SHEET INDEX (NOT TO SCALE)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSHUA A. MUSS, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL ONE", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B", "WINSTON TRAILS PLAT ONE" AS RECORDED IN PLAT BOOK 71 AT PAGES 28 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG THE WEST LINE OF SAID PARCEL B" AND OF PARCEL "A" OF SAID "WINSTON TRAILS PLAT ONE", SOUTH 00" 48'17" EAST, A DISTANCE OF 623.62 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 69" 52' 35" EAST, A DISTANCE OF 144.97 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WINSTON TRAILS BOULEVARD AS SHOWN ON SAID "WINSTON TRAILS BOY 550.00 FEET; THENCE NORTH 68" 25' 11" WEST, A DISTANCE OF 448.53 FEET TO A POINT OF CURVATURE OF 36.09 FEET; THENCE SOUTH 24" 10' 11" WEST, A DISTANCE OF 84.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35" 36' 38", AN ARC DISTANCE OF 341.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO "THE NORTHWEST; HAVING A RADIUS OF 4060.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12".03'09", AN ARC DISTANCE OF 854.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) NORTH O0" 47' 13" WEST, A DISTANCE OF 381.06 FEET; THENCE (2) NORTHERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 01" 25' 18" AN ARC DISTANCE OF A SAID FOINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1709.02 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 89' 13' 03" EAST); THENCE (2) NORTHERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 01" 25' 18" AN ARC DISTANCE OF 187.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1709.02 FEET (A RADIAL LINE TO SAID POINT SEATS), THENCE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 3, NORTH 89 11 43' EAST, A DISTANCE OF 1529. 00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING A TOTAL OF 24,539 ACRES, MORE OR LESS.

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

1. TRACT A. AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT B, THE 25 FOOT P. U. D. BUFFER AND THE 15 FOOT BUFFER, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE FOR ACCESS, AND MAINTENANCE PURPOSES AND ARE IN FAVOR OF THE ADJOINING LOT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. 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.

7. 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 AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

8. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

## WINSTON TRAILS PARCEL ONE

PART OF WINSTON TRAILS P. U. D. SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA NOVEMBER, 1994 SHEET 1 OF 3

HITNESS: Clarit Colde DOULD WEBBUR JØSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMEN NITNESS: Lack A Car DATED MARCH 8, 1989 POBERT A. CAIN

**ACKNOWLEDGEMENT** 

COUNTY OF FLORIDA Fram Beach County

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF May 1995. MY COMMISSION EXPIRES: 3699 ancy a. Zim merman NOTARY PUBLIC( \

ACCEPTANCE OF RESERVATIONS

NANCY A ZIMMERMAN Notary Public-State of Florida My Commission Expires MAR 4, 1998 COMM. # CC349101

COUNTY OF PALM BEACH THE WINSTON TRAILS FOUNDATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF May ... 1995.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA GORPODATION NOT FOR PROFIT
ATTEST:

BY: DAVID F. WEBBER, JOSHUA A. MUSS, VICE PRESIDENT

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOSHUA A. MUSS AND DAVID F. WEBBER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 12 DAY OF Mary 1995. Yavery a. Zimmerman

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF THE DAY OF 1995.

BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

HAL EISENACHER ROBERT STONE, SE PRESIDENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED HAL EISENER MER AND THE SERT STANG SE WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND WESE PRESIDENT, RESPECTIVELY OF THE BARTON CREEK VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY 4 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5

MEMORANDUM OF OPTION CONSENT

STATE OF Florida

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 8567 AT PAGE 439, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, WESTBROOKE AT MINSTON TRAILS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF THE DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF THE DAY OF THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF THE DAY OF THE BOARD OF DIRECTORS, THIS DAY OF THE BOARD OF DIRECTORS, THIS DAY OF THE BOARD OF THE

**ACKNOWLEDGEMENT** 

COUNTY OF PAUM BOARN

WITNESS MY HAND AND OFFICIAL SEAL THIS O DAY OF JUNE, 1995. MY COMMISSION EXPIRES:



THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH 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 253, AS MODIFIED, AND MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5180 AT PAGE 1933, AS RESTATED IN OFFICIAL RECORD BOOK 6243 AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE YASUDA TRUST & BANKING CO., LTD., NEW YORK BRANCH, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF MANY OF MANY OF MANY OF ATTESTS.

ATTEST BY: A TOMBER OF MANY OF

STATE OF how your

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 HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO JOSHUA A. MUSS, 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

DATE: 10/02/95

COUNTY OF Palm Black

Har Eisenacher, sec. James Carr, Pros.

STATE OF FLORION

BEFORE ME PERSONALLY APPEARED JAMES CARR AND HAL EISENACHER WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ERESTORY AND SELECTORY 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.

Jan S NOTARY PUBLIC

MORTGAGEE'S CONSENT



ACKNOWLEDGEMENT Aitanimoto

BEFORE ME PERSONALLY APPEARED TO AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS YORK BRANCH, 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.

HITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF MANUAL THE BARBARA SOTTLIER, Nobary Public DATE NOTARY PUBLIC State of New York, No. 03-48379-86 Qualified in Broam County Qu

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)

SUBDIVISION DEPICTED BY THIS PLAT.

GLENDA BELLAMY. ASSISTANT VICE PRESIDENT

0589-012

5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

NONE NOV., 1994 DWG. NO. P. A. NO. 94136, 00 45-42-03-19

WINSTON TRAILS PARCEL ONE PART OF 'WINSTON TRAILS, P. U. D. ' SECT. 3; TOWNSHIP 45 SOUTH; RANGE 42 EAST

Qu.

WINSTON TRAILS FOUNDATION, INC. NOTARY PUBLIC

MOTARY PUBLIC

BARTON GREEK VILLAGE NEIGHBORHOOD ASSOC, INC.

THE YASUDA TRUST & BANKING CO. LTD. NEW YORK BRANCH

NOTARY PUBLIC

WESTBROOKE AT WINTSTON TRAILS, INC.

NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR

COUNTY ENGINEER

MAIN, EASE, MAINTENANCE EASEMENT .. W. D. D. LAKE WORTH DRAINAGE DISTRICT NON-RADIAL LINE POINT OF BEGINNING POINT OF COMMENCEMENT PLANNED UNIT DEVELOPMENT DELTA ANGULAR VALUE RADIUS LENGTH ARC LENGTH PERMANENT CONTROL POINT (P. C. P.) P. L. S. NO. 4763 PERMANENT REFERENCE MONUMENT FOUND PERMANENT REFERENCE MONUMENT SET (P. R. N.) P. L. S. NO. 4763

0587-012

LEGEND

PLAT BOOK

0. R. B.

UTILITY EASEMENT DRAINAGE EASEMENT RIGHT-OF-WAY

OFFICIAL RECORD BOOK

LANTANA ROAD 71L. W. D. D. L-16 CANAL TR 39 TR 38 T 44 1/2 S T 45 S SITEN 3 2 1 1/2 Mile HYPOLUXO ROAD

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD 11:23 AM. THIS 20+ DAY OF November AD, 1995 AND DULY RECORDED IN PLAT BOOK 76 ON PAGES 55 AND 57 DOROTHY H. WILKEN, CLERK BY: - aun am alph.C.

## SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING DATUM OF THE NORTHWEST LINE OF WINSTON TRAILS BOULEVARD AS SHOWN ON "WINSTON TRAILS PLAT ONE", AS RECORDED IN PLAT BOOK 71 AT PAGES 28 THROUGH 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING SOUTH 20°07'24" WEST.

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.

LOCATION MAP

NOT TO SCALE

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 THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE

ACCESS EASEMENTS. 4. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 6. 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

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") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHUR, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

May Hann Cocketh MARY HANNA CLODFELTER PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 4763

## APPROVALS

COUNTY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 2 DAY OF 17.071 (2), F.S., THIS 2 DAY OF 17.071 (2), E.S., THIS 2 DAY OF 17.

BY: SEORGE WESB, P. E., COUNTY ENGINEER P. U. D. "TABULAR DATA

TOTAL AREA 24. 539 ACRES NUMBER OF UNITS 126 UNITS DENSITY 5. 13 UNITS/ACRE 4, 66 ACRES OPEN SPACE 1. 33 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S, IN THE OFFICES OF MOCK, ROOS ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

MOCK, ROOS & ASSOCIATES, INC.

Rev. 5-12-95 Rev. 2-13-95 CADD FILE WINT WINTRPO6

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