

K:\MUSSEWINT\WINTP03 4-10-97 5:00:59 PM EST

# 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 4 OF 6

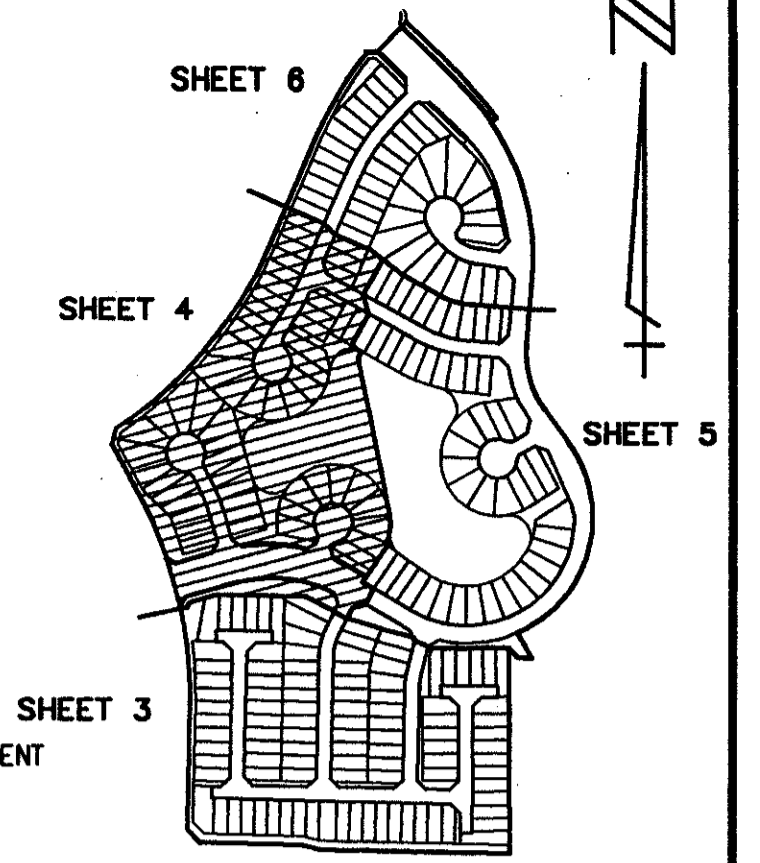
0587-018

# 21

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

DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.

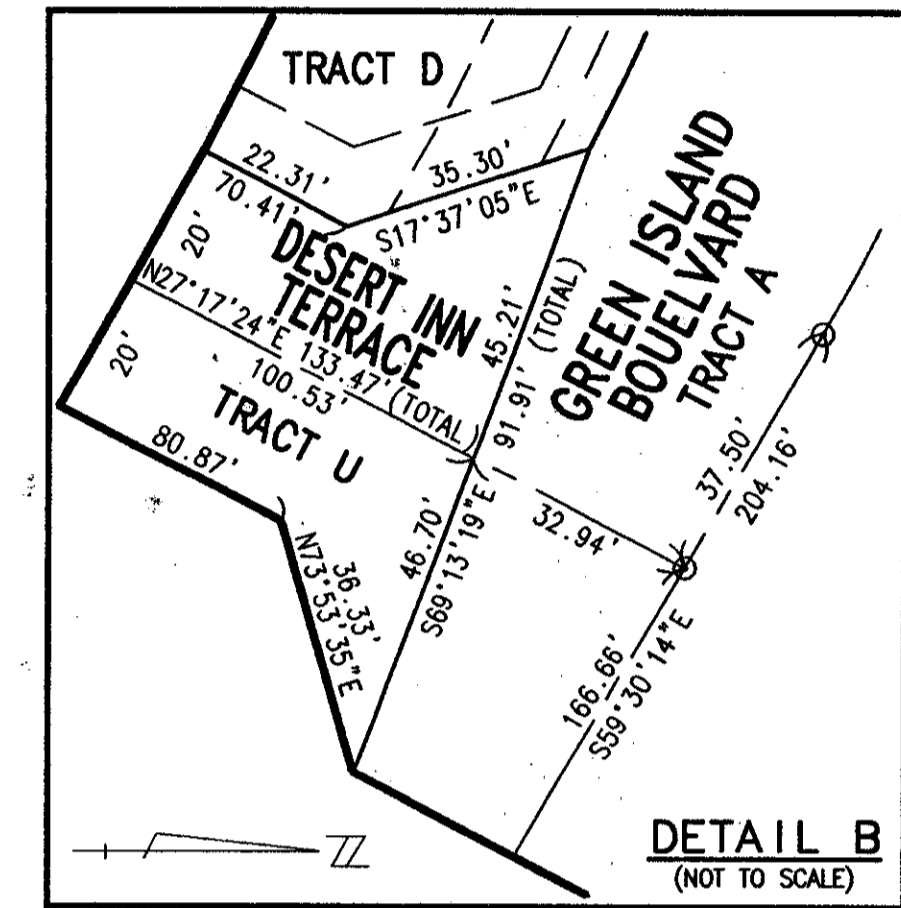
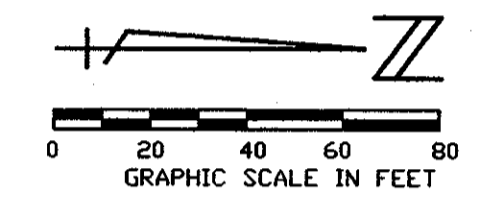
CIRCUIT COURT SEAL



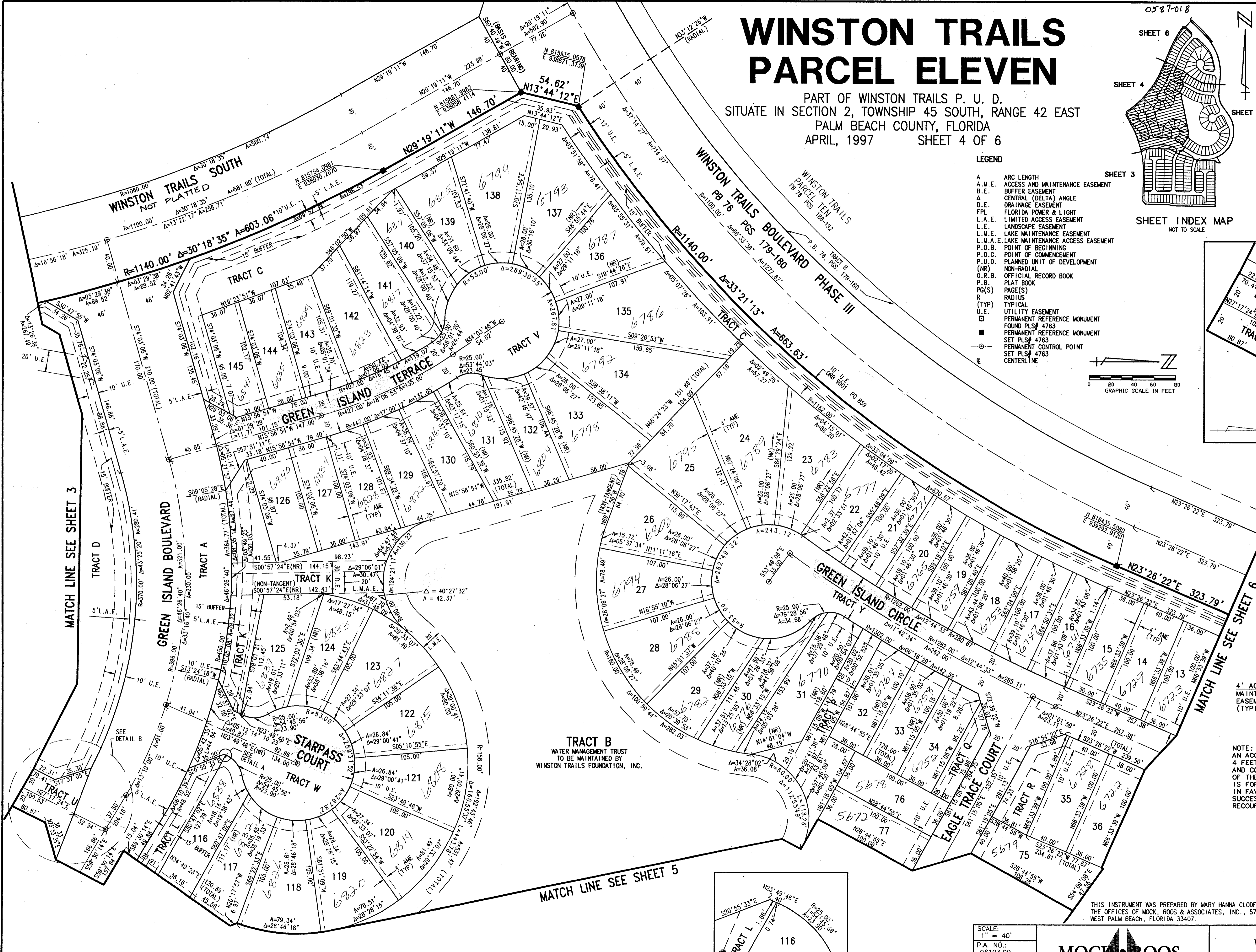
SHEET INDEX MAP  
NOT TO SCALE

### LEGEND

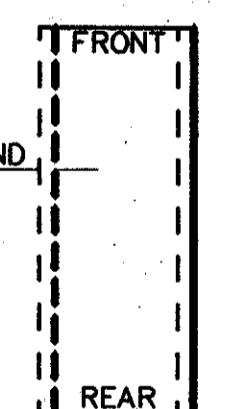
- A ARC LENGTH
- A.M.E. ACCESS AND MAINTENANCE EASEMENT
- B.E. BUFFER EASEMENT
- Δ CENTRAL (DELTA) ANGLE
- D.E. DRAINAGE EASEMENT
- FPL FLORIDA POWER & LIGHT
- L.A.E. LIMITED ACCESS EASEMENT
- L.E. LANDSCAPE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- P.O.B. 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
- PG(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



DETAIL B  
(NOT TO SCALE)



*Per. 87-112  
Alloc. #0001  
5/12/21*



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

*80/21*

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.

SHEET 4 OF 6

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

**MOCK ROOS**  
ENGINEERS, SURVEYORS, PLANNERS

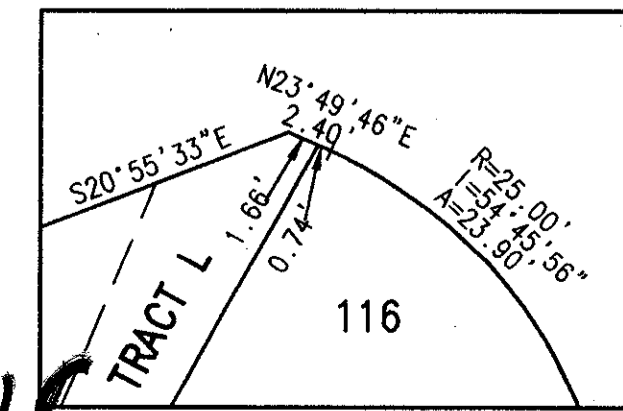
5720 Corporate Way, West Palm Beach, Florida 33407  
(407) 683-3113, fax 478-7248

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

SUBDIVISION: Winston Trails P.U.D.  
BOOK: 80  
PAGE: 31  
FLOOD ZONE: B  
QUAD: 34  
SE 87-112  
ZIP CODE: 33443  
PUD NAME: Winston Trails P.U.D.

REV. 04-10-97  
CAD FILE:  
MUSSEWINT\WINTP03

*0587-018*



DETAIL A  
(NOT TO SCALE)