# WINSTON TRAILS PARCEL EIGHT

PART OF WINSTON TRAILS P.U.D. SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA AUGUST, 1996 SHEET 2 OF 3

TR 39 TR 38 T 44 1/2 S OCATION MAP NOT TO SCALE

0587-020 LW.D.D. L-18 CANAL

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD \_\_\_\_

THIS \_\_\_\_\_ DAY OF\_\_\_\_\_ AD, 1997 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES

DOROTHY H. WILKEN, CLERK

CIRCUIT COURT SEAL

MORTGAGEE'S CONSENT

## SURVEYOR'S NOTES

ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89.24'02" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER 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 3 OF 3).

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. NOTICE: 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

HEREBY 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER 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.

30th DAY OF Sept.

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

#### TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BÉACH)

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 JAMES J. O'BRIEN, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989; 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.

9-26-97

Glanda Bellany GLENDA BELLAMY, ASSISTANT VICE PRESIDENT

#### MORTGAGEE'S CONSENT

STATE OF OHIO ) COUNTY OF CUYAHOGA )

OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, 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 9831 AT PAGE 1082 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOCIET VICE Fres AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF SEPT. 1997.

PATRICIA A. HAPPT WITNESS: Statut Do . Rest SUDITH M. PASKERT

Jent & John OHIO SAVINGS BANK FRANK J. BOLDENIA SR.VICE PRESIDENT

## **ACKNOWLEDGEMENT**

STATE OF OHIO ) COUNTY OF CUYAHOGA

BEFORE ME PERSONALLY APPEARED Fronk J. Bolognia WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA SIDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE Pres OF OHIO SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 Sept. 1997

MY COMMISSION EXPIRES: July 15, 2001 NOTARY PUBLIC TUDITH M. PASKER

#### MORTGAGEE'S CONSENT

STATE OF ILLINOIS ) COUNTY OF COOK )

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 PRESENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28+10 DAY OF AUGUST 1997.

WITNESS: TODD DRAZNER () lodd Chroman Lord DIODD CHROMAR CHROMAR Toda Orginer

any / 1. Marys LARRY M. CHANESS, VICE PRESIDENT BOJER LAND HOLDINGS, INC. AN ILLINOIS CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

#### **ACKNOWLEDGEMENT**

STATE OF ILLINOIS COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED LARRY M. CHANESS 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 28th DAY OF QUALIST, 1997. MY COMMISSION EXPIRES: 12-30-99
DATE NOTARY PUBLIC DO

> "OFFICIAL SEAL" Lesley Swift Wolff Notary Public, State of Illinois Cook County My Commission Expires 12/30/99

#### MEMORANDUM OF OPTION CONSENT

STATE OF COUNTY OF

WESTBROOKE AT WINSTON TRAILS, INC., HEREBY CERTIFIES THAT IT IS A HOLDER OF A MEMORANDUM OF OPTION 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 OPTION WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8557 AT PAGE 439, AS AMENDED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WESTBROOKE AT WINSTON TRAILS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY MS \_\_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF September \_\_\_\_\_, 1997.

ATTEST: Mh Usurals Scarefary HAL EISENACHER

## ACKNOWLEDGEMENT

COUNTY OF

BEFORE ME PERSONALLY APPEARED JAMES CARE AND HAL EISENACHERWHO ARE PERSONALLY KNOWN TO ME) OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF WESTBROOKE AT WINSTON TRAILS, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11 th DAY OF September, 1997. MY COMMISSION EXPIRES: April 30, 2001 Kristen Juna NOTARY PUBLIC

> OFFICIAL NOTARY SEAL KRISTEN' L TUMA NOTARY PUBLIC STATE OF FLORIDA COMMISSION: NO. CC643633 MY COMMISSION EXP. APR. 30,2001

PRES. JAMES CARR

OHIO SAVINGS BANK A FEDERAL SAVINGS BANK BOJER LAND HOLDINGS, INC. PROFESSIONAL SURVEYOR & MAPPER

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.

N/A

DATE:

P.A. NO.:

95204.00

AUGUST 1996

45-42-02-53

DRAWING NO.

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

SHEET 2 OF 3 WINSTON TRAILS PARCEL EIGHT PART OF WINSTON TRAILS P.U.D. SITUATE IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH,

RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

REV. 08-20-97 CAD FILE: IUSSWINT/WINTRPO

BOJER LAND HOLDINGS, INC