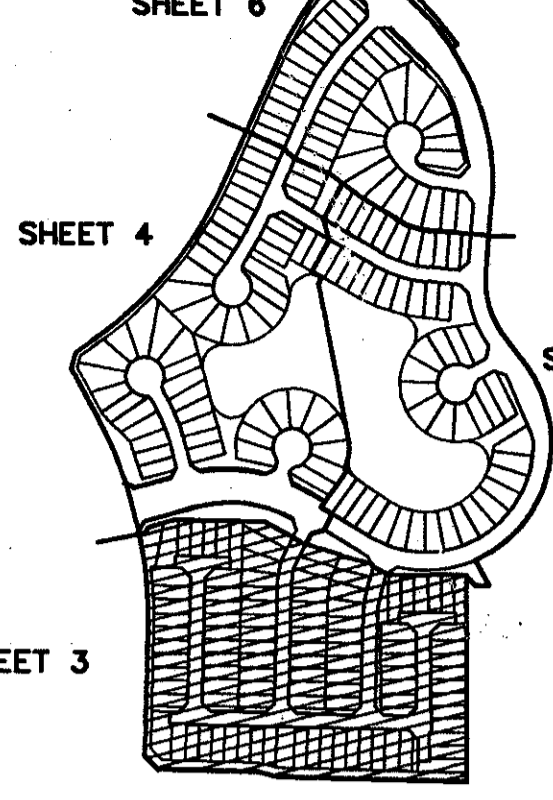


WINSTON TRAILS PARCEL ELEVEN

PART OF WINSTON TRAILS P. U. D.
SITUATE IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
APRIL, 1997 SHEET 3 OF 6

0587-018
SHEET 6

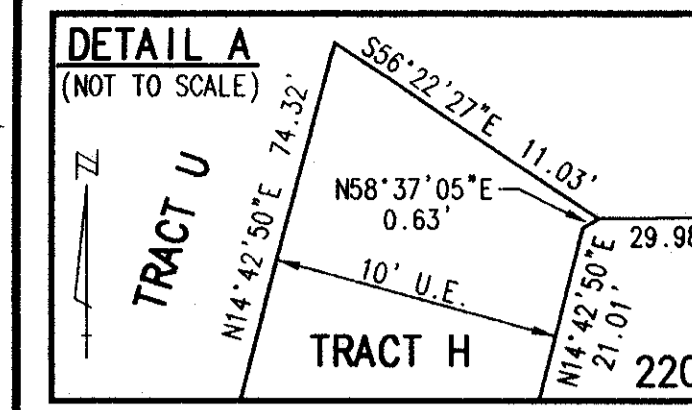


20

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
AD, 1997 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____

DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

CIRCUIT COURT SEAL



*PET. 87-112
Acc. #0001
5/12/12/E*

- LEGEND**
- A ARC LENGTH
 - A.M.E. ACCESS AND MAINTENANCE EASEMENT
 - B.E. BUFFER EASEMENT
 - C.A. CENTRAL (DELTA) ANGLE
 - D.E. DRAINAGE EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - L.A.E. LIMITED ACCESS EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - L.M.A.E. LAKE AND MAINTENANCE ACCESS EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.U.D. PLANNED UNIT OF DEVELOPMENT
 - (NR) NON-RADIAL
 - O.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - P(S) PAGE(S)
 - R RADIUS
 - (TYP) TYPICAL
 - U.E. UTILITY EASEMENT
 - PERMANENT REFERENCE MONUMENT FOUND PLS# 4763
 - PERMANENT REFERENCE MONUMENT SET PLS# 4763
 - PERMANENT CONTROL POINT SET PLS# 4763
 - CENTERLINE

NOTE:
AN ACCESS AND MAINTENANCE EASEMENT, 4 FEET IN WIDTH, EXISTS 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.

DETAIL FOR ZERO LOT LINE EASEMENT
NOT TO SCALE

80/20

Palm Beach County Control Point "E-3 HYPO"
PK Nail in Drill Hole
N 814633.4500
E 940689.2210

WINSTON TRAILS PARCEL ELEVEN
DIVISION # WINSTON TRAILS P.U.D.
BOOK 80 PAGE 20
FLOOD ZONE B
ZONING R155C
QUAD # 37
54 87-112
P.O. BOX 20442
PALM BEACH, FLORIDA 33410

REV. 04-10-97
CAD FILE: MUSSWINT\WINTRP02

Permanent Reference Monument (PLS #4763)
N 814752.6324
E 939993.1787

Palm Beach County Control Point "E-3 HYPO"
PK Nail in Drill Hole
N 814633.4500
E 940689.2210

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000488

N60°40'49"E (Plat) = -00°00'29" Bearing
N60°40'20"E (Grid) = Counter Clockwise Rotation
(Plat to Grid)

South line of Winston Trails Boulevard Phase III
P.B. 76, Pgs 179-180
Basis of Bearing

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID

SCALE: 1" = 40'
P.A. NO.: 96103.00
DATE: JULY 1996
DRAWING NO.: 45-42-02-50

MOCK ROOS
ENGINEERS SURVEYORS PLANNERS

7520 Corporate Way, West Palm Beach, Florida 33407
(407) 683-3113, fax 478-7248

**WINSTON TRAILS
PARCEL ELEVEN**

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

0587-018

SHEET 3 OF 6