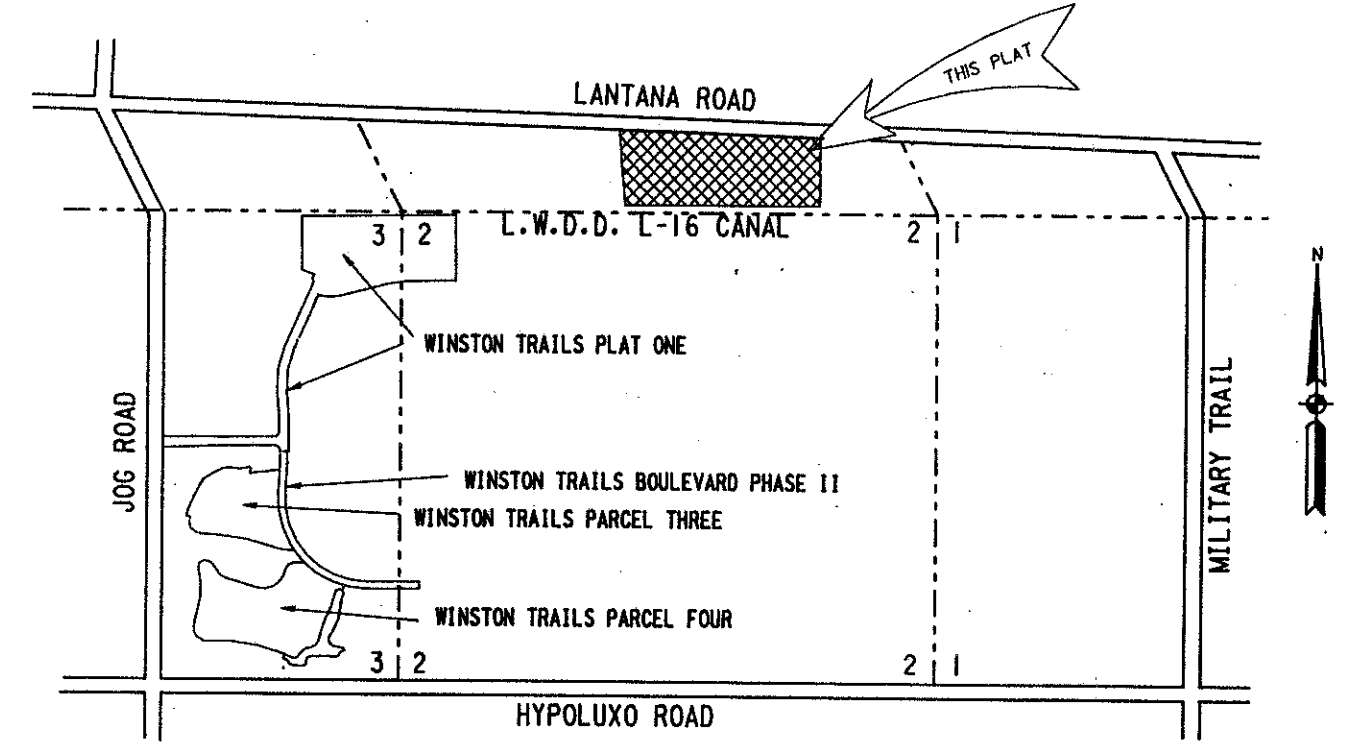


WINSTON TRAILS PARK

PART OF A P.U.D.
LYING IN HIATUS TRACT 38 IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN TRACT 38, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS PARK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION:
A PORTION OF LOT 1 AND LOT 2 IN TRACT 38 OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, ALSO KNOWN AS 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, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 24' 46" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 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 50.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 24' 46" WEST ALONG SAID PARALLEL LINE AND ITS WESTERLY PROJECTION, SAID PARALLEL LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF THE L.W.D.D. CANAL, LATERAL NO. 16, AS DESCRIBED IN OFFICIAL RECORD BOOK 2393, PAGE 1133, PALM BEACH COUNTY RECORDS, A DISTANCE OF 1170.46 FEET; THENCE SOUTH 89° 24' 02" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 402.27 FEET; THENCE NORTH 07° 21' 42" WEST, A DISTANCE OF 215.57 FEET ON A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE L.W.D.D. CANAL, EQUALIZER NO. 3, AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 2393, PAGE 1133; THENCE NORTH 03° 21' 28" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 419.28 FEET

TO A POINT ON A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTH-EAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88° 26' 25" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1646.51 FEET; THENCE SOUTH 01° 33' 35" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88° 26' 25" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02° 08' 54" WEST, A DISTANCE OF 519.82 FEET; THENCE SOUTH 89° 24' 46" WEST, A DISTANCE OF 49.96 FEET; THENCE SOUTH 02° 08' 53" WEST A DISTANCE OF 25.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 997.494 SQUARE FEET (22.899 ACRES), MORE OR LESS.

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

1. PARCEL "A" IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR PARKS AND RECREATION PURPOSES.
2. 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.

IN WITNESS WHEREOF, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HERETO SET MY HAND AND SEAL THIS 16th DAY OF December, 1992.

Richard H. Boush WITNESS
Joshua A. Muss JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989
Carol Swaffin WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY DR. U.C., WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF DECEMBER 1992
Melissa Quackenbush NOTARY PUBLIC
Melissa Quackenbush
CC 235624
10-14-96

PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVE
FORT LAUDERDALE, FL 33309
(305) 776 1616
MAY, 1992
DWG. NO P2997U:4166UPL1.DGN

MORTGAGEE'S CONSENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

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, 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. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: *Robert Mathes*
ROBERT MATHES, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

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 DRIVERS LICENSE AND DRIVERS 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: *August 21, 1993*

Kevin R. Lee NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

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, 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. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: *Mark Sobrin*
MARK SOBRIN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK

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 MARK SOBRIN 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 DRIVERS LICENSE AND DRIVERS 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: *Barbara Gottlieb*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF DADE

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

WITNESS: *Maria U. Kizgi*
MARTHA U. KIZGI
BY: *Richard A. Avenport*
RICHARD A. AVENPORT, GENERAL PARTNER
WITNESS: *Maria U. Kizgi*
MARTHA U. KIZGI
BY: *William W. Cole, Jr.*
WILLIAM W. COLE, JR., GENERAL PARTNER
WITNESS

ACKNOWLEDGEMENTS ON SHEET TWO

NOTE: ACKNOWLEDGEMENTS FOR GRQ LIMITED ON SHEET 2 OF 2

NOTARY (DEDICATION)	NOTARY (YASUDA)	NOTARY (YASUDA)	COUNTY COMMISSIONER	PROFESSIONAL LAND SURVEYOR	COUNTY ENGINEER	CLERK OF THE CIRCUIT COURT

WINSTON TRAILS PARK

0587-003

71/183

P.U.D. TABULAR DATA

TOTAL ACREAGE 22.899 ACRES
NUMBER OF UNITS 0
OPEN SPACE 22.899 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

I, MICHAEL D. GORDON, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

Michael D. Gordon
MICHAEL D. GORDON, ESQ., MICHAEL D. GORDON, P.A., ATTORNEY AT LAW LICENSED IN FLORIDA.
DATE: 9/26/93

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993

BY: *Mary McGart*
MARY MCGART, CHAIR
Ken Foster
KEN FOSTER, VICE-CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT

BY: *Willie O'neal*
WILLIE O'NEAL, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF Nov, 1993

George T. Webb, P.E.
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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 (P.R.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

KEITH AND SCHNARS, P.A.

Jon P. Weber
JON P. WEBER, P.L.S.
FLORIDA REGISTRATION NO. 4323

SUBDIVISION * Winston Trails Park
BOOK 71 PAGE 183
FLOOD ZONE B FLOOD MAP # 178B
GRID # 33 ZONING RS
SE 87-112
PUB NAME WINSTON TRAILS
ZIP CODE 33467

PET. 87-112
ALOC. #0001