

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 2 OF 3

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

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
AD. 1997 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

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 Senior Vice Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF SEPT., 1997.

WITNESS: Patricia A. Harris BY: Frank J. Bolognia
PATRICIA A. HARRIS OHIO SAVINGS BANK
FRANK J. BOLOGNIA
SR. VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CUYAHOGA)

BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, 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 Judith M. Paskert
DATE NOTARY PUBLIC JUDITH M. PASKERT

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 PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V. Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF AUGUST, 1997.

WITNESS: Todd Drazner BY: Larry M. Chaness
TODD DRAZNER LARRY M. CHANESS, VICE PRESIDENT
BOJER LAND HOLDINGS, INC.
AN ILLINOIS CORPORATION
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

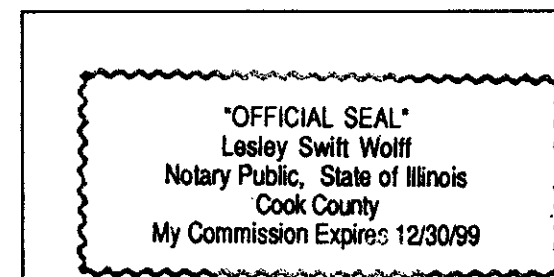
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME PERSONALLY APPEARED LARRY M. CHANESS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A 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 PARTNERSHIP, 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 28th DAY OF August, 1997.

MY COMMISSION EXPIRES: 12-30-99 Lesley Swift Wolff
DATE NOTARY PUBLIC



MEMORANDUM OF OPTION CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 ITS Pres. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF September, 1997.

ATTEST: Hal Eisenacher BY: James Carr
HAL EISENACHER Secretary JAMES CARR PRES.

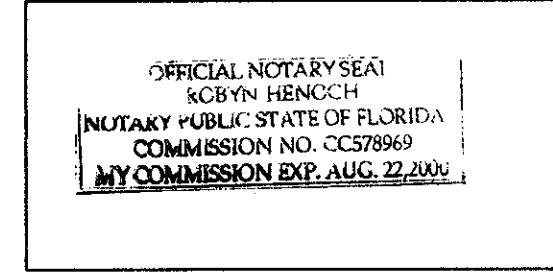
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED James Carr AND Hal Eisenacher WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A 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 11th DAY OF September, 1997.

MY COMMISSION EXPIRES: 8-22-00 Robyn Nemoch
DATE NOTARY PUBLIC



SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 41°41'58" EAST ALONG THE EAST LINE OF "WINSTON TRAILS BOULEVARD PHASE 111", AS RECORDED IN PLAT BOOK 76, PAGES 179 THROUGH 180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - 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 5).
 - 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.
- 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.
 - 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

I 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.

THIS 20th DAY OF October, 1997 Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

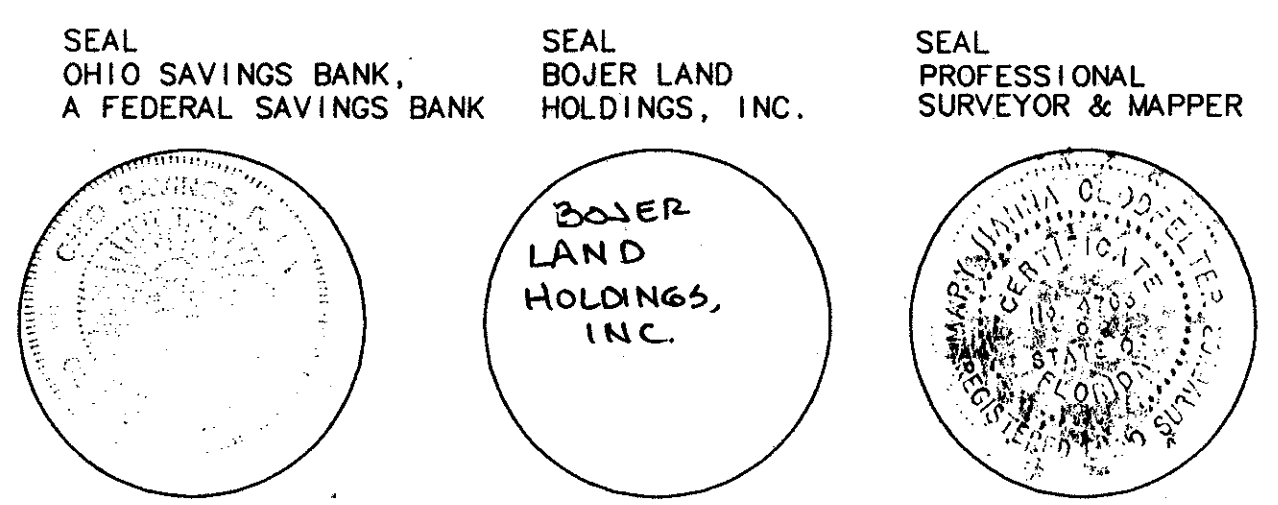
TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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.

DATE: 9-26-97 BY: Glenda Bellamy
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

WINSTON TRAILS
PARCEL TWELVE
SUBDIVISION *
BOOK 81
PAGE 84
FLOOD ZONE B
FLOOD MAP # 1750
QUAD * 34
ZONING RTS/SE
SE 87-112
ZIP CODE 33463
PUD NAME WINSTON TRAILS



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

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, Fax 478-7248

**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 2 OF 3