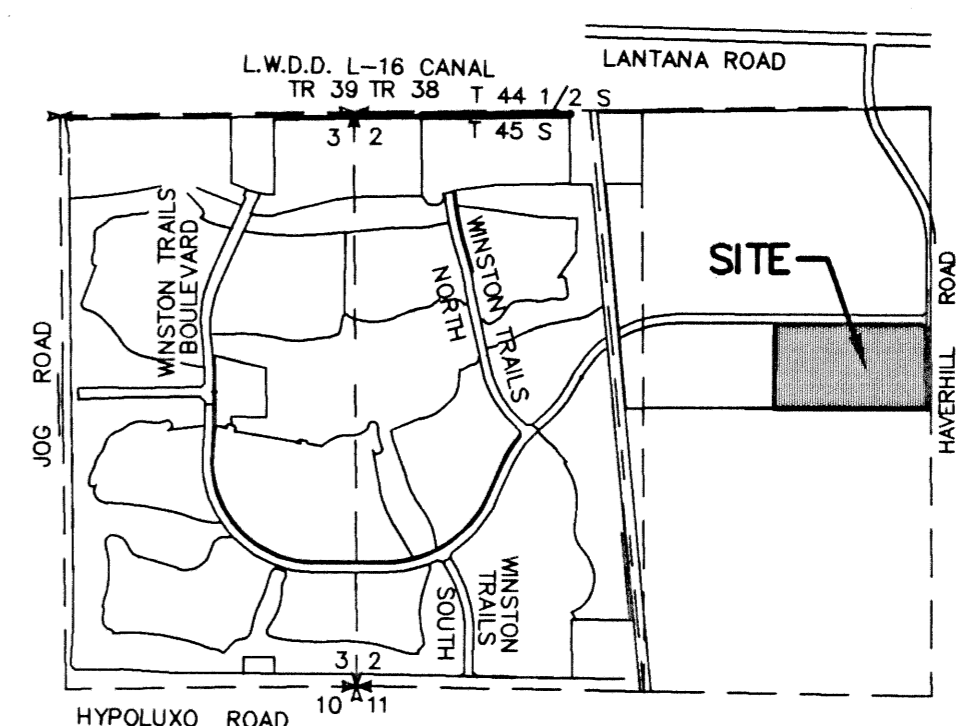


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 20 DAY OF January
THIS 20 DAY OF January
AD, 2000 AND DULY RECORDED
IN PLAT BOOK 81 ON PAGES
2 AND 31
DOROTHY H. WILKEN, CLERK
BY: Dorothy Wilken, D.C.

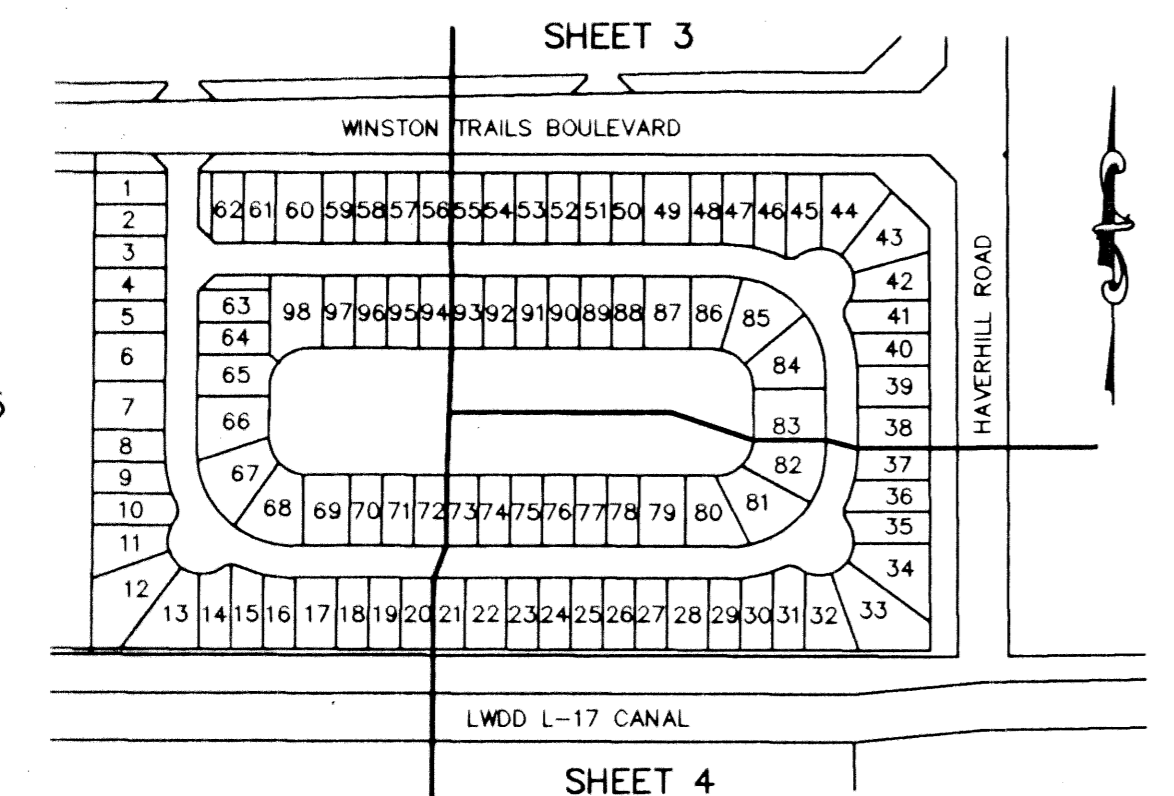
CIRCUIT COURT SEAL

WINSTON TRAILS PARCEL SIXTEEN

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT D,
"WINSTON TRAILS EAST"
(PB 85, PGS 74-78)
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
OCTOBER, 1998 SHEET 1 OF 5



0587-026



SHEET LOCATION MAP
(NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL SIXTEEN", PART OF WINSTON TRAILS P.U.D., BEING A REPLAT OF TRACT D, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85, PAGES 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF 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, BEING TRACT D, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85, PAGES 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,055,113 SQUARE FEET OR 24.222 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 FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS B, C, D, E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRAIRIE DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT LK-16, THE WATER MANAGEMENT TRACT, 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.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10750, PAGES 1055 THROUGH 1109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

4. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10627, PAGES 700 THROUGH 713, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

5. 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.

6. THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. 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.

9. THE OVERHANG AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE FOR OVERHANG AND MAINTENANCE PURPOSES AND ARE IN FAVOR OF THE OWNER OF THE ADJOINING LOT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. 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.

IN WITNESS WHEREOF, I, JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 10 DAY OF October, 1999.

WITNESS: Henry Swidelson BY: James J. O'Brien
Ken Arnesen AS SUCCESSOR TRUSTEE
UNDER LAND TRUST AGREEMENT
DATED MARCH 8, 1989

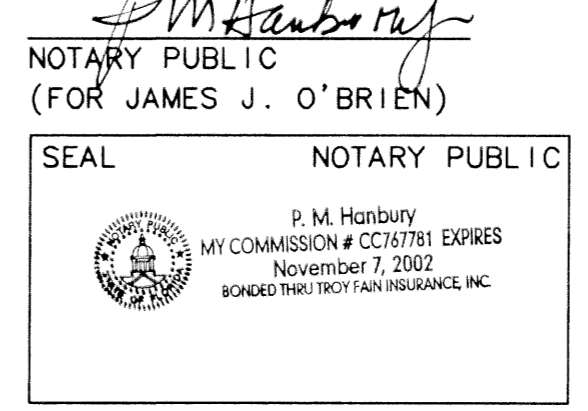
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN, AS SUCCESSOR 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 10th DAY OF October, 1999.

MY COMMISSION EXPIRES: 11-7-02
DATE



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF October, 1999.

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

WITNESS: Henry Swidelson BY: James J. O'Brien
Ken Arnesen PRESIDENT

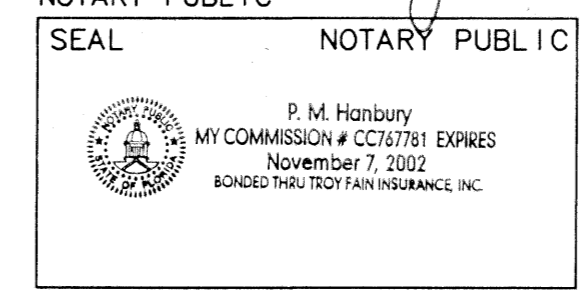
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF October, 1999.

MY COMMISSION EXPIRES: 11-7-02
DATE



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE PRAIRIE DUNES 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 10th DAY OF October, 1999.

PRAIRIE DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Russell Barnes BY: James Carr
Heather A. Heibinger PRESIDENT
HEATHER A. HEIBINGER

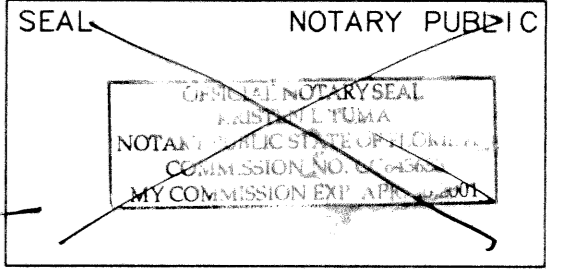
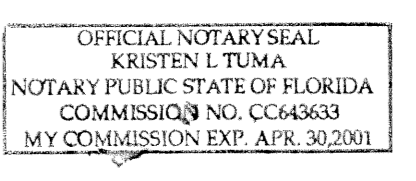
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES CARR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PRAIRIE DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF October, 1999.

MY COMMISSION EXPIRES: 4/30/01
DATE



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 15 DAY OF December, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George F. Webb
GEORGE F. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

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

TOTAL AREA	24.222 ACRES
ROADS	3.704 ACRES
OPEN SPACE/RECREATION	2.139 ACRES
WATER MANAGEMENT TRACT	3.352 ACRES
DENSITY	4.05 ACRES
NUMBER OF UNITS	98

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.:	98008.60
DATE:	OCTOBER 1998
DRAWING NO.:	45-42-02-124

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

**WINSTON TRAILS
PARCEL SIXTEEN**
PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT D,
"WINSTON TRAILS EAST"
(PB 85, PGS 74-78)
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

WINSTON TRAILS
PAGE 27
PLAT MAP # 175 B
ZONING P.D.
ZIP CODE 33463
WINSTON TRAILS

REV: 08-25-99
CAD FILE: MUSSWTEP/WTEPRP14.dwg
K:\musa\MUSSWTEP\dwg\WTEPRP14.dwg 09/08/99 02:05:26 PM EDT

