

WINSTON TRAILS PARCEL TWENTY

0587-030

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD THIS _____ DAY OF _____
AD, 2000 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL

PART OF WINSTON TRAILS P.U.D.
BEING A REPLAT OF TRACT G,
"WINSTON TRAILS EAST"
(PB 85, PGS 74 - 78)
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER 1999, SHEET 2 OF 6

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, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VP AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10TH DAY OF MAY, 2000.

WITNESS: Patricia A. Haupt BY: Frank J. Bologna
PATRICIA A. HAUPT FRANK J. BOLOGNIA
DIANL M. LOOK SR. VICE PRESIDENT
DIANL M. LOOK

ACKNOWLEDGEMENT

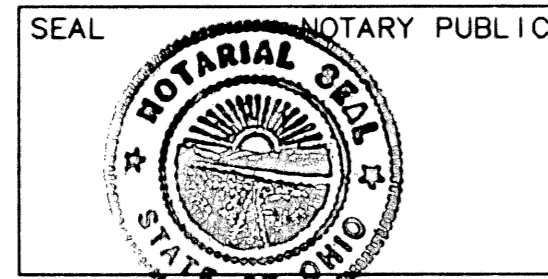
STATE OF OHIO)
COUNTY OF CUYAHOGA)

BEFORE ME PERSONALLY APPEARED FRANK J. BOLOGNIA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VP OF OHIO SAVINGS BANK, 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 10TH DAY OF MAY, 2000.

MY COMMISSION EXPIRES: 10/29/2001 DATE Patricia A. Haupt
NOTARY PUBLIC

PATRICIA A. HAUPT, Notary Public
State of Ohio
My Commission Expires Oct. 29, 2001



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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10TH DAY OF MAY, 2000.

WITNESS: Henry J. Swelson BY: James J. O'Brien
Henry Swelson JAMES J. O'BRIEN, VICE PRESIDENT
REBECCA VARIN BOJER LAND HOLDINGS, INC.
REBECCA VARIN AN ILLINOIS CORPORATION
REBECCA VARIN AUTHORIZED TO DO BUSINESS IN THE
REBECCA VARIN STATE OF FLORIDA

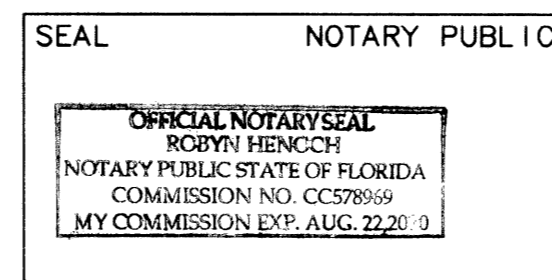
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN 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 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 18TH DAY OF MAY, 2000.

MY COMMISSION EXPIRES: 8-22-00 DATE Robert Henoch
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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8TH DAY OF APRIL, 2000.

WITNESS: Jack DiCampi BY: Russell Barnes
Jack DiCampi VICE - PRESIDENT
Henry Swelson RUSSELL BARNES

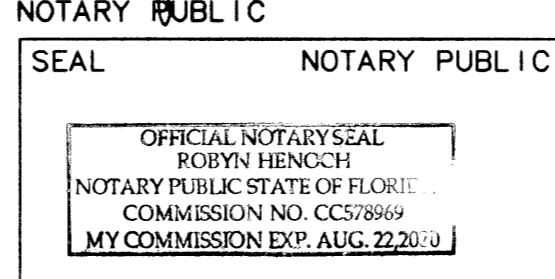
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Russell Barnes WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WESTBROOKE AT WINSTON TRAILS, INC., 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 APRIL, 2000.

MY COMMISSION EXPIRES: 8-22-00 DATE Robert Henoch
NOTARY PUBLIC



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF THE WATER MANAGEMENT TRACT, THE LAKE MAINTENANCE EASEMENTS, WATER MANAGEMENT EASEMENTS, INGRESS AND EGRESS EASEMENT, UTILITY AND LIFT STATION EASEMENTS, AS SHOWN HEREON; AND HEREBY ACCEPTS THE RIGHT OF INSTALLATION, OPERATION, REPAIR, REPLACEMENT OR RENEWAL OF ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS. THE MAINTENANCE OF WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS WILL BE THE OBLIGATION OF THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST), ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CHAIRMAN OF THE BOARD, THIS 3RD DAY OF MAY, 2000.

WITNESS: Henry Swelson BY: James J. O'Brien
Henry Swelson CHAIRMAN OF THE BOARD
Rebecca Varin

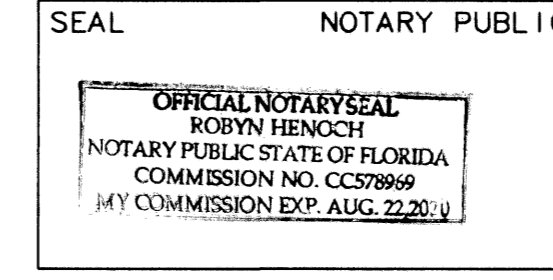
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED James J. O'Brien WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF THE WINSTON TRAILS COMMUNITY DEVELOPMENT DISTRICT (EAST) AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID DISTRICT 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 DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF MAY, 2000.

MY COMMISSION EXPIRES: 8-22-00 DATE Robert Henoch
NOTARY PUBLIC



SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 89°24'46" WEST ALONG THE NORTH LINE OF TRACT G, AS SHOWN ON THE PLAT OF "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 85, PAGES 74 THROUGH 78, INCLUSIVE OF THE PUBLIC RECORDS OF 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 6 OF 6).
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. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

7. MOCK, ROOS AND ASSOCIATES, INC. LICENSED AUTHORIZATION NO. LB-048.

SURVEYOR'S CERTIFICATION

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE 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 14TH DAY OF JUNE, 2000 Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4763

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

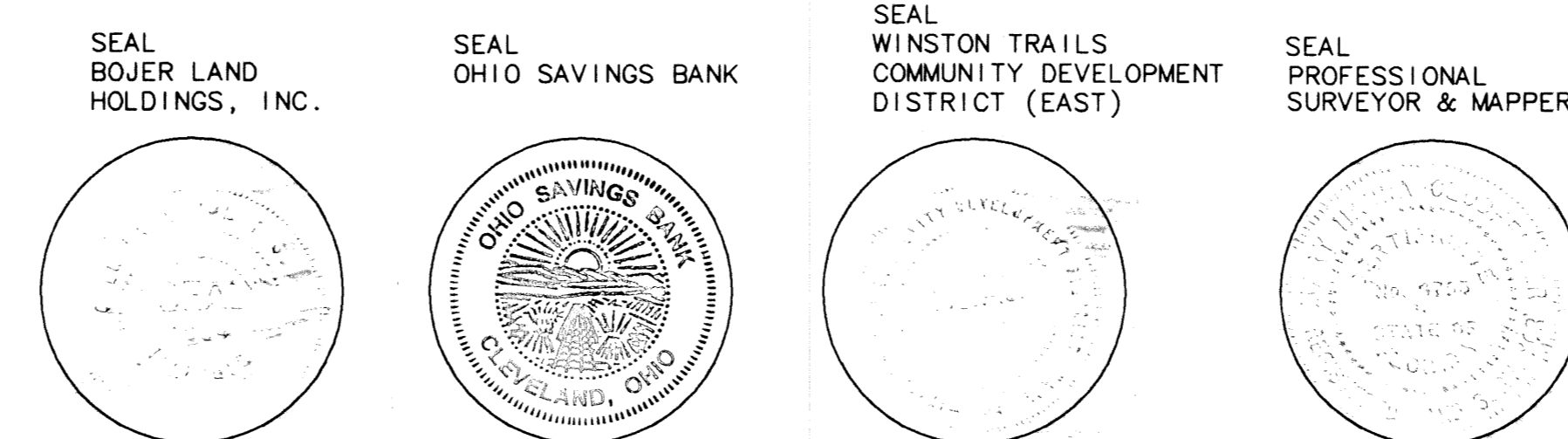
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE UNDER LAND TRUST 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: June 13, 2000 BY: Alice F. Meade
Alice Meade
ASSISTANT VICE PRESIDENT

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.

SHEET 2 OF 6

SCALE: N/A	<p>MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS</p>	<p>WINSTON TRAILS PARCEL TWENTY PART OF WINSTON TRAILS P.U.D. BEING A REPLAT OF TRACT G, "WINSTON TRAILS EAST" (PB 85, PGS 74 - 78) SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA</p>
P.A. NO.: 98008.20		
DATE: NOVEMBER 1999		
DRAWING NO. 45-42-02-137		
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		



SUBDIVISION WINSTON TRAILS
PAGE 11
BLOCK #
PLAT MAP # 1756
ZONING RS1 SE
CLAS # 34
ZIP CODE 33403
TAG 430
FUD NAME

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