WINSTON TRAILS GOLF COURSE

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
TOGETHER WITH A REPLAT OF PARCEL 'G',
WINSTON TRAILS PLAT ONE, PLAT BOOK 71, PAGES 28-32
NOVEMBER, 2000 SHEET 4 OF 14

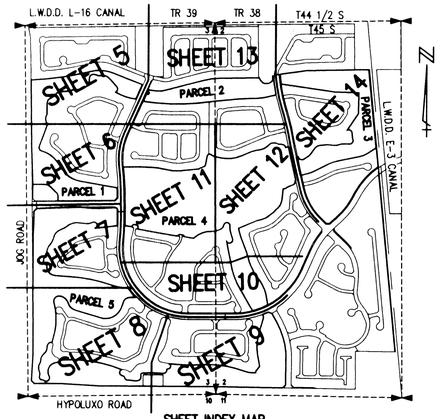
71

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD_____
THIS _____ DAY OF_____
AD, 2001 AND DULY RECORDED
IN PLAT BOOK_____ ON PAGES
_____ AND_____.

DOROTHY H. WILKEN, CLERK
_____

CIRCUIT COURT SEAL



SHEET INDEX MAP
(NOT TO SCALE)

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 9th DAY OF March, 2001.

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

WITNESS: KEN ARNESEN BY: EUGENE SOFIA
PRESIDENT

WITNESS: BRUCE CLANO

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EUGENE SOFIA (WHO IS PERSONALLY KNOWN) TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE 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 9th DAY OF MARCH, 2001.

MY COMMISSION EXPIRES: 3/17/2001 DATE NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 996755
Exp. Mar. 17, 2005

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS GOLF CLUB, LTD., 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 9th DAY OF MARCH, 2001.

THE WINSTON TRAILS GOLF CLUB, LTD.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: KEN ARNESEN BY: JAMES J. O'BRIEN
PRESIDENT

WITNESS: CHRISTINE WALTHER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES O'BRIEN (WHO IS PERSONALLY KNOWN) TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WINSTON TRAILS GOLF CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PARTNERSHIP 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 PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MARCH, 2001.

MY COMMISSION EXPIRES: 3/17/2001 DATE NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 996755
Exp. Mar. 17, 2005

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BOJER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 6243 AT PAGE 304 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BOJER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOJER LAND INVESTORS, L.P., A DELAWARE LIMITED PARNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF March, 2001.

WITNESS: KEN ARNESEN BY: JAMES J. O'BRIEN
VICE PRESIDENT

WITNESS: CHRISTINE WALTHER

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 VICE PRESIDENT OF BOJER LAND HOLDINGS, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER OF BOJER LAND INVESTORS, L.P., A DELAWARE LIMITED PARNERSHIP, 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 9th DAY OF MARCH, 2001.

MY COMMISSION EXPIRES: 3/17/2001 DATE NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 996755
Exp. Mar. 17, 2005

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

JM FAMILY ENTERPRISES, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 7676 AT PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JM FAMILY ENTERPRISES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF March, 2001.

WITNESS: MELANIE BURGESS BY: COLIN W. BROWN
JM FAMILY ENTERPRISES, INC.,
PRESIDENT

WITNESS: LINDA CARLINO

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Broward)

BEFORE ME PERSONALLY APPEARED Colin W. Brown WHO IS (PERSONALLY KNOWN TO ME), OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF JM FAMILY ENTERPRISES, INC., A DELAWARE CORPORATION, LICENSED TO BUSINESS IN THE STATE OF FLORIDA, 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 12th DAY OF March, 2001.

MY COMMISSION EXPIRES: 11/16/01 DATE NOTARY PUBLIC

SEAL NOTARY PUBLIC

Janet Bishop Mack
My Commission CC997691
Expires November 16, 2001

MORTGAGEE'S CONSENT

STATE OF GEORGIA)
COUNTY OF FULTON)

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 1379 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, TEXTRON FINANCIAL 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 7th DAY OF March, 2001.

WITNESS: ELIZABETH POUNCEY BY: SCOTT KENDALL
TEXTRON FINANCIAL CORPORATION
VICE PRESIDENT

WITNESS: CHRISTINE BENTLEY

ACKNOWLEDGEMENT

STATE OF GEORGIA)
COUNTY OF FULTON)

BEFORE ME PERSONALLY APPEARED Scott KENDALL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF March, 2001.

MY COMMISSION EXPIRES: 12/14/02 DATE NOTARY PUBLIC

SEAL NOTARY PUBLIC

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. AND WINSTON TRAILS FOUNDATION, INC.; 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: March 16, 2001 BY: ALICE F. MEADE
ALICE MEADE,
~~ASSISTANT~~ VICE PRESIDENT

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89°24'02" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, 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 5 OF 14).

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. NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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 19th DAY OF March, 2001.

MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

SEAL
PROFESSIONAL
SURVEYOR & MAPPER

SEAL
BOJER LAND
HOLDINGS, INC.

SEAL
JM FAMILY
ENTERPRISES, INC.,

SEAL
TEXTRON FINANCIAL
CORP.

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.

SHEET 4 OF 14

SCALE: N/A	
P.A. NO.: 97016.03	
DATE: NOVEMBER, 2000	
DRAWING NO. 45-42-02-75	

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

WINSTON TRAILS
GOLF COURSE
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTIONS 2 & 3, TOWNSHIP 45 SOUTH
RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

REV.: 02-27-01
CAD FILE: MUSSWTGC/WTGCRP01

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