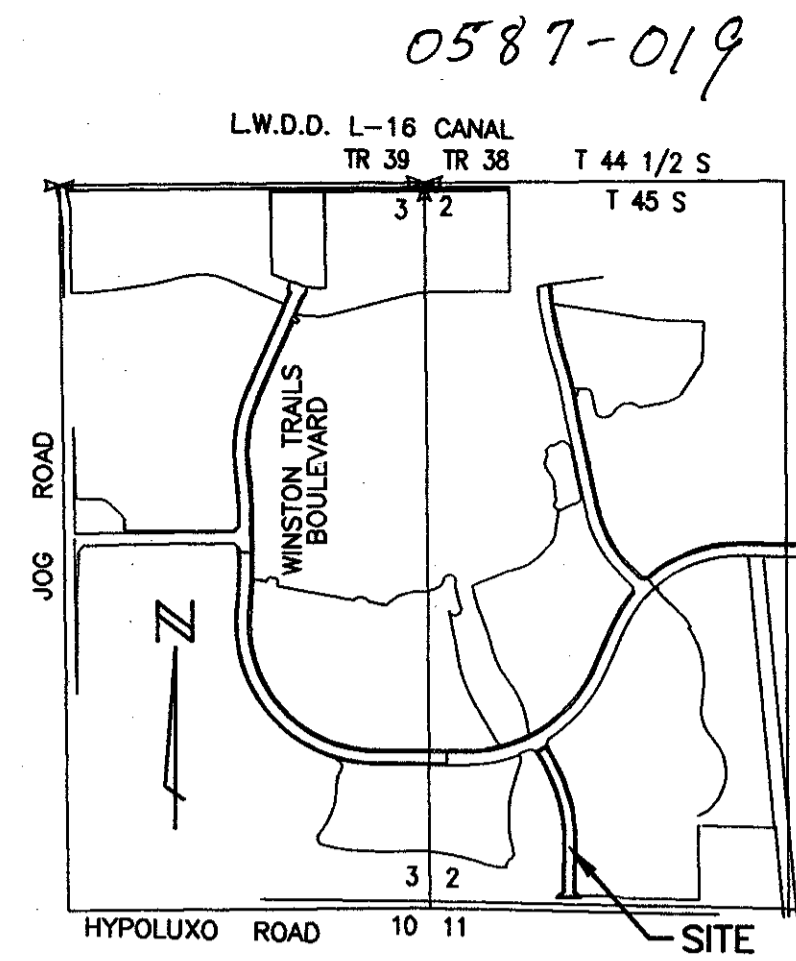


MUSSWINT/WINTRPOB 4-11-97 8:36:50 am EST

WINSTON TRAILS SOUTH

PART OF WINSTON TRAILS P.U.D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
APRIL, 1997 SHEET 1 OF 3



LOCATION MAP
NOT TO SCALE

39

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 11:20 A.M.
THIS 16 DAY OF Oct.
AD. 1997 AND DULY RECORDED
IN PLAT BOOK 21 ON PAGES
39 AND 41

DOROTHY H. WILKIN, CLERK
By [Signature] D.C.

CIRCUIT COURT SEAL



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, AS TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS SOUTH", PART OF WINSTON TRAILS P.U.D., SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°00'36" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 951.22 FEET; THENCE NORTH 00°59'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, 110 FEET IN WIDTH, AS SHOWN ON THE PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 87-3-5161-01, PALM BEACH COUNTY PROJECT NO. 87098;

THENCE NORTH 45°59'24" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET; THENCE NORTH 00°59'24" EAST, A DISTANCE OF 367.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1060.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'35", AN ARC DISTANCE OF 560.74 FEET TO THE POINT OF TANGENCY; THENCE NORTH 29°19'11" WEST, A DISTANCE OF 146.70 FEET TO INTERSECT THE SOUTH LINE OF WINSTON TRAILS BOULEVARD, TRACT A, AS SHOWN ON THE PLAT OF WINSTON TRAILS BOULEVARD PHASE III, AS RECORDED IN PLAT BOOK 76 PAGES 179 THROUGH 180, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 60°40'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 29°19'11" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 146.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1140.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'35", AN ARC DISTANCE OF 603.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°59'24" WEST, A DISTANCE OF 367.73; THENCE SOUTH 44°00'36" EAST, A DISTANCE OF 56.57 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HYPOLUXO ROAD; THENCE NORTH 89°00'36" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.123 ACRES OF LAND, MORE OR LESS.

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, 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. 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
3. THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

IN WITNESS WHEREOF, I, JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, DO HEREBY SET MY HAND AND SEAL, THIS 16 DAY OF April, 1997.

WITNESS: [Signature] BY: [Signature]
ROBYN HENOCH JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE
SECRETARY PRESIDENT
UNDER LAND TRUST AGREEMENT
DATED MARCH 8, 1989

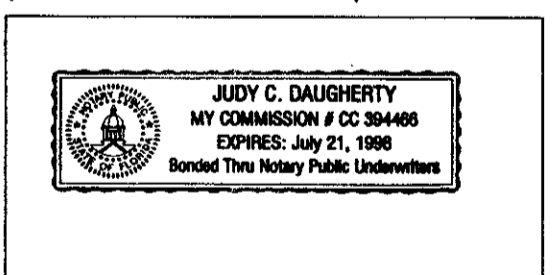
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, 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 16th DAY OF April, 1997.

MY COMMISSION EXPIRES: 7/21/98 DATE [Signature]
NOTARY PUBLIC SEAL
(FOR JAMES J. O'BRIEN)



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
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 16 DAY OF April, 1997.

WINSTON TRAILS FOUNDATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
ATTEST: [Signature] BY: [Signature]
ROBYN HENOCH JAMES J. O'BRIEN
SECRETARY PRESIDENT

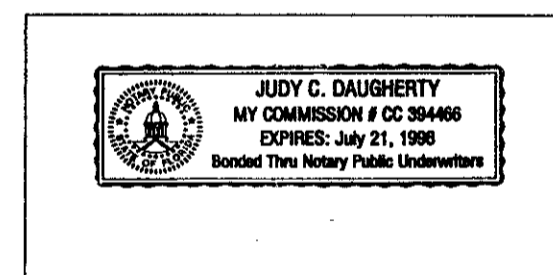
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN AND Robyn Henoch WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND Secretary, 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 16th DAY OF April, 1997.

MY COMMISSION EXPIRES: 7/21/98 DATE [Signature]
NOTARY PUBLIC SEAL



APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 16 DAY OF October, 1997.

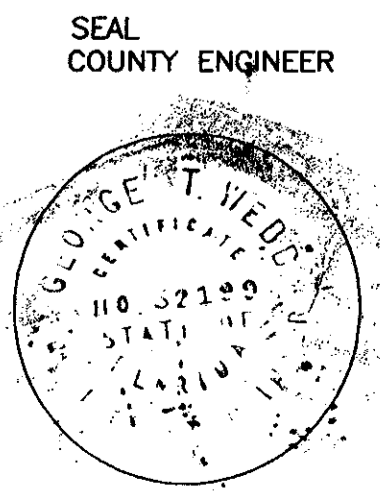
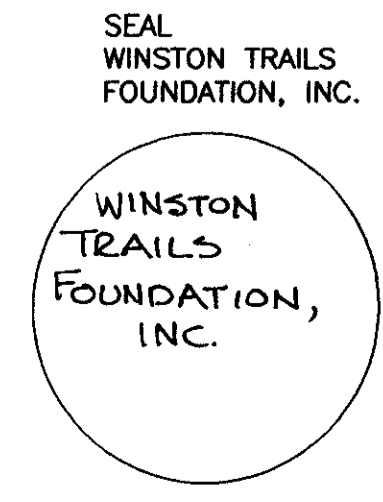
BY: [Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

P.U.D. TABULAR DATA

WINSTON TRAILS P.U.D. PETITION NO. 87-112E

AREA 2.12 ACRES
NUMBER OF UNITS 0 UNITS

SUBDIVISION Winston Trails South
BOOK C1
PAGE 39
FLOOD MAP #
ZONING RTS 15E
ROAD # 24
BE 87-112
ZIP CODE 33403



NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

SCALE: N/A
P.A. NO.: 96154.00
DATE: OCTOBER 1996
DRAWING NO.: 45-42-02-54

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(407) 683-3113, fax 478-7248

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