

NOT PLATTED

0589-012

56

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

L.W.D.D. CANAL NO. L-16

N89°11'43"E 2725.79'

N89°11'43"E 1529.00'

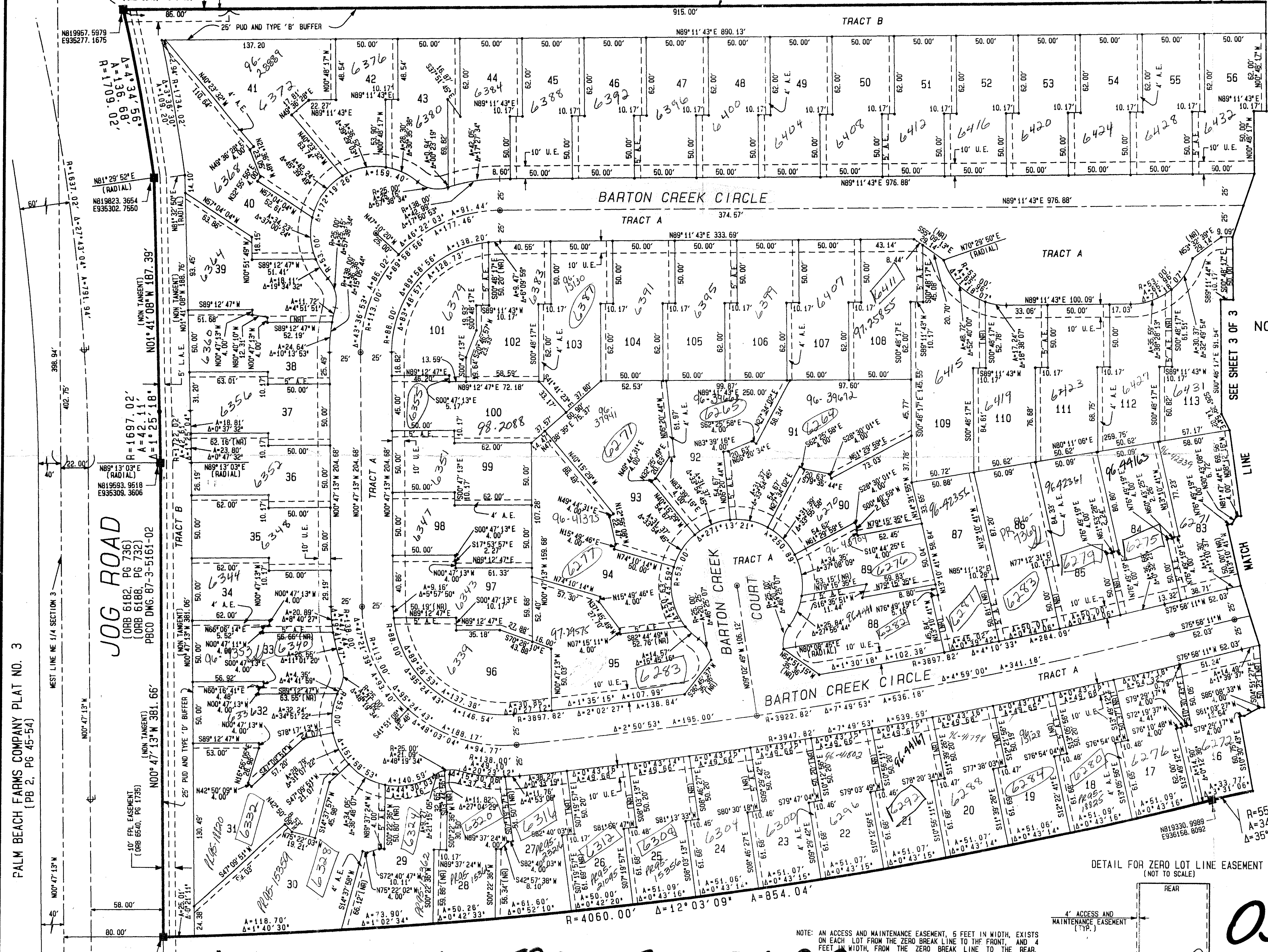
FOUND PBCO BRASS DISK  
 N 1/4 CORNER SECTION 3  
 TWP 45S, R42E  
 N819991.8670  
 E935223.9760

FOUND PBCO BRASS DISK  
 NE CORNER SECTION 3  
 TWP 45S, R42E  
 N820030.0890  
 E937948.6450

T44 1/2S, R42E  
 T45S, R42E  
 10' FPL EASEMENT  
 (ORB 6540, PG 1735)

00°00'04" BEARING ROTATION  
 (PLAT TO GR10)  
 N89°11'47"E (Gr1d)  
 N89°11'43"E (Plat)

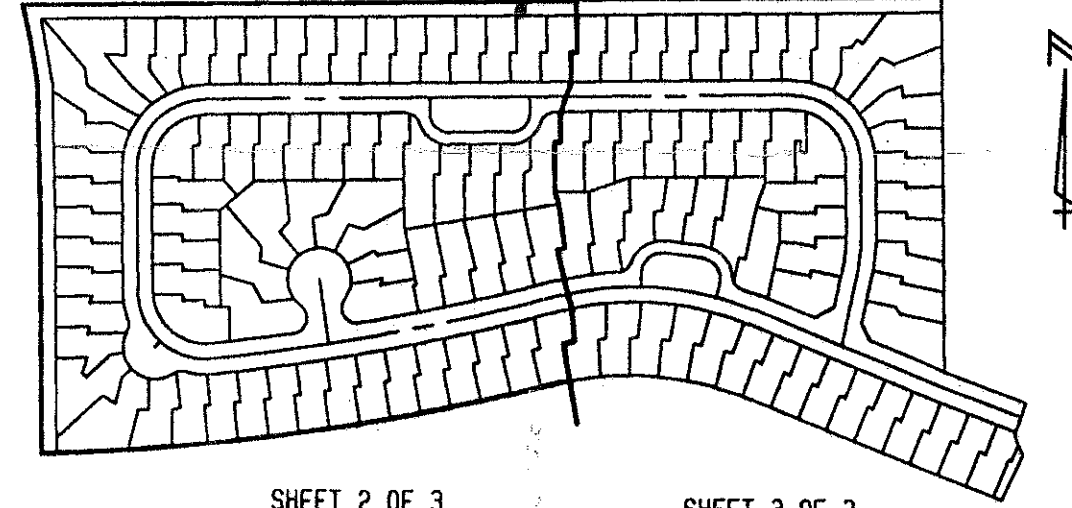
(ORB 2393, PG 1133)



# 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 2 OF 3

*PET. 87-1120  
 ALWC #0001  
 5/21/21*



SHEET 2 OF 3 SHEET 3 OF 3  
 SHEET INDEX  
 (NOT TO SCALE)

- LEGEND**
- L.W.D.D. LAKE NORTH DRAINAGE DISTRICT
  - L.A.E. LIMITED ACCESS EASEMENT
  - FPL FLORIDA POWER & LIGHT
  - ORB OFFICIAL RECORD BOOK
  - P.B.C. PALM BEACH COUNTY
  - P.B. PLAT BOOK
  - P.G. PAGE
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - A.E. ACCESS EASEMENT AND MAINTENANCE EASEMENT
  - T.M.P. TOWNSHIP
  - R.A.N.G.E. RANGE
  - (N.R.) NON RADIAL
  - C.E. CENTERLINE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT SET PLS #4763
  - P.M.F. PERMANENT REFERENCE MONUMENT FOUND

ALL DISTANCES ARE GROUND.  
 SCALE FACTOR = 1.0000532

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.

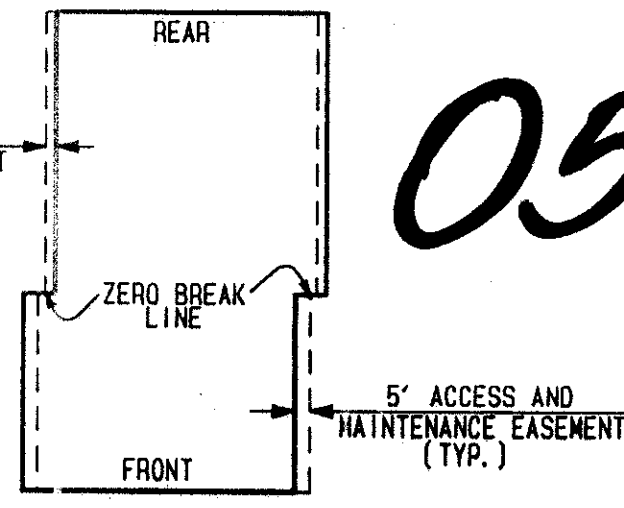
**0589-012 76/56**

SHEET 2 OF 3

**MOCK, ROOS & ASSOCIATES, INC.**  
 5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: 1"=40'  
 DATE: NOVEMBER, 1994  
 P.A. NO. 94136.00 DWG. NO. 45-42-03-19  
**WINSTON TRAILS PARCEL ONE**  
 PART OF WINSTON TRAILS, P. U. D.  
 SECT. 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST

DETAIL FOR ZERO LOT LINE EASEMENT  
 (NOT TO SCALE)



NOTE: AN ACCESS AND MAINTENANCE EASEMENT, 5 FEET IN WIDTH, EXISTS ON EACH LOT FROM THE ZERO BREAK LINE TO THE FRONT, AND 4 FEET IN WIDTH, FROM THE ZERO BREAK LINE TO THE REAR, ADJACENT TO AND CONTIGUOUS WITH THE ZERO LOT LINE OF THE ADJOINING LOT. THESE EASEMENTS ARE FOR ACCESS AND MAINTENANCE AND ARE IN FAVOR OF THE ADJOINING LOT. ITS SUCCESSORS AND ASSIGNS, WITH RECOURSE TO PALM BEACH COUNTY, SEE DETAIL FOR ZERO LOT LINE EASEMENT.

PARCEL ONE  
 SUBDIVISION \* WINSTON TRAILS  
 BOOK 76 PAGE 56  
 FLOOD ZONE B FLOOD MAP #170A  
 QUAD # 34 ZONING RT5  
 SE 87-1120  
 PUD NAME SAME  
 ZIP CODE 33436

PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PB 2, PG 45-54)

JOG ROAD  
 (ORB 6182 PG 736)  
 (ORB 6188 PG 732)  
 PBCO DNG. 87-3-5161-02

# WINSTON TRAILS PARCEL ONE

Rev. 2-13-95  
 CADD FILE  
 WINT WINTP07