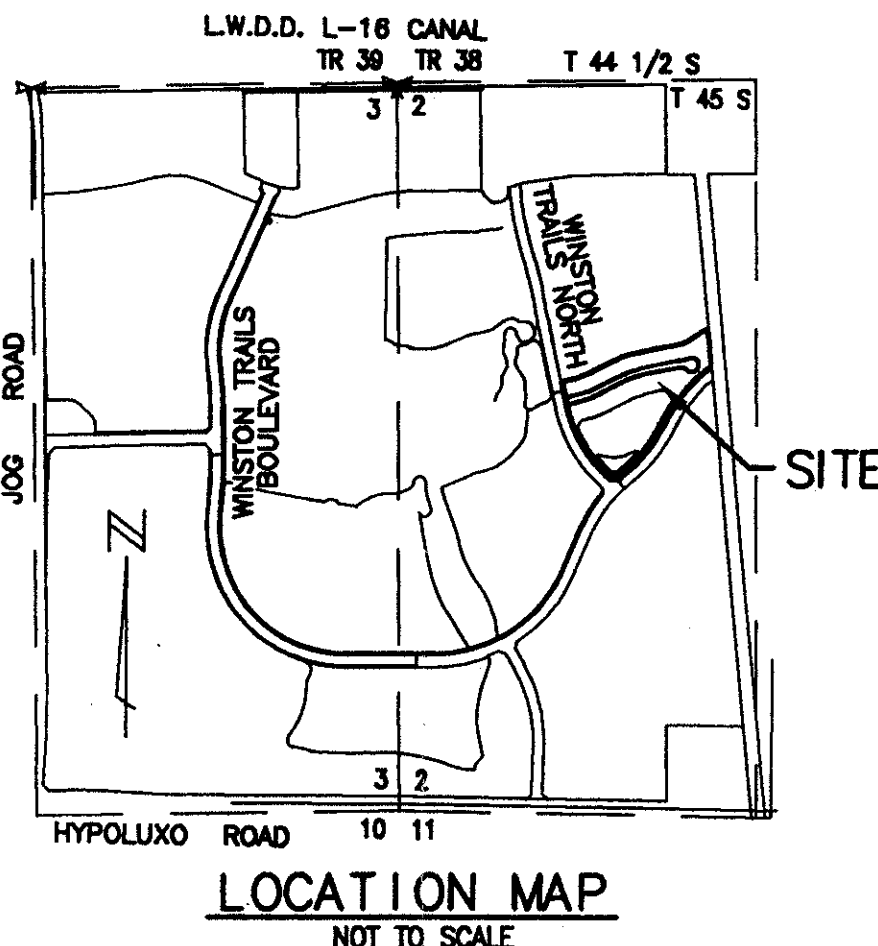


REV. 08-20-97
CAD FILE:
MUSSWINT/WINTRP16

WINSTON TRAILS PARCEL TWELVE

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
MARCH, 1997 SHEET 1 OF 3



0587-022

83

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:17 A.M.
THIS 18 DAY OF Nov
AD. 1997 AND DULY RECORDED
IN PLAT BOOK 83 ON PAGES
85 AND 89
DOROTHY H. WILKEN, CLERK
BY: *[Signature]* D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, A TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL TWELVE" PART OF WINSTON TRAILS P.U.D. SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89°24'02" EAST, A DISTANCE OF 1212.63 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°35'58" EAST, A DISTANCE OF 2206.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°22'48" EAST, A DISTANCE OF 99.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°07'32", AN ARC DISTANCE OF 114.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°15'15" EAST, A DISTANCE OF 217.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'56", AN ARC DISTANCE OF 163.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 78°49'11" EAST, A DISTANCE OF 306.09 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°05'28", AN ARC DISTANCE OF 115.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°43'45" EAST, A DISTANCE OF 148.59 FEET TO INTERSECT THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT (LWDD) E-3 CANAL, 110 FEET IN WIDTH PER OFFICIAL RECORD BOOK 2393 AT PAGE 1133 AND OFFICIAL RECORD BOOK 6840 AT PAGE 382; THENCE ALONG A PORTION OF SAID WEST LINE OF THE LWDD E-3 CANAL, SOUTH 5°28'48" EAST, A DISTANCE OF 292.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1070.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 36°04'13" EAST; THENCE SOUTHWESTERLY, DEPARTING SAID WEST LINE OF THE LWDD E-3 CANAL AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'24", AN ARC DISTANCE OF 458.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°22'23" WEST, A DISTANCE OF 150.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°55'39", AN ARC DISTANCE OF 317.13 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°18'02" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 88°49'25" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 45°56'51" WEST, A DISTANCE OF 104.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 915.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°30'35", AN ARC DISTANCE OF 535.14 TO THE POINT OF TANGENCY; THENCE NORTH 12°26'16" WEST, A DISTANCE OF 179.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 14.444 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C AND E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BERMUDA DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT LK-1, THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 3023, PAGES 112 THROUGH 124, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. 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.

6. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

8. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I, JAMES J. O'BRIEN, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 26 DAY OF AUGUST, 1997.

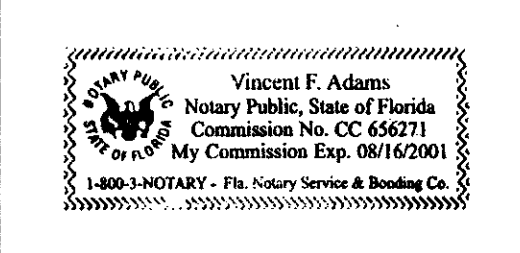
WITNESS: *[Signature]* ROBERT W. ISAKSON
[Signature] ROBYN HENOCH
BY: JAMES J. O'BRIEN, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF AUG, 1997.
MY COMMISSION EXPIRES: 8/16/01 DATE *[Signature]*
NOTARY PUBLIC SEAL (FOR JAMES J. O'BRIEN)



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF September, 1997.

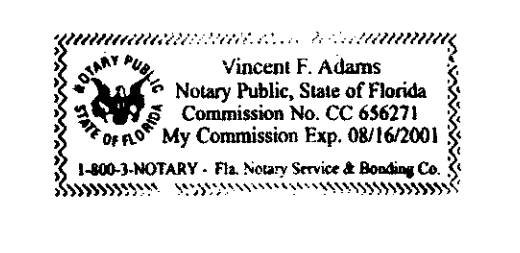
WINSTON TRAILS FOUNDATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: *[Signature]* HANK JUDELSON VICE PRESIDENT
BY: JAMES J. O'BRIEN, AS TRUSTEE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN AND HANK JUDELSON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, 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 14th DAY OF September 1997.
MY COMMISSION EXPIRES: 8/16/01 DATE *[Signature]*
NOTARY PUBLIC SEAL



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE BERMUDA DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF September, 1997.

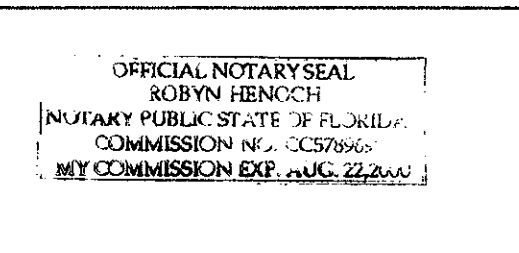
BERMUDA DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: *[Signature]* ENRIQUE LAUREIRO VICE PRESIDENT
BY: ROBERT STONE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT STONE AND ENRIQUE LAUREIRO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE BERMUDA DUNES VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 14th DAY OF September 1997.
MY COMMISSION EXPIRES: 8-22-00 DATE *[Signature]*
NOTARY PUBLIC SEAL



PET. 87-112
ALLOC. #0001
5/2/2/I

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 17 DAY OF November, 1997.

BY: *[Signature]* GEORGE T. WEBB, P.E., COUNTY ENGINEER

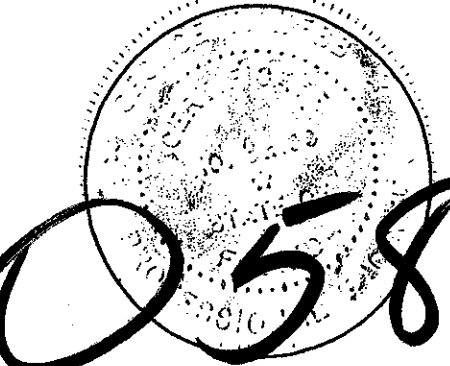
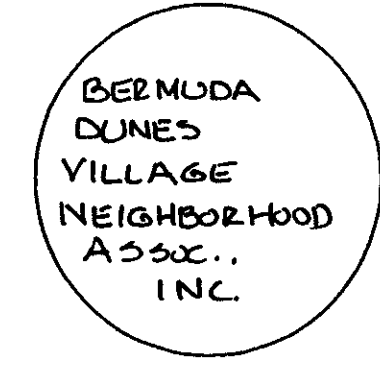
P.U.D. TABULAR DATA

AREA	14.444 ACRES
ROADS	1.296 ACRES
OPEN SPACE	0.363 ACRES
WATER MANAGEMENT TRACTS	6.057 ACRES
DENSITY	1.66 DU/AC
NUMBER OF UNITS	24

WINSTON TRAILS P.U.D. PETITION NO. 87-112C

WINSTON TRAILS
PARCEL TWELVE
PAGE 83
FLOOD MAP #7074
ZONING R351F
QUAD #34
SE 87-112
ZIP CODE 33463
PUD NAME WINSTON TRAILS

SEAL WINSTON TRAILS FOUNDATION, INC. SEAL BERMUDA DUNES VILLAGE NEIGHBORHOOD ASSOC., INC. SEAL COUNTY ENGINEER



0587-022

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.

SCALE: N/A
P.A. NO.: 97010.00
DATE: MARCH 1997
DRAWING NO.: 45-42-02-73



WINSTON TRAILS PARCEL TWELVE
PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

81/83