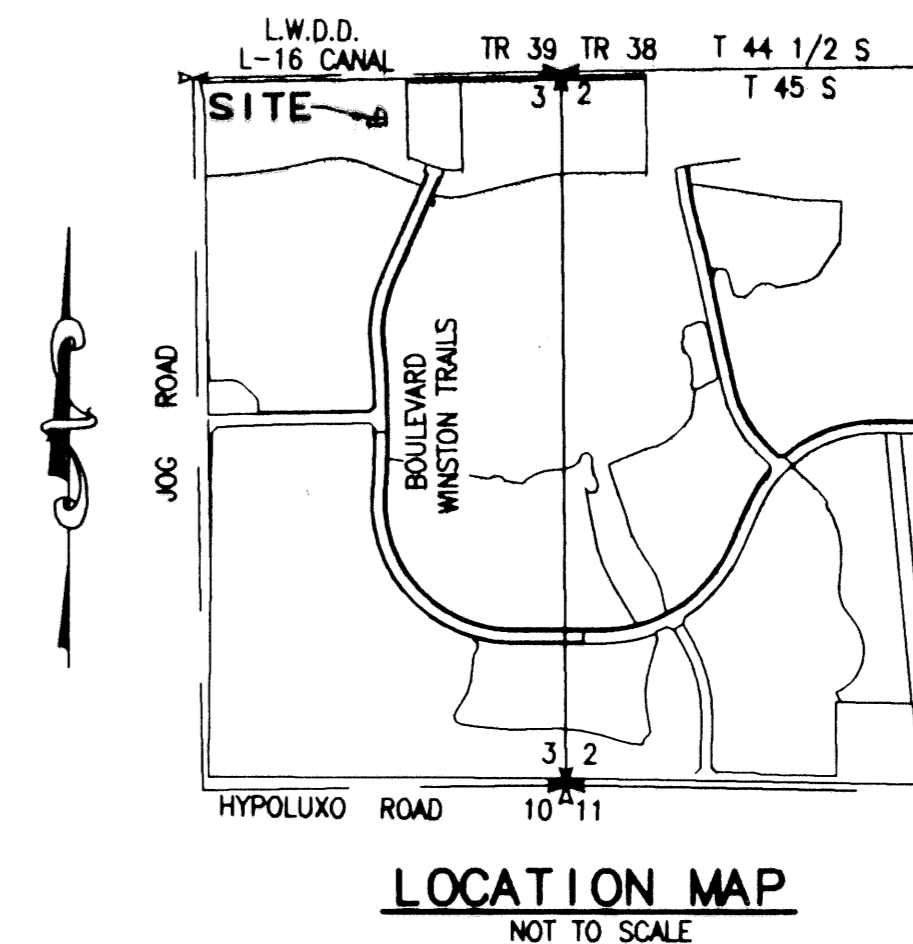


# WINSTON TRAILS PARCEL ONE REPLAT LOTS 122 AND 123

PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF LOTS 122 AND 123  
WINSTON TRAILS PARCEL ONE  
PB 76 PGS 55-57  
SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
JANUARY, 2001 SHEET 1 OF 2



**51**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 8:28am  
THIS 16 DAY OF July  
AD, 2001 AND DULY RECORDED  
IN PLAT BOOK 41 ON PAGES  
51 AND 52

DOROTHY H. WILKIN, CLERK  
BY: Michelle King D.C.

CIRCUIT COURT SEAL

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTBROOKE AT WINSTON TRAILS, INC. AND WILLIAM HARRIS AND JUDITH HARRIS, HUSBAND AND WIFE OWNERS OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL ONE REPLAT LOTS 122 AND 123", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 122 AND 123 OF WINSTON TRAILS PARCEL ONE AS RECORDED IN PLAT BOOK 76, AT PAGES 55 THROUGH 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.31 ACRES, MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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.

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

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF May, 2000.

WESTBROOKE AT WINSTON TRAILS, INC.,  
A FLORIDA CORPORATION  
BY: Russell Barnes  
RUSSELL BARNES  
VICE PRESIDENT

WITNESS: George M. Hawley

### 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 WESTBROOKE AT WINSTON TRAILS, INC., A FLORIDA CORPORATION AND SEVERELY 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 1st DAY OF MAY, 2001.

MY COMMISSION EXPIRES: 6-21-04 DATE

Heather A. Heudinger  
NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 977501

IN WITNESS WHEREOF, WE, WILLIAM HARRIS, HUSBAND AND JUDITH HARRIS, HIS WIFE DO HEREUNTO SET OUR HANDS THIS DAY OF May, 2001.

WITNESS: George M. Hawley BY: William Harris  
WILLIAM HARRIS  
HUSBAND

WITNESS: George M. Hawley BY: Judith Harris  
JUDITH HARRIS  
WIFE

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED WILLIAM HARRIS AND JUDITH HARRIS, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF May, 2001.

MY COMMISSION EXPIRES: 6-21-04 DATE

Heather A. Heudinger  
NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 977501

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

CHASE MANHATTAN MORTGAGE 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 11031 AT PAGE 330 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CHASE MANHATTAN MORTGAGE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Asst. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF April, 2001.

WITNESS: Margaret Schumler BY: Jessica Lopez

WITNESS: Margaret Schumler

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Tamara M. Aziz WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Hillsborough AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Asst. Vice President OF CHASE MANHATTAN MORTGAGE 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 23rd DAY OF April, 2001.

MY COMMISSION EXPIRES: 11/24/2003 DATE

Earl Whiteaker  
NOTARY PUBLIC

SEAL NOTARY PUBLIC

CC 853442

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A ASSUMED BEARING OF NORTH 89°11'43" EAST ALONG THE NORTH LINE OF LOT 123 OF THE PLAT OF WINSTON TRAILS PARCEL ONE, PLAT BOOK 76, PAGES 55-57, 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 NOTE ON SHEET 2 OF 2).

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. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. 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.

6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

7. MOCK, ROOS AND ASSOCIATES, INC. LICENSED AUTHORIZATION NO. LB-048.

### SURVEYOR'S CERTIFICATION

THIS IS TO 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 May, 2001 David L. Smith  
DAVID L. SMITH  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4951

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CHARLES D. ROBBINS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTBROOKE AT WINSTON TRAILS, INC. AND WILLIAM AND JUDITH HARRIS, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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: May 18, 2001  
February 2, 2001 BY: Charles D. Robbins  
CHARLES D. ROBBINS

### 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 13 DAY OF July, 2001, 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

S:\muss\WUSSWP01\dwg\WP01RP01.DWG 08/22/00 11:01:42 AM EDT

CAD FILE:  
WUSSWP01\WP01RP01

SEAL WESTBROOKE AT WINSTON TRAILS, INC.

SEAL CHASE MANHATTAN MORTGAGE CORPORATION

SEAL COUNTY ENGINEER

SEAL PROFESSIONAL SURVEYOR & MAPPER

THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: NONE  
P.A. NO.: A0061.00  
DATE: SEPTEMBER 2000  
DRAWING NO. 45-42-03-92

**MOCK ROOS**  
ENGINEERS SURVEYORS PLANNERS

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

SHEET 1 OF 2

**WINSTON TRAILS PARCEL ONE  
REPLAT LOTS 122 AND 123**

PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF LOTS 122 AND 123  
WINSTON TRAILS PARCEL ONE  
(PB 76 PGS 55-57)

SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA