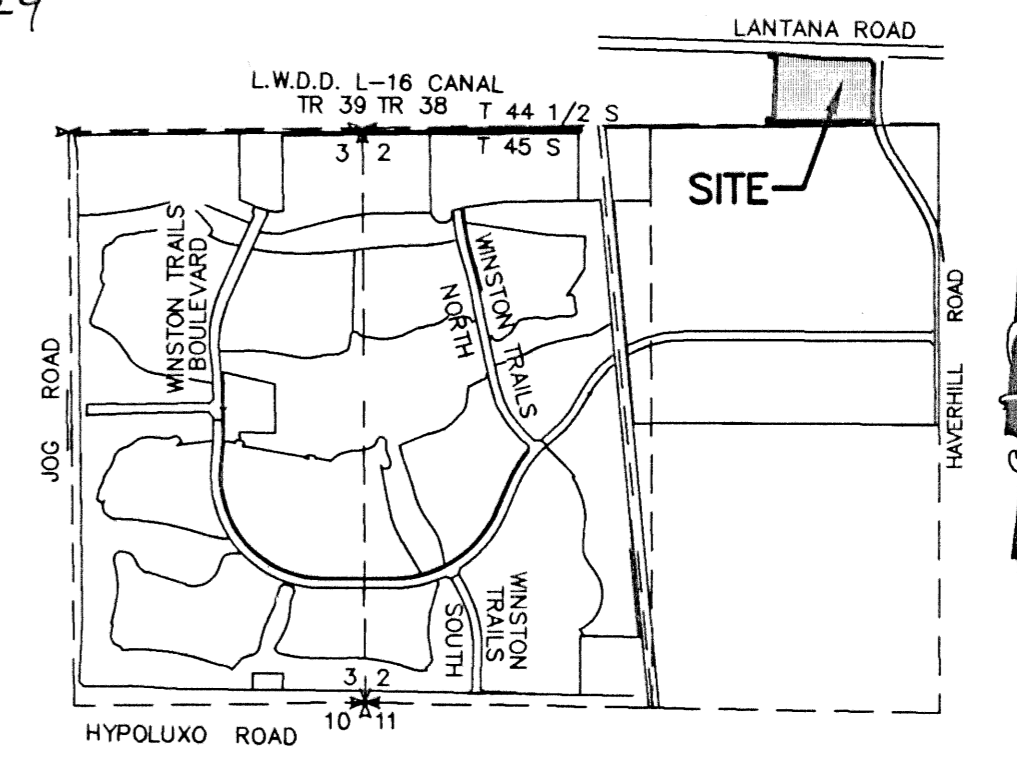
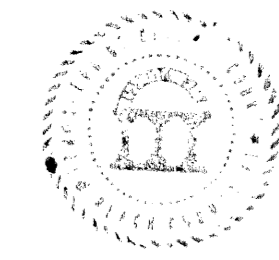


WINSTON TRAILS PARCEL NINETEEN

PART OF WINSTON TRAILS P.U.D.
BEING A PORTION OF LOT 1,
HIATUS TRACT 38, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
DECEMBER, 1998 SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE



95

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 9:03 AM
THIS 15 DAY OF February
AD, 2000 AND DULY RECORDED
IN PLAT BOOK 31 ON PAGES
95 AND 97.

DOROTHY H. WILKEN, CLERK
BY: Debra A. Stealy, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COURTNEY PARK LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL NINETEEN", LYING IN LOT 1, HIATUS TRACT 38, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOT 1, HIATUS TRACT 38, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, THENCE SOUTH 89°24'46" WEST ALONG THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1498.84 FEET; THENCE NORTH 00°35'14" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, SAID POINT BEING THE SOUTHEAST CORNER OF WINSTON TRAILS PARK PER PLAT RECORDED IN PLAT BOOK 71 PAGES 183 AND 184 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EAST LIMITS OF SAID WINSTON TRAILS PARK; NORTH 02°08'53"EAST, 25.03 FEET; NORTH 89°24'46"EAST, 49.96 FEET; NORTH 02°08'54"EAST, 519.82 FEET; NORTH 88°26'25"WEST, 50.00 FEET; NORTH 01°33'35"EAST, 24.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF LANTANA ROAD; THENCE SOUTH 88°26'25"EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 53.44 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG A RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORD BOOK 8839 PAGES 1678 THROUGH 1682 OF SAID PUBLIC RECORDS; SOUTH 84°43'44"EAST, 370.78 FEET; SOUTH 88°26'25" EAST, 400.00 FEET; SOUTH 43°08'44" EAST, 56.86 FEET; SOUTH 02°08'57"WEST, 285.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS SOUTH 87°51'05" EAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1009.42 FEET THROUGH A CENTRAL ANGLE OF 04°06'49" AN ARC DISTANCE OF 72.47 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 893.69 FEET THROUGH A CENTRAL ANGLE OF 07°29'19" AN ARC DISTANCE OF 116.81 FEET TO A POINT ON A LINE THAT IS 50 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 89°24'46" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 883.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 439,114 SQUARE FEET, 10.081 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 DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT LK-1, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOARD OF COUNTY COMMISSIONERS 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.

TRACT LK-1 IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 11376, PAGES 379 THROUGH 386, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. 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.

5. 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.

6. TRACT C, THE BUFFER TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, 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 BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

8. 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 OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, COURTNEY PARK DEVELOPMENT, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 25TH DAY OF OCTOBER, 1999.

COURTNEY PARK LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP
BY: COURTNEY PARK DEVELOPMENT, INC.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: Wm. Shallerross Jr.
W.M. SHALLERROSS JR.

BY: David G. McDaniel
DAVID G. MCDANIEL,
VICE PRESIDENT

WITNESS: Brandon C. Isbell
BRANDON C. ISBELL

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

COURTNEY PARK LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, BY COURTNEY PARK DEVELOPMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25TH DAY OF October, 1999.

COURTNEY PARK LIMITED PARTNERSHIP
A FLORIDA LIMITED PARTNERSHIP

BY: COURTNEY PARK DEVELOPMENT, INC.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: Wm. Shallerross Jr.
W.M. SHALLERROSS JR.

BY: David G. McDaniel
DAVID G. MCDANIEL,
VICE PRESIDENT

WITNESS: Sharon Trivette
SHARON TRIVETTE

ACKNOWLEDGEMENT

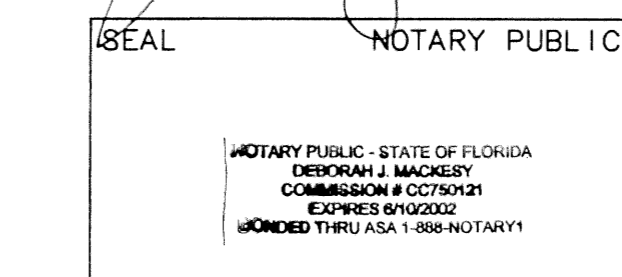
STATE OF Florida
COUNTY OF Seminole

BEFORE ME PERSONALLY APPEARED DAVID G. MCDANIEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED None AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COURTNEY PARK DEVELOPMENT, INC., A 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF October, 1999.

MY COMMISSION EXPIRES: 6/10/2002
DATE

David G. McDaniel
NOTARY PUBLIC



ACKNOWLEDGEMENT

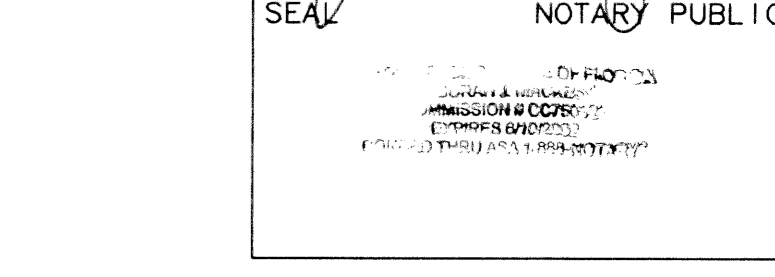
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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WITNESS MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF October, 1999.

MY COMMISSION EXPIRES: 6/10/2002
DATE

David G. McDaniel
NOTARY PUBLIC



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 14 DAY OF FEBRUARY 2000 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 T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

WINSTON TRAILS P.U.D. PETITION NO. 87-1126

TOTAL AREA	10.081 ACRES
WATER MANAGEMENT TRACT	0.730 ACRES
BUFFER TRACT	0.752 ACRES
DENSITY	19.05 DU/AC
NUMBER OF UNITS	192 MULTI-FAMILY

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.:
98053.00
DATE:
DECEMBER 1998
DRAWING NO.:
44H-42-38-07

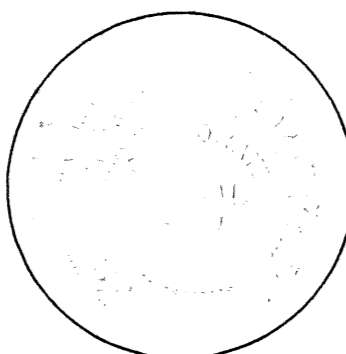
MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, Fax 478-7248

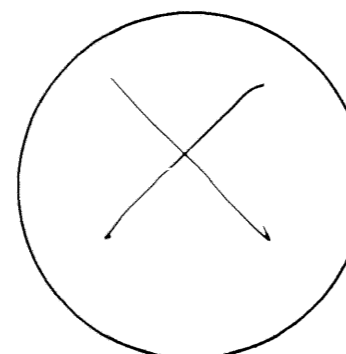
**WINSTON TRAILS
PARCEL NINETEEN**
PART OF WINSTON TRAILS P.U.D.
BEING A PORTION OF LOT 1,
HIATUS TRACT 38
TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

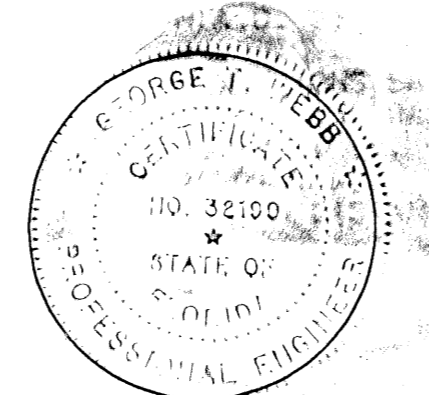
SEAL
COURTNEY PARK
DEVELOPMENT, INC.



SEAL
NOTARY PUBLIC



SEAL
COUNTY ENGINEER



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REV.: 10-22-99

CAD FILE:
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Subdivision
BOOK 87
PAGE 95
FLOOD ZONE 1704
QUAD # 48
SECTION 18
TAZ 436
PUD NAME Winston Trails