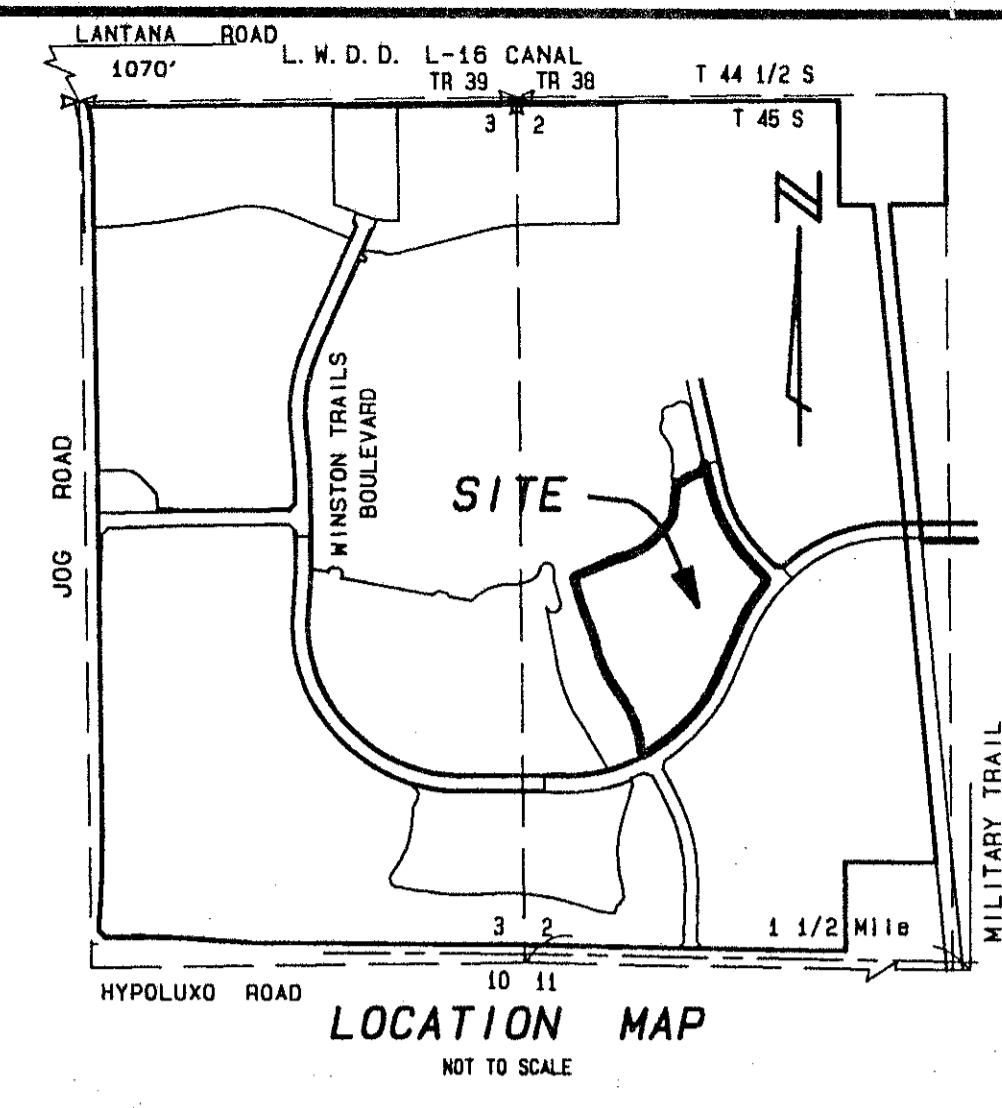


0587-013

189

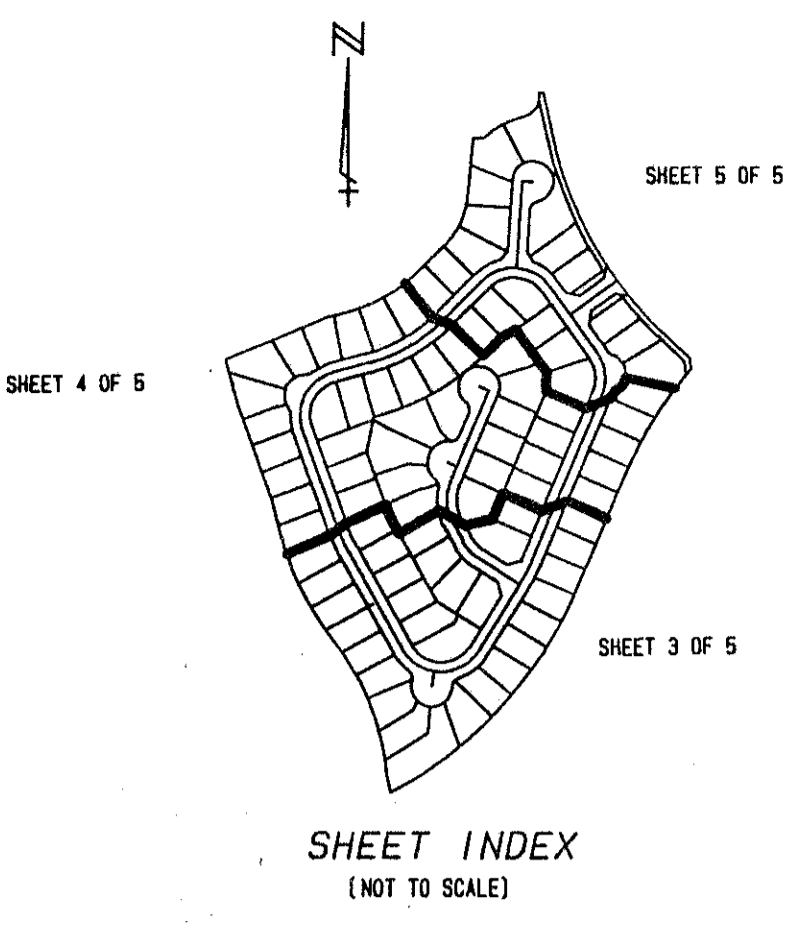
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
AD, 1995 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL



WINSTON TRAILS PARCEL TEN

PART OF WINSTON TRAILS P. U. D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
NOVEMBER, 1994 SHEET 2 OF 5



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 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
BOJER LAND HOLDINGS, INC. AN ILLINOIS CORP. AS GENERAL PARTNER OF
IN WITNESS WHEREOF, BOJER LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY Lisa G. Miller VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF December, 1994.
WITNESS: Lisa G. Miller BY: Larry M. Chaness
WITNESS: Heidi L. Kollmayer VICE PRESIDENT
ACKNOWLEDGEMENT
STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED Larry M. Chaness WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT 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 ON BEHALF OF SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF December, 1994.
MY COMMISSION EXPIRES: 1/27/96 Heidi L. Kollmayer
DATE NOTARY PUBLIC
BOJER LAND HOLDINGS, INC.,
AN ILLINOIS CORP., AS
GENERAL PARTNER OF

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 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 SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 1/4/96 BY: Glenda Bellamy
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT

SURVEYOR'S CERTIFICATION

I HEREBY 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 COMPLIES WITH CHAPTER 61817-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
THIS 5 DAY OF Jan, 1995
Mary Hanna Clodfelter
MARY HANNA CLODFELTER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4763

SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A BEARING OF SOUTH 30°44'58" EAST ALONG THE EAST LINE OF WINSTON TRAILS PARCEL NINE, AS RECORDED IN PLAT BOOK 71 AT PAGES 141 THROUGH 145 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 2 OF 4).
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.
4. 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.
5. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
7. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

P. U. D. TABULAR DATA

TOTAL AREA	24.026 ACRES
NUMBER OF UNITS	90 UNITS
ROADS	4.91 ACRES
DENSITY	3.75 UNITS/ACRE
BUFFER/OPEN SPACE	0.32 ACRES

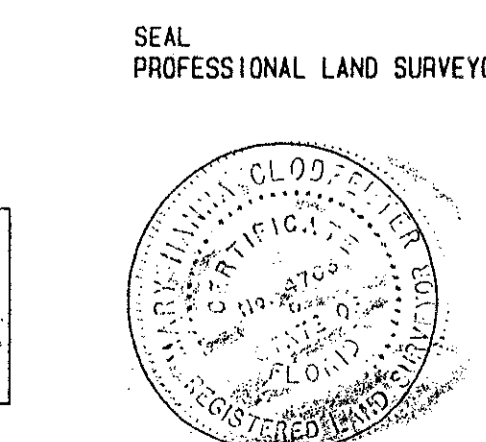
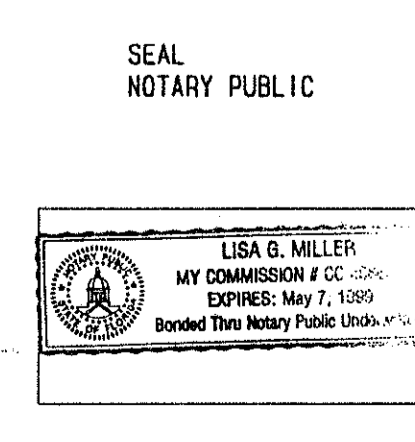
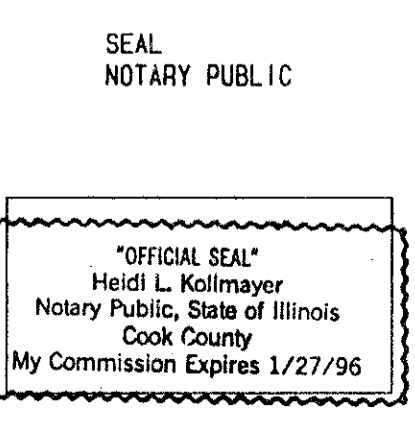
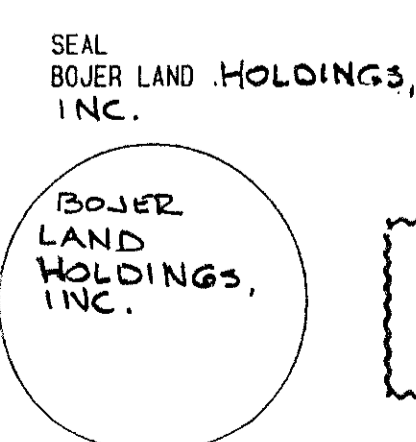
THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.L.S., IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Palm Beach
MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND (I)) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK AND 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 2025 AT PAGE 1705 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF Jan, 1996.
WITNESS: Tom Benach AS TRUSTEE BY: Ronald G. Hodge, II
WITNESS: Thomas Benach VICE PRESIDENT
WITNESS: Melissa Scarella VICE PRESIDENT
ACKNOWLEDGEMENT
STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED RONALD G. HODGE, II WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE COMINGLED PENSION TRUST FUND (MULTI-MARKET SPECIAL INVESTMENT FUND (I)) OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE OF THE MULTI-MARKET SPECIAL INVESTMENT TRUST FUND OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, 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 26 DAY OF Jan, 1996.
MY COMMISSION EXPIRES: 5-7-99 Lisa G. Miller
DATE NOTARY PUBLIC

AS INVESTMENT
MANAGER AND
AGENT FOR THE
ALFRED P. SLOAN
FOUNDATION
(MULTI-MARKET
ACCOUNT)

AS INVESTMENT
MANAGER AND
AGENT FOR THE
ALFRED P.
SLOAN FOUNDATION
(MULTI-MARKET
ACCOUNT)



PET 87-112C
ALLOC. #0001
5/2/2/I

0587-013

MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
SCALE: NONE DATE: NOVEMBER, 1994 WINSTON TRAILS PARCEL TEN
P. A. NO. 94155.00 DWG. NO. 45-42-02-14 PART OF WINSTON TRAILS, P. U. D.
SECTION 2: TOWNSHIP 45 SOUTH, RANGE 42 EAST

TAZ-437
SUBDIVISION: WINSTON TRAILS
BOOK 7C PAGE 189 FLOOD MAP #171C
FLOOD ZONE B ZONING RS
04-87-012 ZIP CODE 33415
PUD NAME WINSTON TRAILS