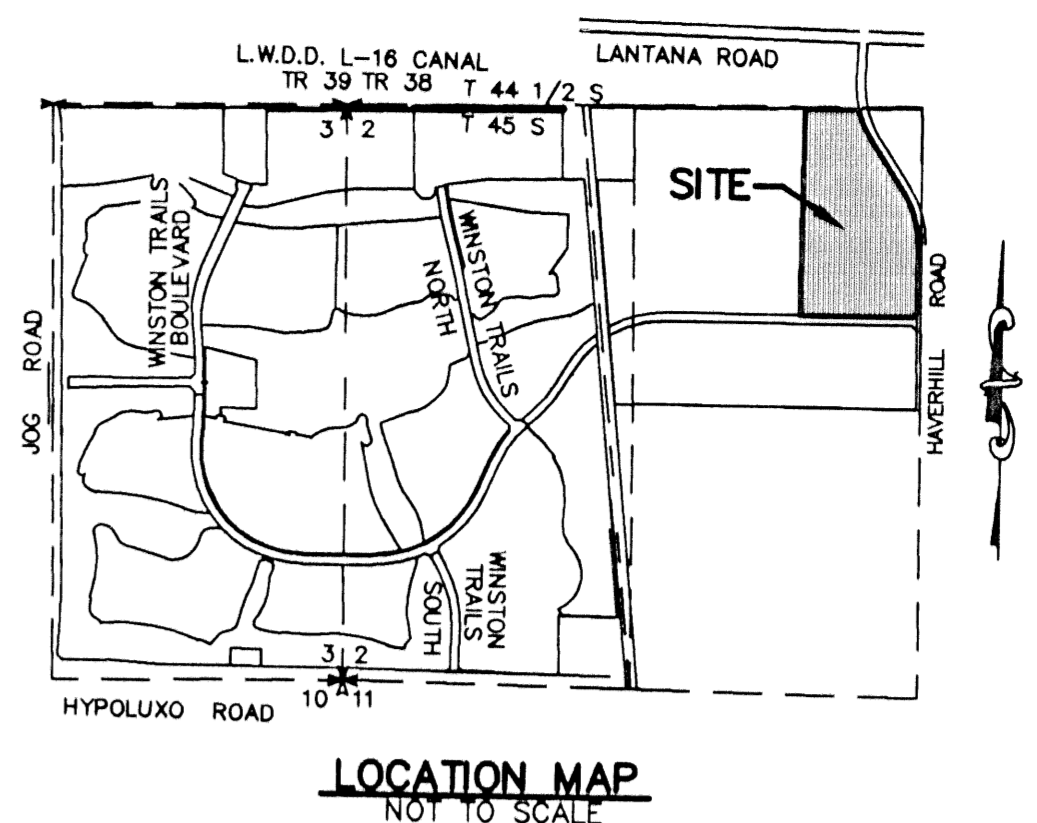


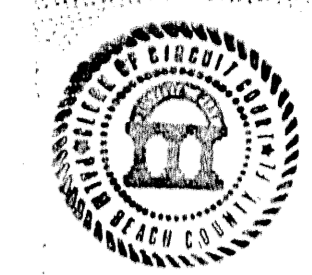
SHEET LOCATION MAP NOT TO SCALE

# WINSTON TRAILS PARCEL TWENTY

PART OF WINSTON TRAILS P.U.D. BEING A REPLAT OF TRACT G, "WINSTON TRAILS EAST" (PB 85, PGS 74 - 78) SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA NOVEMBER 1999, SHEET 1 OF 6



LOCATION MAP NOT TO SCALE



# 110

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD 9:00 AM THIS 21st DAY OF August AD, 2000 AND DULY RECORDED IN PLAT BOOK 85 ON PAGES 110 AND 115 DOROTHY H. WILKEN, CLERK By *Jane A. Hart*, D.C.

CIRCUIT COURT SEAL

### 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 TWENTY", PART OF WINSTON TRAILS P.U.D., BEING A REPLAT OF TRACT G, "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 G, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85, PAGES 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,666,520 SQUARE FEET OR 38.258 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. AN INGRESS, EGRESS AND WATER MANAGEMENT EASEMENT OVER ALL OF TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID TRACT.

3. TRACTS B, C, D, E, G, H, AND I, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SAND HILLS 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. THE RESERVATIONS HEREIN SHALL IN NO WAY INTERFERE WITH THE RIGHTS AND OBLIGATIONS OF THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) PURSUANT TO THE EASEMENTS DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) OVER SAID TRACTS.

4. TRACT LK-28, THE WATER MANAGEMENT TRACT, THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID EASEMENTS AND SAID TRACT.

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.

5. 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.

6. 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.

7. 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.

8. 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.

9. TRACT F, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION PURPOSES, WITH A LIFT STATION EASEMENT OVER ALL OF SAID TRACT F DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, AND THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), FOR LIFT STATION AND RELATED PURPOSES.

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 THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) WITHOUT RECOURSE TO PALM BEACH COUNTY, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR RENEWAL OF ITS STORMWATER MANAGEMENT SYSTEM FACILITIES LYING WITHIN SAID EASEMENTS.

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 2nd DAY OF May, 2000.

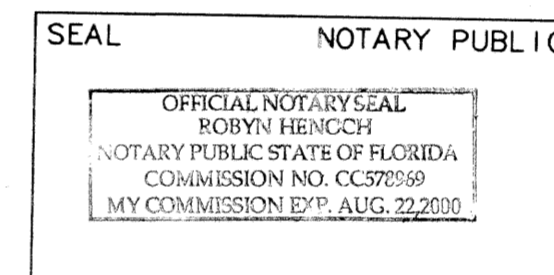
WITNESS: *Henry Judelson* BY: *James J. O'Brien* JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

### 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 2nd DAY OF May, 2000. MY COMMISSION EXPIRES: 8-22-00 DATE *Robert Henoch* NOTARY PUBLIC (FOR JAMES J. O'BRIEN)



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

THE SAND HILLS 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 28th DAY OF April, 2000.

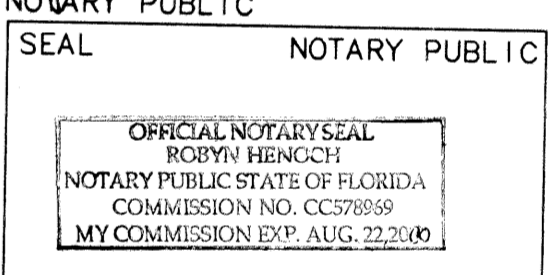
SAND HILLS VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT WITNESS: *Henry Judelson* BY: *Russell Barnes* Russell Barnes VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Russell Barnes WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SAND HILLS 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 28th DAY OF April, 2000. MY COMMISSION EXPIRES: 8/22/00 DATE *Robert Henoch* 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 CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF May, 2000.

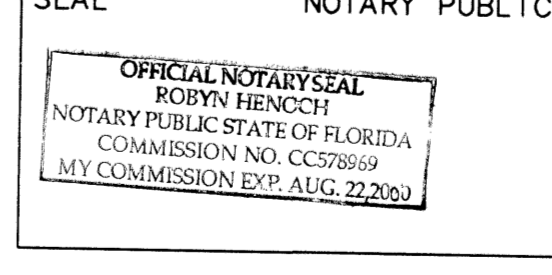
WINSTON TRAILS FOUNDATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT WITNESS: *Henry Judelson* BY: *James J. O'Brien* JAMES J. O'BRIEN, PRESIDENT

### 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 2nd DAY OF May, 2000. MY COMMISSION EXPIRES: 8-22-00 DATE *Robert Henoch* 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 24 DAY OF July, 2000, 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. 87-112H

TOTAL AREA	38.258 ACRES
ROADS	6.16 ACRES
OPEN SPACE/RECREATION	3.14 ACRES
WATER MANAGEMENT TRACT	6.08 ACRES
DENSITY	2.93
NUMBER OF UNITS	112

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.:	98008.20
DATE:	NOVEMBER 1999
DRAWING NO.:	45-42-02-137

**MOCK • ROOS**  
ENGINEERS • SURVEYORS • PLANNERS

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

**WINSTON TRAILS PARCEL TWENTY**

PART OF WINSTON TRAILS P.U.D. BEING A REPLAT OF TRACT G, "WINSTON TRAILS EAST" (PB 85, PGS 74 - 78) SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST

WINSTON TRAILS  
SUBDIVISION  
BOYD # 88  
PLANNING # 155B  
ZONING # RS/SE  
QUAD # 31  
SE  
TAZ # 43C  
PUB NAME  
REV: 04-19-00  
CAD FILE:  
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