# WINSTON TRAILS GOLF CLUBHOUSE

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

0587-021

57

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

PET. 87-112
ALLOC. #0001
5/2/97

FOUND PALM BEACH COUNTY BRASS DISC, NW CORNER NE 1/4 SECTION 3, TOWNSHIP 45 S, RANGE 42 E
N819991.6570
E935223.9760

S32°51'32"E (GRID)
S32°51'36"E 2657.56'(PLAT)

N89°11'47"E (GRID)
N89°11'43"E 2725.79'(PLAT)
(BASIS OF BEARING)

NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 3, TOWNSHIP 45 S, RANGE 42 E

TR 39 TR 38

FOUND PALM BEACH COUNTY BRASS DISK, NE CORNER SECTION 3, TOWNSHIP 45 S, RANGE 42 E
N820030.0890
E937949.6430

N 817759.3618
E 936685.9736

NOT PLATTED

WINSTON TRAILS PARCEL TWO
(PB 72, PGS 165–168)

WINSTON TRAILS PLAT ONE
(PB 71, PGS 28–32)

WINSTON TRAILS BOULEVARD

℄ 12' FPL EASEMENT
(ORB 9923, PGS 1298)
N88°11'06"E 80.00'

Δ=04°51'10" L=191.41' R=2280.00'
L=194.80' Δ=04°51'10" R=2300.00'
L=198.19' Δ=04°51'10" R=2340.00'
L=133.18' Δ=03°14'00" R=2360.00'
Δ=02°23'28" L=98.49'
Δ=00°28'42" L=19.70'

S76°50'03"E 492.66'

SEE DETAIL B

S87°09'11"E 213.73'

℄ 12' FPL EASEMENT
(ORB 9923, PGS 1298)

S82°30'42"E 148.77'

FPL EASEMENT
(ORB 7749, PGS 1224–1226)
Δ=00°21'50" L=14.99'

SOUTHERN BELL EASEMENT
(ORB 7717, PGS 1366–1369)

NAIL WITH DISK IN ASPHALT WALK STAMPED "PRM #4763"

N 817647.1336
E 937145.7107

S85°43'56"E 166.58'

S87°09'23"E 156.90'

℄ 50' LAE (RELEASED)
(ORB 9925, PGS 1962–1969)

12' FPL EASEMENT
(ORB 7749, PGS 1232–1234)

N 817628.3100
E 936871.5561

PARCEL C-2
PB 71, PGS 28-32

5' LAE
PB 71, PGS 28-32

12' UE
PB 71, PGS 28-32

S00°47'13"E 120.00'

S4°12'46"W 56.57'

S89°12'46"W 576.52'

WINSTON TRAILS BOULEVARD
WINSTON TRAILS PLAT ONE
(PB 71, PGS 28-32)

N89°12'46"E 1275.00'

℄ 20' UE
N89°03'39"E 13.96'
(ORB 9803, PG 723)

℄ 20' UE
N85°05'18"E 6.04'
(ORB 9803, PG 723)

20' UTILITY EASEMENT TO PALM BEACH COUNTY
(ORB 7724, PGS 1968–1973)

℄ 20' UE
N88°17'26"E 109.05'

N89°12'47"E 145.00'

S00°47'13"E 20.00'

S89°12'47"W 5.00'

20' UTILITY EASEMENT TO PALM BEACH COUNTY
(ORB 7724, PGS 1968–1973)

℄ 20' UE
N00°40'28"W 159.86'

N89°12'47"E 226.00'

℄ 20' UE
N89°17'13"E 195.85'

℄ 20' UE
N89°17'13"E 17.50'

℄ 20' UE
N88°10'13"E 28.91'

N89°12'47"E 9.32'

S89°12'47"W 29.32'

PALM BEACH COUNTY EASEMENT
(ORB 7724, PGS 1968–1973)

℄ 20' UE
N89°17'13"E 7.99'
(ORB 9803, PG 723)

℄ 20' UE
S89°46'51"E 2.01'
(ORB 9803, PG 723)

N00°47'13"W 403.97'

N89°12'46"E 661.35'

N89°12'47"E 100.00'

FOUND PERMANENT REFERENCE MONUMENT
(KEITH & SCHNARS #4323)
N 817312.3228
E 936675.8633

12' FPL EASEMENT
(ORB 7749, PGS 1232–1234)

℄ 20' DE
N76°37'11"E 20.49'
(ORB 9841, PG 798)

NOT PLATTED

PARCEL "B-1"
PB 71, PGS 53-54

12' UE
PB 71, PGS 53-54

WINSTON TRAILS BOULEVARD
WINSTON TRAILS BOULEVARD PHASE II
(PB 71, PGS 53-54)

N 817192.3631
E 936820.6073

SEE DETAIL A

℄ 12' PALM BEACH COUNTY UE
(ORB 8754,PG 1848)
N80°15'41"W(NR) 141.73'

N88°07'13"W (RADIAL)

Δ=02°40'00" L=109.84' R=2360.00'

Δ=04°58'57" L=200.01' R=2300.00'

Δ=04°58'57" L=203.49' R=2340.00'

Δ=01°43'06" L=70.77'

Δ=00°56'54" L=39.07'

N79°48'36"W (NR) 103.73'
(PB 73, PGS 182–185)

N 817094.1736
E 936778.1470

FOUND "PK" NAIL & BRASS DISK LB#4574
N 817178.3275
E 936876.3661

Δ=02°18'57" L=95.39'

POB NORTHWEST CORNER WINSTON TRAILS PARCEL 9A
(PB 73, PGS 182–185)

WINSTON TRAILS PARCEL THREE
(PB 71, PGS 55–57)

N04°11'44"E 160.01'

PARCEL "A-1"
PB 71, PGS 53-54

5' LAE
PB 71, PGS 53-54

WINSTON TRAILS PARCEL 9A
(PB 73, PGS 182–185)

TRACT A

6101

N 817186.7229
E 937153.6529

N89°01'51"W 333.08'

S03°04'10"E 70.73'

NOT PLATTED

N79°48'36"W 25.08'

N37°24'46"W 60.94'

N10°11'24"E 18.91'

S55°11'24"W 22.00'

S10°11'24"W 19.75'

S00°59'21"E 460.45'

441.30'

NOT PLATTED

35 33 32 31 30 29 28

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TRACT A

℄ 12' PBCO UE
(ORB 8754,PG 1848)
N80°15'41"W 141.73'

S03°04'10"E 70.73'

NOT PLATTED

10' BE

0.89'

24.19'

N79°48'36"W 25.08'

S55°11'24"W 22.00'

S10°11'24"W 19.75'

℄ 12' PBCO UE
(ORB 8754,PG 1848)
N37°24'46"W 60.94'

103.73'
N79°48'36"W

PARCEL "B"
(PB 73, PGS 182–185)

DETAIL A
(NOT TO SCALE)

WINSTON TRAILS BOULEVARD
WINSTON TRAILS PLAT ONE
(PB 71, PGS 28–32)

PB 71, PGS 28–32
5' LAE

PARCEL C-2
PB 71, PGS 28–32

N00°47'13"W 314.00'
R=2340.00'
L=198.19'
Δ=04°51'10"

N00°47'13"W 403.97'
177.11'
Δ=00°21'50"
L=14.98'

Δ=03°14'00"
R=2360.00'
L=133.18'

L=19.70'
Δ=00°28'42"
Δ=02°23'28"
L=98.49'

20.05'
(NR)
S87°09'11"E

18.43'
S01°12'29"E

19.94'
(NR)
N89°12'47"E
20.00'

S89°12'47"W
20.00'

N00°47'13"E
15.00'

S00°47'13"E
15.00'

FPL EASEMENT
(ORB 7749, PGS 1224–1226)

S87°09'11"E 213.73'

℄ 12' FPL EASEMENT
(ORB 9923, PGS 1298)

12' FPL EASEMENT
(ORB 7749, PGS 1232–1234)

SOUTHERN BELL EASEMENT
(ORB 7717, PGS 1366–1369)

DETAIL B
(NOT TO SCALE)

## LEGEND

| | |
|---|---|
| A | ARC LENGTH |
| BE | BUFFER EASEMENT |
| Δ | CENTRAL (DELTA) ANGLE |
| DE | DRAINAGE EASEMENT |
| FPL | FLORIDA POWER & LIGHT |
| LAE | LIMITED ACCESS EASEMENT |
| POB | POINT OF BEGINNING |
| PUD | PLANNED UNIT OF DEVELOPMENT |
| ORB | OFFICIAL RECORD BOOK |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| R | RADIUS |
| (TYP) | TYPICAL |
| UE | UTILITY EASEMENT |
| ⊡ | PERMANENT REFERENCE MONUMENT FOUND PLS# 4763 |
| ■ | PERMANENT REFERENCE MONUMENT SET PLS# 4763 |
| ℄ | CENTERLINE |
| (NR) | NON-RADIAL |

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000532

N89°11'43"E (Plat) / N89°11'47"E (Grid) = 00°00'04" Bearing = Clockwise Rotation (Plat to Grid)
North line of Section 3 Township 45 South, Range 42 East

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

0587-021
WINSTON TRAILS GOLF CLUBHOUSE
P.B. 81 PGS. 55-57

PET. 87-112

3/HS/142
RTS/PUD
QUAD 35
INSP. #6
Comm. Dist #3

PCN
60-42-45-03-09-

CONCURRENCY

IMPACT FEE
PET. 87-112
ALLOC. #0001
5/2/97

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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.

3 OF 3

SUBDIVISION # GOLF CLUBHOUSE
BOOK 81 PAGE 57
FLOOD ZONE C FLOOD MAP # 170A
QUAD # 34 ZONING PUD
SE 87-112 ZIP CODE 33403
PRD NAME

REV. 10-07-97
CAD FILE: MUSSWINT/WINTRP15

| | |
|---|---|
| SCALE: | 1"=40' |
| P.A. NO.: | 96174.03 |
| DATE: | MARCH 1997 |
| DRAWING NO. | 45-42-03-40 |

MOCK•ROOS
ENGINEERS • SURVEYORS • PLANNERS
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(561) 683-3113, fax 478-7248

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PALM BEACH COUNTY, FLORIDA