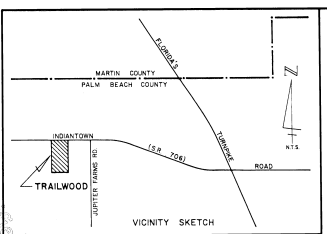


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on the 20 day of June 1978 and duly recorded in Plat Book No. 35 on page 546
State of Florida Public County Court
Walter L. Scott, Clerk



PLAT OF TRAILWOOD A P.U.D.

IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;
BEING A REPLAT OF A PORTION OF THE REPLAT OF JUPITER FARMS AND GROVES AS RECORDED IN P.B. 24, PG. 7, PALM BEACH COUNTY, FLORIDA.



This is not a certified copy

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that C & W Developers, Inc., a Florida corporation, owner of land shown hereon, being in Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida, shown hereon as Trailwood, being more particularly described as follows:

The East one half (1/2) of the Northwest one quarter (NW 1/4) of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida, subject to road and canal rights of way of record.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Streets:**
The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- Easements:**
 - Utility Easements** - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
 - Maintenance and Access Easements** - The maintenance and access easements (Tracts "A" & "C") as shown are hereby dedicated in perpetuity to the Trailwood Homeowners' Association and are hereby reserved to provide access to Tract "A", said access easements are the perpetual maintenance obligation of said Homeowners' Association.
 - Maintenance Easements** - The maintenance easements as shown are hereby dedicated in perpetuity to provide a means of access to Tracts "A", "B", & "C" for maintenance crews and equipment.
 - Buffer Easements** - The buffer easements as shown are hereby dedicated in perpetuity for planting and beautification purposes and are the perpetual maintenance obligation of the individual lot owners.
- Recreation Area:**
The recreation area as shown is hereby dedicated to the Trailwood Homeowners' Association and is the perpetual maintenance obligation of said association.
- The Drainage Tracts (Tracts "B", "D", & "E") as shown are hereby dedicated in perpetuity to the Trailwood Homeowners' Association and are hereby reserved for Drainage and Recreation purposes, said Drainage Tracts are the perpetual maintenance obligation of said Homeowners' Association.**

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by Walter L. Scott, President, and attested by Clifford F. Burg, its Secretary-Treasurer, and its corporate seal to be affixed hereto by me with the authority of its Board of Directors, this 15th day of JUNE, 1978.

ATTEST: *Clifford F. Burg*
Clifford F. Burg, Secretary-Treasurer

C & W Developers, Inc.,
a corporation of the State of Florida
By *Walter L. Scott*
Walter L. Scott, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Walter L. Scott and Clifford F. Burg, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary-Treasurer of C & W Developers, Inc., a corporation, 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 me and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 15th day of JUNE, 1978.

My Commission Expires: *June 15, 1978*
Notary Public

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
The undersigned hereby certifies that it is the holder of a mortgage 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, which is recorded in Official Record Book 2427, at Page 1628 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, Samuel Skaller, as trustee, do herewith set my hand and seal this 15th day of JUNE, 1978.

WITNESSES:
Madeline Kay
Jack Stokien
Samuel Skaller
Trustee

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Samuel Skaller to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 15th day of JUNE, 1978.

My Commission Expires: *June 15, 1978*
Notary Public

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 20th day of JUNE, 1978.

COUNTY ENGINEER
This plat is hereby approved for record this 20th day of JUNE, 1978.

ATTEST:
JOHN B. RUNCIE, Clerk
BOARD OF COUNTY COMMISSIONERS
BY: *Theresa A. Jennings*
Secretary

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Robert C. Scott, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the heron described property; that I find the title to the property is vested to C & W Developers, Inc.; that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown and are true and correct.

Date: June 5, 1978
ROBERT C. SCOTT
Attorney at Law
Licensed in Florida

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 and that said survey is accurate to the best of my knowledge and belief and that (P.A.M.'s) Permanent Reference Monuments have been placed as required by law and furthermore that (P.C.P.'s) Permanent Control Points will be set under the guarantee posted with Palm Beach County for the required improvements and further that the survey also complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

WILLIAM G. WALLACE, Inc.
Professional Land Surveyor
File Certificate No. 3357

This instrument was prepared by Craig L. Wallace, at the office of William G. Wallace, Inc., 301 Northlake Blvd., Suite 109, North Palm Beach, Florida 33406

PLAT OF			
TRAILWOOD			
A P.U.D.			
WILLIAM G. WALLACE, INC.			
Consulting Engineers & Land Surveyors			
331 Northlake Blvd., North Palm Beach, Florida			
FILED	DATE	BOOK	PAGE
FILED	JUN 20 1978	35	546
FILED	JUN 20 1978	35	546
FILED	JUN 20 1978	35	546



This is not a certified copy.

TABULAR INFORMATION

The following information must be completed on this form and printed on all copies of the Master Land Use Plan.

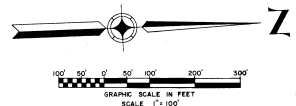
TOTAL ACREAGE OF PROJECT 78.2 ac TOTAL NUMBER OF DWELLING UNITS 58
 GROSS DENSITY OF PROJECT 74/ac
 PERCENTAGE OF PROJECT IN RESIDENTIAL USE 71.1% BUILDING COVERAGE 55
 PERCENTAGE OF PROJECT IN COMMERCIAL USE 0% BUILDING COVERAGE 0
 PERCENTAGE OF PROJECT IN OFFICE AND UNCOVERED PARKING 13%
 PERCENTAGE OF PROJECT IN OPEN SPACE (INCLUDING BOLF COURTS, UNCOVERED PARKING, DRIVEWAYS, OTHER IMPERVIOUS SURFACES, AND WATER BODIES) 80%
 PERCENTAGE OF PROJECT IN STROPS 1% CHANGES 0

PERCENTAGE OF PROJECT IN HOSPITAL AND CONVALESCENT USE 0%
 INDICATE THE TOTAL AREA OF THE FOLLOWING:

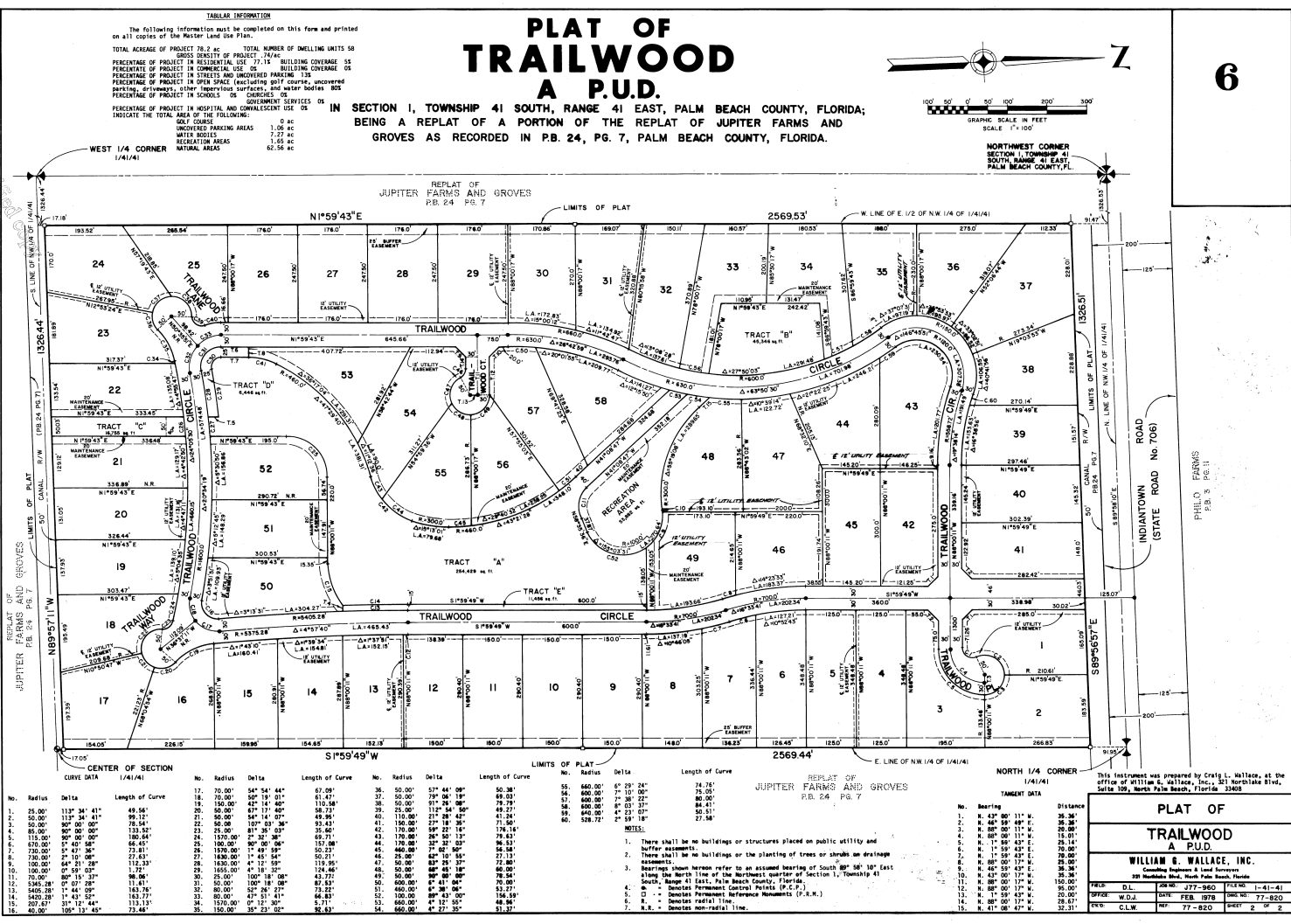
SOIL COARSE	0 ac
UNCOVERED PARKING AREAS	1.06 ac
WATER BODIES	2.27 ac
REGULATION AREAS	1.55 ac
NATURAL AREAS	62.56 ac

PLAT OF TRAILWOOD A P.U.D.

IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;
 BEING A REPLAT OF A PORTION OF THE REPLAT OF JUPITER FARMS AND GROVES AS RECORDED IN P.B. 24, PG. 7, PALM BEACH COUNTY, FLORIDA.



6



CURVE DATA (1/4) A1

No.	Bearing	Delta	Length of Curve
1.	25.00°	113° 34' 41"	49.56'
2.	50.00°	113° 34' 41"	99.12'
3.	50.00°	80° 00' 00"	79.28'
4.	80.00°	80° 00' 00"	133.52'
5.	170.00°	80° 00' 00"	130.88'
6.	170.00°	2° 43' 58"	66.45'
7.	730.00°	4° 51' 58"	27.83'
8.	100.00°	4° 51' 58"	112.33'
9.	100.00°	0° 59' 03"	1.27'
10.	70.00°	80° 15' 33"	11.87'
11.	5465.28°	1° 44' 00"	163.76'
12.	5465.28°	1° 44' 00"	163.76'
13.	5420.28°	1° 43' 52"	163.77'
14.	202.87°	31° 12' 44"	113.13'
15.	40.00°	105° 13' 45"	73.44'

LIMITS OF PLAT

No.	Radius	Delta	Length of Curve
17.	70.00'	54° 54' 44"	67.09'
18.	70.00'	50° 19' 01"	61.87'
19.	150.00'	42° 14' 40"	170.148'
20.	50.00'	67° 17' 40"	58.23'
21.	50.00'	54° 01' 30"	49.56'
22.	50.00'	107° 03' 36"	59.51'
23.	50.00'	81° 35' 03"	55.50'
24.	170.00'	2° 32' 58"	69.71'
25.	150.00'	80° 00' 00"	157.08'
26.	150.00'	1° 43' 54"	50.21'
27.	1430.00'	1° 43' 54"	50.21'
28.	1300.00'	1° 12' 59"	119.96'
29.	1650.00'	4° 18' 32"	124.86'
30.	75.00'	100° 18' 08"	43.77'
31.	50.00'	100° 18' 08"	87.53'
32.	450.00'	52° 08' 27"	73.25'
33.	80.00'	47° 51' 41"	64.83'
34.	1570.00'	0° 12' 30"	5.71'
35.	150.00'	35° 23' 02"	92.83'

LIMITS OF PLAT

No.	Radius	Delta	Length of Curve
55.	660.00'	6° 29' 24"	74.28'
56.	660.00'	7° 10' 00"	75.05'
57.	660.00'	7° 38' 22"	78.73'
58.	660.00'	8° 03' 37"	84.41'
59.	640.00'	8° 23' 07"	50.51'
60.	528.72'	9° 59' 18"	27.98'

TABULAR DATA

No.	Bearing	Distance
1.	N. 43° 00' 11" W.	35.36'
2.	N. 46° 59' 48" E.	36.34'
3.	N. 08° 00' 11" W.	29.08'
4.	N. 08° 00' 11" W.	11.61'
5.	N. 1° 58' 43" E.	25.14'
6.	N. 1° 58' 43" E.	79.80'
7.	N. 1° 58' 43" E.	29.00'
8.	N. 08° 00' 11" W.	35.36'
9.	N. 45° 55' 43" E.	35.36'
10.	N. 43° 00' 11" W.	35.36'
11.	N. 08° 00' 11" W.	150.00'
12.	N. 08° 00' 11" W.	95.00'
13.	N. 1° 59' 43" W.	20.00'
14.	N. 08° 00' 11" W.	28.57'
15.	N. 41° 08' 47" W.	32.31'

This instrument was prepared by Craig L. Wallace, at the office of William G. Wallace, Inc., 221 Northlake Blvd., Suite 102, Palm Beach, Florida 33409

**PLAT OF
TRAILWOOD
A P.U.D.**

WILLIAM G. WALLACE, INC.
 Consulting Engineers & Land Surveyors
 221 Northlake Blvd., Palm Beach, Florida

FILED D.L. 777-980 1/14/90 1-41-41
 PREPARED BY W.D.J. DATE FEB 1978 77-820
 DRAWN BY C.L.W. 77-820 SHEET 2 OF 2