

0587012

57

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 3 OF 3

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

PET. 87-1120
ALLOC. #0001
5/2/2/I

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF
GRQ LIMITED, A FLORIDA 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 6248, AT PAGE 304, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, GRQ LIMITED, A FLORIDA LIMITED PARTNERSHIP HAS CAUSED
THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS _____ DAY OF
July, 1995.
WITNESS: _____ BY: GODDARD PROPERTIES, INC.,
MANAGING GENERAL PARTNER
WITNESS: Sergio Romero BY: RICHARD A. DAVENPORT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF
BEFORE ME PERSONALLY APPEARED RICHARD A. DAVENPORT, AS PRESIDENT OF
GODDARD PROPERTIES, INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO
ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO RECITED THE
FOREGOING INSTRUMENT AS MANAGING GENERAL PARTNER OF GRQ LIMITED, A FLORIDA
LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, AND ACKNOWLEDGED THE
EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGING GENERAL
PARTNER FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF July, 1995.
MY COMMISSION EXPIRES: 3/7/98
DATE NOTARY PUBLIC

SEAL
GODDARD
PROPERTIES, INC.
SEAL
NOTARY PUBLIC

NANCY J. LABANA
MY COMMISSION # 00348111
EXPIRES: March 7, 1998
Notary Public - Florida

WINSTON TRAILS PLAT ONE
(P.B. 71, PG. 28-32)
PARCEL F
(P.B. 71, PG. 28-32)

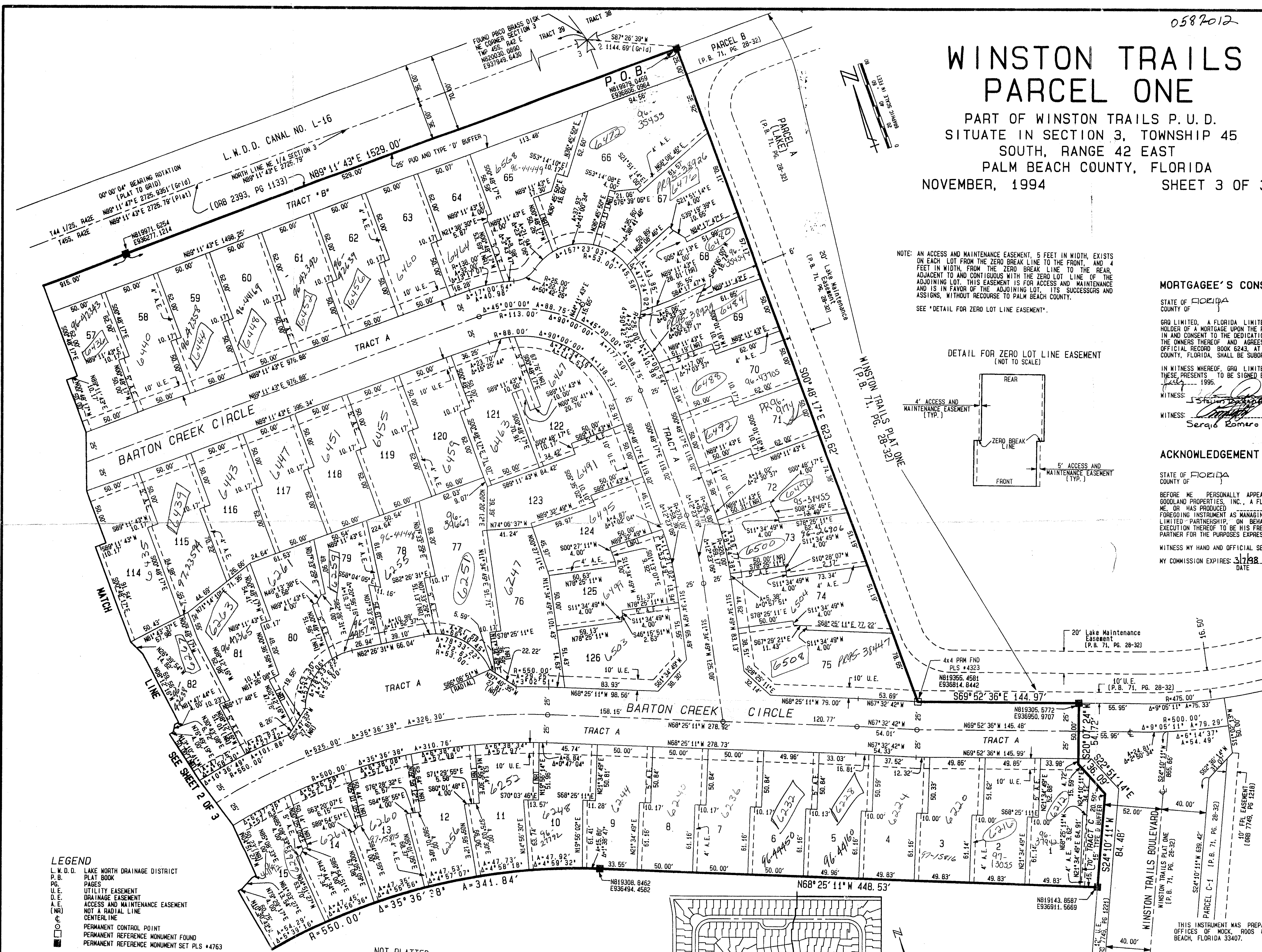
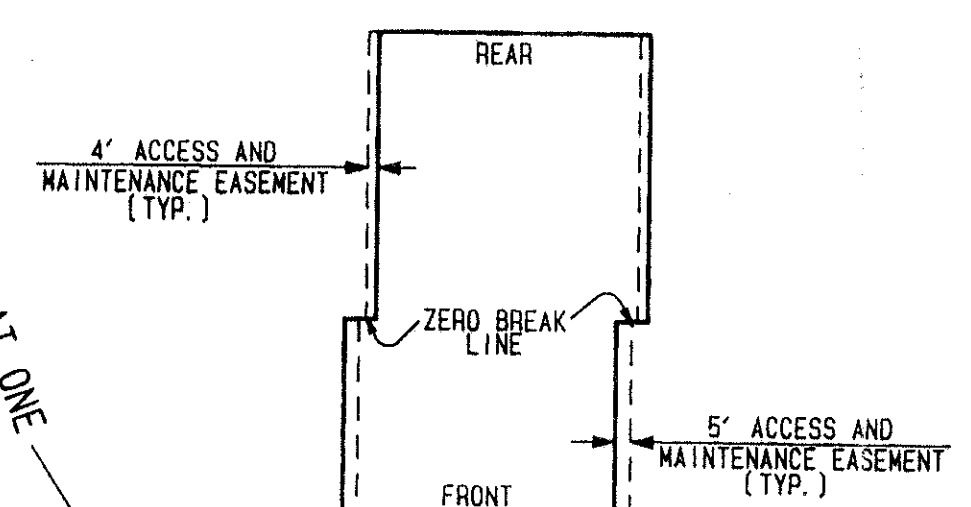
76/57

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.
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

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. THIS EASEMENT IS FOR ACCESS AND MAINTENANCE
AND IS IN FAVOR OF THE ADJOINING LOT. ITS SUCCESSORS AND
ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
SEE *DETAIL FOR ZERO LOT LINE EASEMENT*.

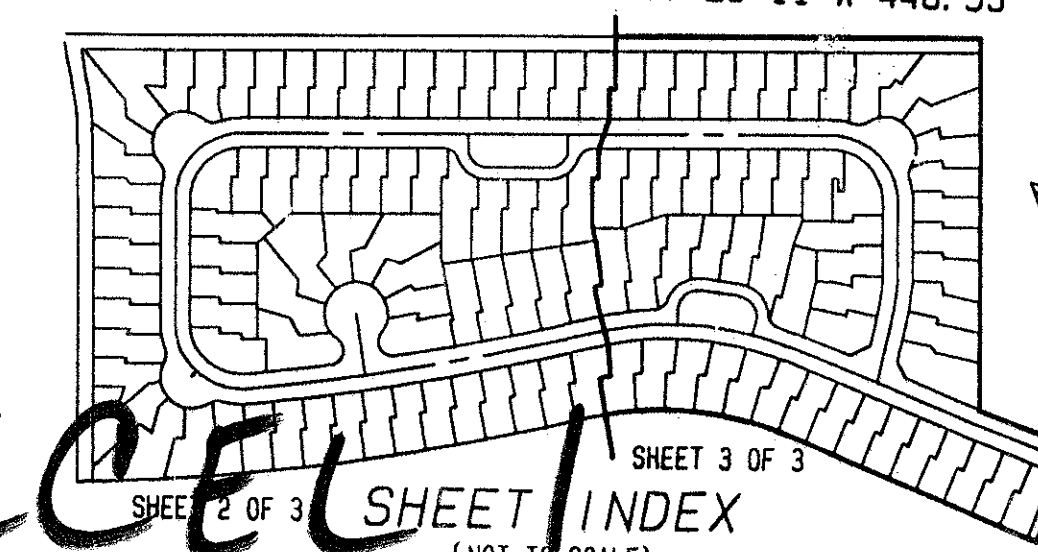
DETAIL FOR ZERO LOT LINE EASEMENT (NOT TO SCALE)



LEGEND
L. M. D. D. LAKE NORTH DRAINAGE DISTRICT
P. B. PLAT BOOK
P. G. PAGES
U. E. UTILITY EASEMENT
D. E. DRAINAGE EASEMENT
A. E. ACCESS AND MAINTENANCE EASEMENT
N. A. R. NOT A RADIAL LINE
C. L. CENTERLINE
P. C. P. PERMANENT CONTROL POINT
P. R. M. F. PERMANENT REFERENCE MONUMENT FOUND
P. R. M. S. PERMANENT REFERENCE MONUMENT SET PLS #4763

ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.0000532

NOT PLATTED



WINSTON TRAILS PARCEL ONE

0589-012

TAZ-4317

SUBDIVISION # WINSTON TRAILS
BOOK 76 PAGE 57
FLOOD ZONE B FLOOD MAP #170A
QUAD #34 ZONING RT3
SE 87-112 ZIP CODE 33436
PUD NAME SAME