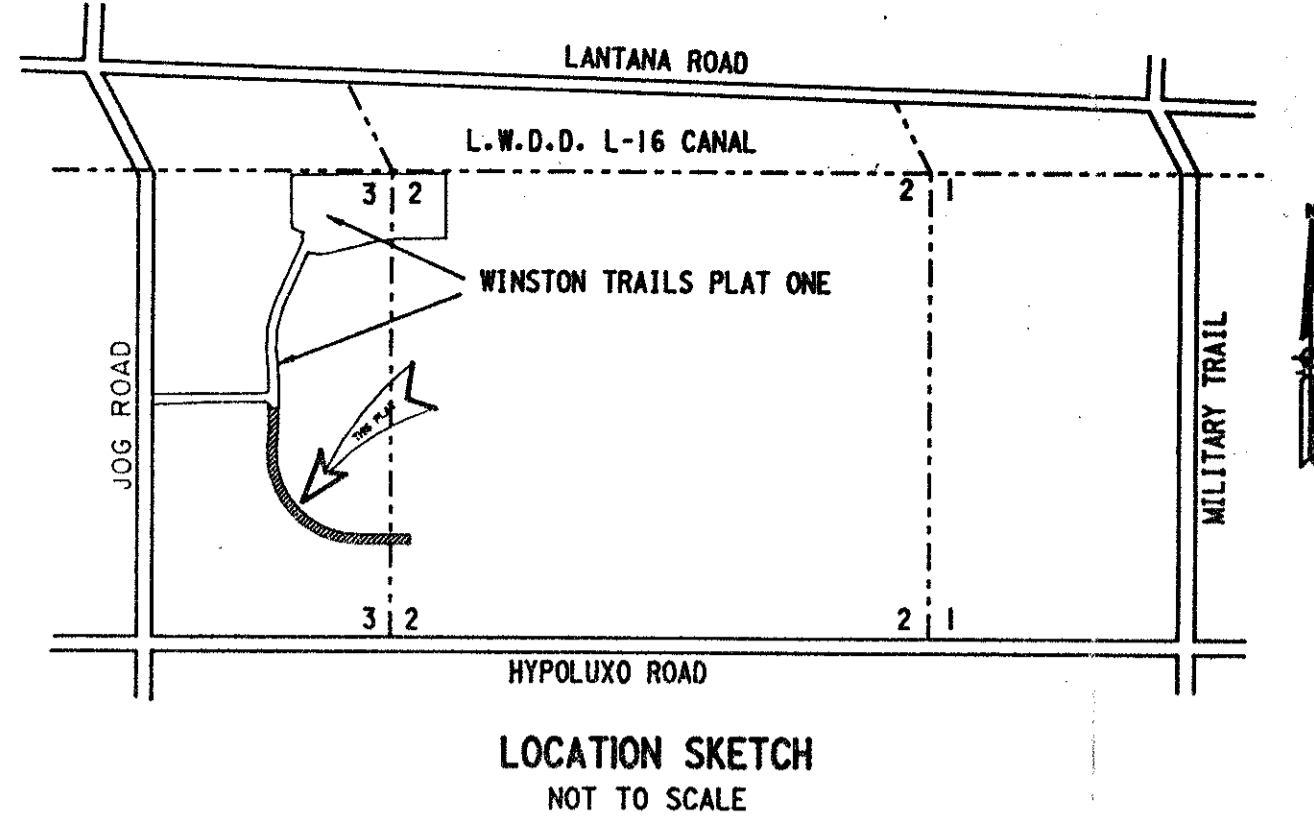


WINSTON TRAILS BOULEVARD PHASE II

PART OF A P.U.D.
LYING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



PREPARED BY:
JON P. WEBER IN THE OFFICES OF
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MAY 1992
DWG. NO. P2997U4IGIPLLDGN

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 2:28 PM, THIS 02 DAY
OF AUGUST 1993, AND DULY
RECORDED IN PLAT BOOK NO. 74
ON PAGES 53 THRU 54
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Clayton A. St. John*

P.U.D. TABULAR DATA

TOTAL ACREAGE	6.72 ACRES
NUMBER OF UNITS	0
OPEN SPACE	6.72 ACRES

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY *De. W.S.*, WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE AND ACKNOWLEDGED THE EXECUTION THEREOF BE HIS FREE ACT AND DEED AS SUCH TRUSTEE FOR THE PURPOSES PURPOSES DESCRIBED.

WITNESS MY HAND AND SEAL THIS 13th DAY OF November, 1992.
MY COMMISSION EXPIRES: 12/31/93
Richard A. Davenport
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
I, HOWARD BREGMAN, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, THAT ALL 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.

DATED: 6/21/93
Howard Bregman
HOWARD BREGMAN, ESQ., GREENBERG, TRAUING, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A., ATTORNEY AT LAW LICENSED IN FLORIDA.

MORTGAGEE'S CONSENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5180, PAGE 1933, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 163, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 165, WHICH MODIFICATION WAS CONSISTED TO BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 218, AND AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 224, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 402, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 5th DAY OF Nov., 1992.
THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH
BY: *J.R. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: *Mark Sobrin*
MARK SOBRIN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY *Barbara Gottlieb* AND *Barbara Gottlieb* RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 5th DAY OF Nov., 1992.
MY COMMISSION EXPIRES: 12/31/93
Barbara Gottlieb
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6243, PAGE 253, AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6840, PAGE 397, AS AMENDED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ATTESTED TO BY ITS ASSISTANT VICE-PRESIDENT THIS 5th DAY OF Nov., 1992.
THE YASUDA TRUST & BANKING CO., LTD.,
NEW YORK BRANCH
BY: *J.R. Fitzgerald*
JAMES R. FITZGERALD, VICE-PRESIDENT
ATTEST: *Mark Sobrin*
MARK SOBRIN, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS
COUNTY OF NEW YORK }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES R. FITZGERALD AS VICE-PRESIDENT AND MARK SOBRIN AS ASSISTANT VICE-PRESIDENT OF THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, TO ME WELL KNOWN TO BE THE OFFICERS HEREIN DESCRIBED AS EVIDENCED BY *Barbara Gottlieb* AND *Barbara Gottlieb* RESPECTIVELY, WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 5th DAY OF Nov., 1992.
MY COMMISSION EXPIRES: 12/31/93
Barbara Gottlieb
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE 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, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6243, PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS THIS 17 DAY OF November, 1992.
GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP

BY: *Richard A. Davenport*
RICHARD A. DAVENPORT, GENERAL PARTNER
BY: *William W. Cole, Jr.*
WILLIAM W. COLE, JR., GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD A. DAVENPORT, TO ME WELL KNOWN TO BE THE INDIVIDUAL HEREIN DESCRIBED AS EVIDENCED BY *Driver's License*, WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH GENERAL PARTNER FOR THE PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AND SEAL THIS 17 DAY OF November, 1992.
MY COMMISSION EXPIRES: March 7, 1994
Nancy J. Savagna
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993.
BY: *Mary McCarty*
MARY MCCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: *Willa Russell*
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 29 DAY OF July, 1993

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINSTON TRAILS BOULEVARD PHASE II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3, THENCE ALONG THE WEST LINE OF SAID SE 1/4, NORTH 00°47'13" WEST, 2691.88 FEET; THENCE NORTH 89°12'47" EAST, 1303.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°47'13" EAST, 16.97 FEET; THENCE SOUTH 00°47'13" EAST, 30.00 FEET; THENCE NORTH 89°12'47" EAST, 100.00 FEET; THENCE SOUTH 00°47'13" EAST, 89.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2360.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°58'57", AN ARC DISTANCE OF 205.23 FEET; THENCE SOUTH 04°11'44" WEST, 160.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°11'44", AN ARC DISTANCE OF 1545.38 FEET; THENCE NORTH 90°00'00" EAST, 521.99 FEET; THENCE SOUTH 00°00'00" EAST, 112.00 FEET; THENCE SOUTH 90°00'00" WEST, 521.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1052.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°11'44", AN ARC DISTANCE OF 1729.51 FEET; THENCE NORTH 04°11'44" EAST, 160.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2248.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°58'57", AN ARC DISTANCE OF 195.49 FEET; THENCE NORTH 00°47'13" WEST, 131.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 6.7201 ACRES, MORE OR LESS.

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

1. THE STREET AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. 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.
3. THE LIMITED ACCESS EASEMENTS (L.A.E.'s) AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. PARCELS "A-1", "A-2", "B-1", "B-2", "B-3" AND "B-4" AS SHOWN ARE HEREBY RESERVED TO WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS AND ASSIGNS, FOR BIKE PATH AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC SHALL HAVE THE RIGHT OF ACCESS TO THESE PARCELS.
5. 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 THE WINSTON TRAILS FOUNDATION INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF I, JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HERETO SET MY HAND AND SEAL THIS 13 DAY OF November, 1992.
Joshua A. Muss
JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989
WITNESSES:
Clayton A. St. John
Richard A. Davenport

NOTE: SURVEYOR'S CERTIFICATE ON SHEET 2 OF 2

NOTARY (YASUDA)	YASUDA TRUST & BANKING CO., LTD.	NOTARY (YASUDA)	YASUDA TRUST & BANKING CO., LTD.	NOTARY (YASUDA)	GRQ LIMITED	NOTARY (GRQ) (DAVENPORT)	COUNTY ENGINEER	COUNTY COMMISSION	CLERK OF THE CIRCUIT COURT

0597-002
7/1/93

TAZ = 437
FLOOD MAP # 175B
ZONING RTs + RS
ZIP CODE
87-112
WINSTON TRAILS