

50/85

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAT OF WINCHESTER WOODS

A REPLAT OF A PORTION OF THE PLAT OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 10, PUBLIC RECORDS,

PALM BEACH COUNTY, FLORIDA

SHEET ONE OF TWO

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT J.M.S. CONSTRUCTION, INC., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINCHESTER WOODS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, LOT 12 AND THE EAST ONE-HALF (E½) OF LOT 13 OF THE SUBDIVISION OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 3 PAGE 10.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCELS OF LAND:

THE SOUTH 200 FEET OF THE EAST ONE-HALF (E½) OF LOT 13 OF THE SUBDIVISION OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 3 PAGE 10;

THE NORTH 262 FEET OF THE EAST ONE-HALF (E½) OF LOT 13 IN THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 3 PAGE 10, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA;

THE NORTH 60 FEET OF THE SOUTH 260 FEET OF THE EAST ONE-HALF (E½) OF LOT 13 OF THE SUBDIVISION OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 3 PAGE 10;

THE SOUTH 260.11 FEET OF THE WEST HALF (W½) OF TRACT 11, A SUBDIVISION OF THE NORTHWEST QUARTER (NW¼), PLAT OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

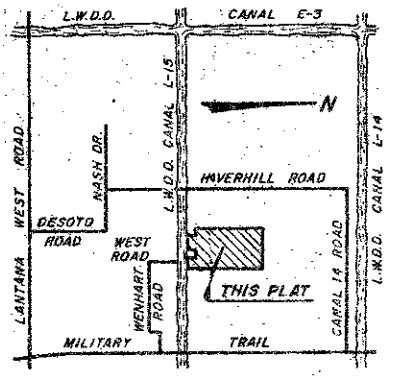
A PARCEL OF LAND SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 87°42'52" WEST (NORTH 87°42'16" WEST - SURVEY), A DISTANCE OF 1004.95 FEET; THENCE NORTH 01°55'43" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°55'54" EAST, A DISTANCE OF 275.30 FEET; THENCE SOUTH 82°03'02" WEST (SOUTH 82°03'38" WEST-SURVEY), A DISTANCE OF 169.90 FEET; THENCE SOUTH 01°57'04" WEST, A DISTANCE OF 245.11 FEET; THENCE SOUTH 87°42'52" EAST (SOUTH 87°42'16" EAST - SURVEY), A DISTANCE OF 187.48 FEET TO THE POINT OF BEGINNING. ALL LAND LYING AND BEING IN THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

THE SOUTH 173.45 FEET OF LOT 12 OF THE SUBDIVISION OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 3 PAGE 10, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE SOUTH 15 FEET OF SAID LOTS 11, 12, AND THE EAST HALF (E½) OF LOT 13.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:
THE STREETS, SHOWN HEREON AS WINCHESTER WOODS DRIVE AND WOODS WEST DRIVE, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:
UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.



VICINITY SKETCH
NOT TO SCALE

3. WATER MANAGEMENT TRACT:
THE WATER MANAGEMENT TRACT AS SHOWN IS HEREBY DEDICATED TO THE WINCHESTER WOODS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF July, 1983.

J.M.S. CONSTRUCTION, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Riitta T. Seppala By: Jonathan Seppala
SECRETARY PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JONATHAN SEPPALA AND RIITTA T. SEPPALA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF J.M.S. CONSTRUCTION, 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 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 20th DAY OF July, 1983.

Bruce H. Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 17, 1986

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 3832 AT PAGE 0599 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SUNRISE SAVINGS AND LOAN ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS OPERATIONS MANAGER AND ITS OFFICIAL SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF July, 1983.

SUNRISE SAVINGS AND LOAN ASSOCIATION

ATTEST: Robert Calsin By: David L. Devaney
OPERATIONS MANAGER VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID L. DEVANEY AND ROBERT CALSIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND OPERATIONS MANAGER OF THE SUNRISE SAVINGS AND LOAN ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID SUNRISE SAVINGS AND LOAN ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SUNRISE SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF July, 1983.

Robert Calsin
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 22, 1987

SURVEYORS 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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'s) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Kent W. Ewing, Jr.
KENT W. EWING, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3884

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF January, 1985

By: Ken Adams
KEN ADAMS, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF January, 1985

By: Herbert F. Kahler
HERBERT F. KAHLER
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: John B. Dunkle
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, SUN TITLE AND ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, FULLY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN J.M.S. CONSTRUCTION, INC., A FLORIDA CORPORATION; THAT THE UNPAID TAXES HAVE BEEN PAID; AND THAT WE FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

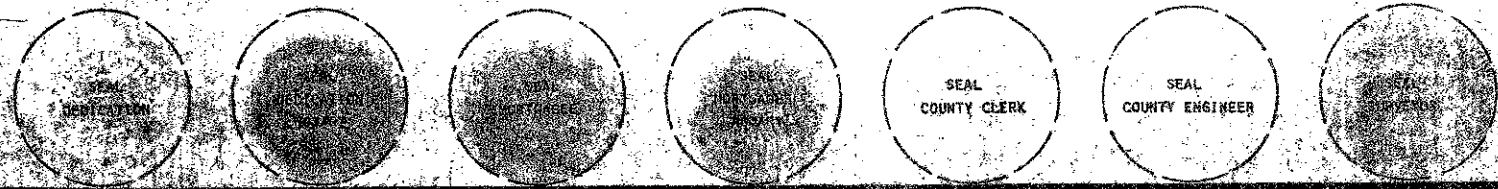
DATE: 1-7-85
Bruce H. Hall
SUN TITLE AND ABSTRACT COMPANY
BRUCE H. HALL

1000-036

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR., OF EWING AND ASSOCIATES INCORPORATED, 3575 COCONUT DRIVE, LAKE WORTH, FLORIDA, 33661 AND JOHN A. MCELROY IN THE OFFICE OF:

Winchester Woods

50/85



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 1/22/85 at 11:00 AM. This plat is subject to 100% and shall be recorded in Plat Book No. 3832 at Page 0599.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS
PLANNERS
DEVELOPMENT CONSULTANTS
1899 FOREST HILL BLVD.
SUITE 200
WEST PALM BEACH
FLORIDA 33411
PHONE: (407) 844-9999