

"WINSTON TRAILS PARCEL THREE"

PART OF A P.U.D.

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

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1992
DWG. NO. P2997U:4162UPLI.DGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT _____ M, THIS _____ DAY
OF _____ 1993, AND DULY
RECORDED IN PLAT BOOK NO. _____
ON PAGES _____ THRU _____
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: _____ D.C.

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSENTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 218, AND AS ASSUMED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 228, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: J-R-F
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST:

Robert Mathes
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF January, 1993.

MY COMMISSION EXPIRES:

Samuel Lee
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 6th DAY OF JANUARY, 1993.

GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP

BY: Richard A. Davenport
RICHARD A. DAVENPORT, GENERAL PARTNER
WITNESS: Maria U. Kiezi

BY: William W. Cole, Jr.
WILLIAM W. COLE, JR., GENERAL PARTNER
WITNESS: Maria U. Kiezi

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WILLIAM W. COLE, JR., TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY (PERSONALLY KNOWN) WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 4 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES: Samuel Lee
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE WINSTON TRAILS FOUNDATION INC., HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF December, 1992.

BY: David Webber
DAVID WEBBER, VICE-PRESIDENT

ATTEST: Joshua Muss
JOSHUA MUSS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND ROBERT MATHES AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DRIVER'S LICENSE AND DRIVER'S LICENSE, RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 20 DAY OF January, 1993.

MY COMMISSION EXPIRES:

Samuel Lee
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DAVID WEBBER AS VICE PRES AND JOSHUA MUSS AS PRESIDENT OF THE WINSTON TRAILS FOUNDATION, INC., TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DR. LIC. AND DR. LIC. RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF December, 1992.

MY COMMISSION EXPIRES:

10-14-96
NOTARY PUBLIC

PROPERTY OWNERS ASSOCIATION CONSENT

THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24th DAY OF MARCH, 1993.

BY: Steven C. Reeger
STEVEN C. REEGER, PRESIDENT

ATTEST: Jill Hoffman
JILL HOFFMAN, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY (PERSONALLY KNOWN) WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 6 DAY OF JANUARY, 1993.

MY COMMISSION EXPIRES:

Bessie Deanning
NOTARY PUBLIC

SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY DEPARTMENT (STATE PLANE DATUM) ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING NORTH 00° 47' 13" WEST.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, ACCESS OR MAINTENANCE ACCESS EASEMENT.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- © DENOTES PERMANENT REFERENCE MONUMENT STAMPED: KEITH AND SCHNARS, P.A., 4323.
- o DENOTES PERMANENT CONTROL POINT STAMPED: KEITH AND SCHNARS, P.C.P. WHERE P.C.P.'S FALL ON MANHOLES AT INTERSECTIONS, SAID MANHOLES SHALL BE STRADDLED WITH KEITH AND SCHNARS P.C.P.'S.

PET. 87-112
ALLOC. #0001

0587-004

MORTGAGEE'S CONSENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 20 DAY OF January, 1993.

THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH

BY: J-R-F
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST:

Robert Mathes
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, STEVEN C. REEGER AS PRESIDENT AND JILL HOFFMAN AS SECRETARY OF THE FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY DR. LIC. AND DR. LIC. RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 24th DAY OF MARCH, 1993.

MY COMMISSION EXPIRES:

2.13.97
NOTARY PUBLIC

NOTARY (YASUDA) WINSTON TRAILS FOUNDATION	NOTARY (YASUDA)	NOTARY (GRQ) (COLE)	FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION INC.	NOTARY (GRQ) (DAVENPORT)
SEAL	SEAL	SEAL	SEAL	SEAL

WINSTON TRAILS PARCEL 3

SEAL
7/1/96

TAZ-437

BOOK 11 PAGE 55
FLOOD ZONE 6
PLANS MAP 170A
ROUND RISERS
ROAD # 24
ZIP CODE
87-112
PUD MAP WINSTON TRAILS

NOTARY WINSTON TRAILS FOUNDATION

NOTARY PROPERTY OWNERS ASSOCIATION

CHERYL E. HARRIS
NOTARY PUBLIC
COMMISSION # 103887
EXPIRES 03/15/97