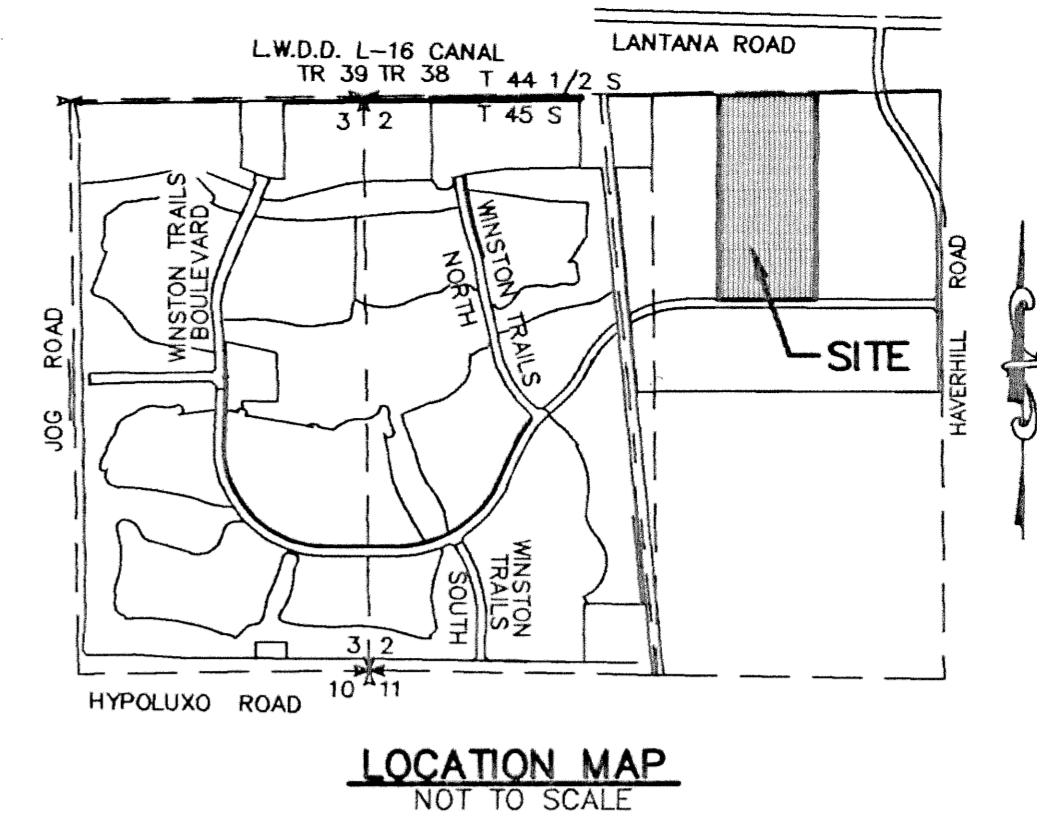
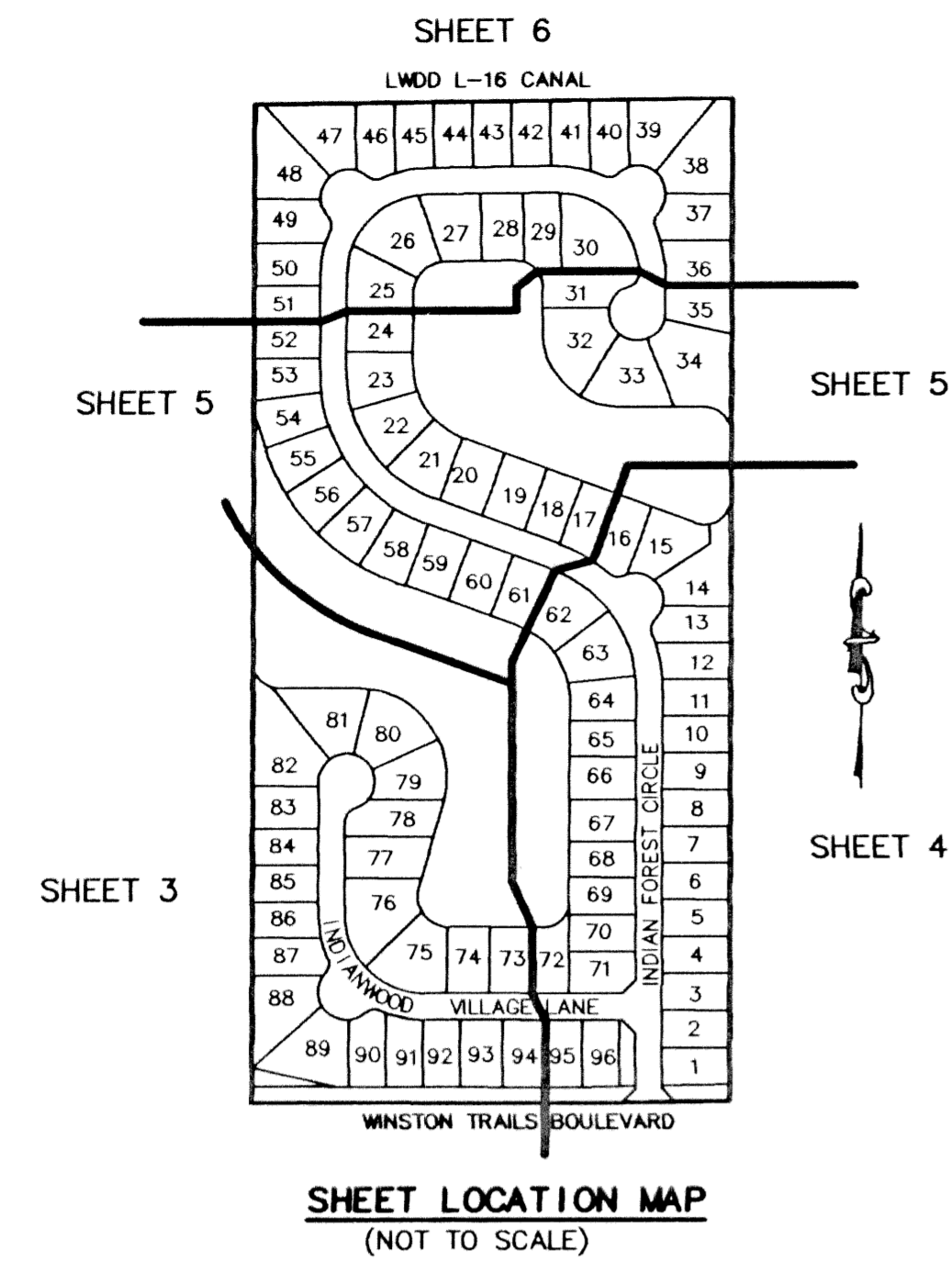


0587-027

# WINSTON TRAILS PARCEL EIGHTEEN

PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF TRACT F,  
"WINSTON TRAILS EAST"  
(PB 05, PGS 74-78)  
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
DECEMBER, 1998 SHEET 1 OF 6



**42**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD 9:27 AM DAY OF October  
THIS 15 DAY OF October  
AD, 1999 AND DULY RECORDED  
IN PLAT BOOK 86 ON PAGES  
12 AND 17  
DOROTHY H. WILKEN, CLERK  
BY: [Signature] D.C.  
CIRCUIT COURT SEAL

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. O'BRIEN, AS SUCCESSOR TRUSTEE, UNDER LAND TRUST AGREEMENT DATED MARCH 8, 1989, OWNER OF THE LAND SHOWN HEREON AS "WINSTON TRAILS PARCEL EIGHTEEN", PART OF WINSTON TRAILS P.U.D., BEING A REPLAT OF TRACT F, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 05, PAGES 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF 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, BEING TRACT F, "WINSTON TRAILS EAST", AS RECORDED IN PLAT BOOK 05, PAGES 74 THROUGH 78, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 39.32 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C, D, E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR INDIANWOOD VILLAGE NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS LK-18A AND LK-18B, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 10750, PAGES 1055 THROUGH 1109, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

4. THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10627, PAGE 700 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

5. 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.

6. THE LIMITED ACCESS EASEMENTS (LAE), 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.

7. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WINSTON TRAILS FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID FOUNDATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 15th DAY OF JULY, 1999.

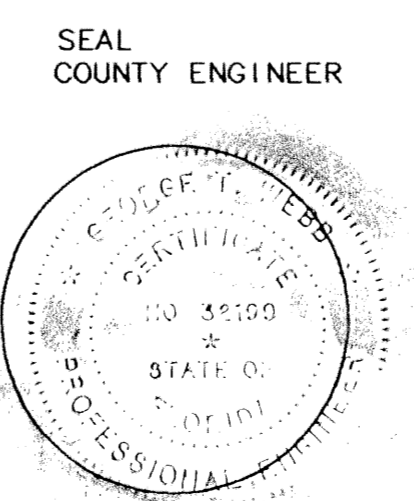
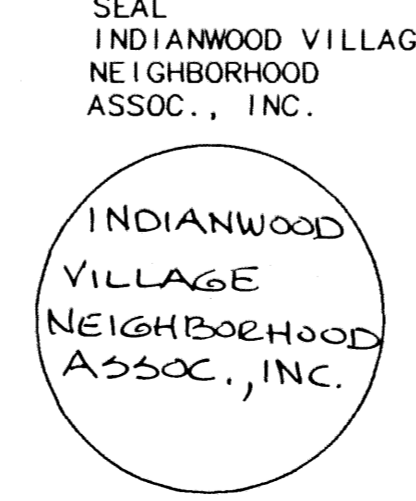
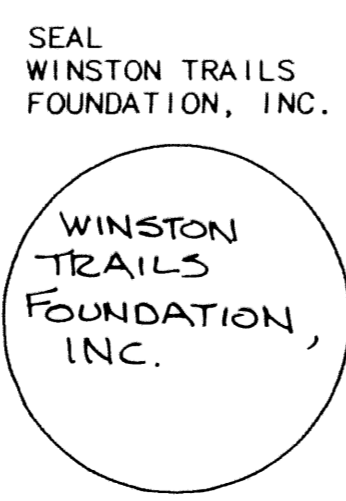
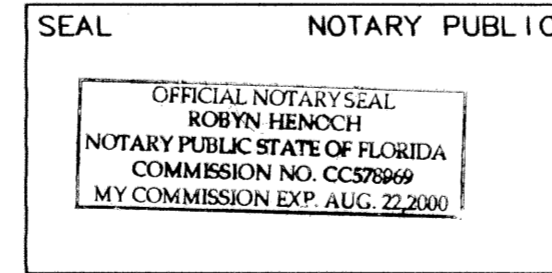
WITNESS: [Signature] Henry J. J. O'Brien  
BY: [Signature] James J. O'Brien, AS SUCCESSOR TRUSTEE UNDER LAND TRUST AGREEMENT DATES MARCH 8, 1989  
WITNESS: [Signature] K. ARNESEN

### 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 HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JULY, 1999.  
MY COMMISSION EXPIRES: 8/22/00 DATE  
NOTARY PUBLIC  
(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 CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF JULY, 1999.

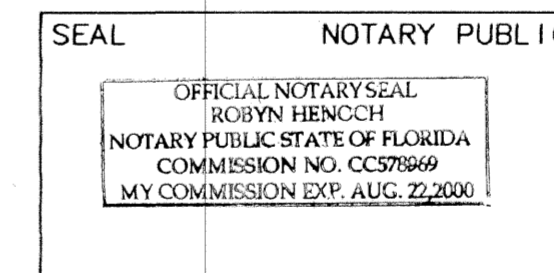
WINSTON TRAILS FOUNDATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: [Signature] Henry J. J. O'Brien  
BY: [Signature] James J. O'Brien, PRESIDENT  
WITNESS: [Signature] K. ARNESEN

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JAMES J. O'BRIEN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINSTON TRAILS FOUNDATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 15th DAY OF JULY, 1999.  
MY COMMISSION EXPIRES: 8/22/00 DATE  
NOTARY PUBLIC



### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE INDIANWOOD 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 13 DAY OF JULY, 1999.

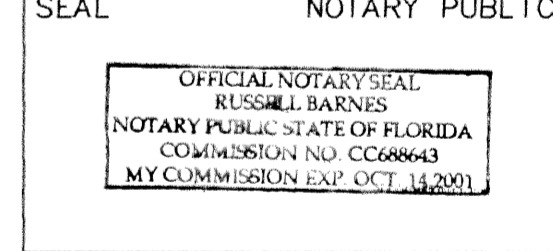
INDIANWOOD VILLAGE NEIGHBORHOOD ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
WITNESS: [Signature] Heather A. Heindinger  
BY: [Signature] James Carr, PRESIDENT  
WITNESS: [Signature] Rosa Adona

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED James Carr WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INDIANWOOD VILLAGE NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 13 DAY OF JULY, 1999.  
MY COMMISSION EXPIRES: 10/14/01 DATE  
NOTARY PUBLIC



### 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 14 DAY OF October 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature] George T. Webb, P.E., COUNTY ENGINEER  
P.U.D. TABULAR DATA

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

TOTAL AREA	39.32 ACRES
ROADS	5.08 ACRES
OPEN SPACE	0.83 ACRES
WATER MANAGEMENT TRACTS	9.08 ACRES
DENSITY	2.45 ACRES
NUMBER OF UNITS	96

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

SCALE: N/A	<b>MOCK • ROOS</b> ENGINEERS • SURVEYORS • PLANNERS	SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
P.A. NO.: 98008.80		
DATE: DECEMBER 1998	7520 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	WINSTON TRAILS PARCEL EIGHTEEN PART OF WINSTON TRAILS P.U.D. BEING A REPLAT OF TRACT F, "WINSTON TRAILS EAST" (PB 05, PGS 74-78)
DRAWING NO.: 45-42-02-122		

WINSTON TRAILS PARCEL 18  
PAGE 42  
FLOOD MAP # 75B  
ZONING RS 15E  
QUAD # 34  
SE 07-112  
TAZ 436  
PUD NAME Winston Trails

K:\mua\musswtep\wteprp05.dwg 06/29/99 04:14:09 PM EDT

REV: 06-17-99  
CAD FILE: MUSSWTEP/WTEPRP05