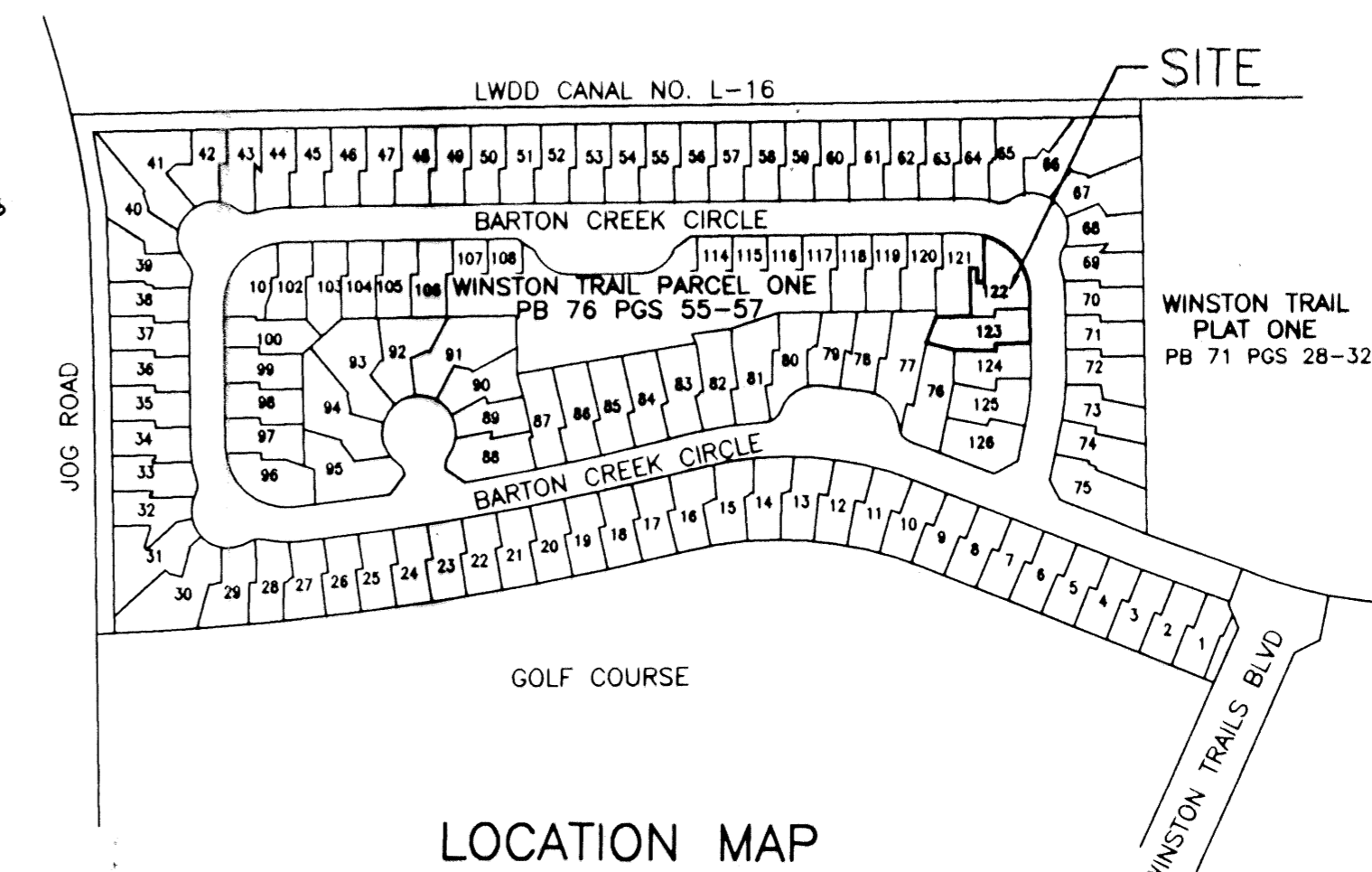


# WINSTON TRAILS PARCEL ONE REPLAT LOTS 122 AND 123

PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF LOTS 122 AND 123  
WINSTON TRAILS PARCEL ONE  
PB 76 PGS 55-57  
SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA  
JANUARY, 2001 SHEET 2 OF 2

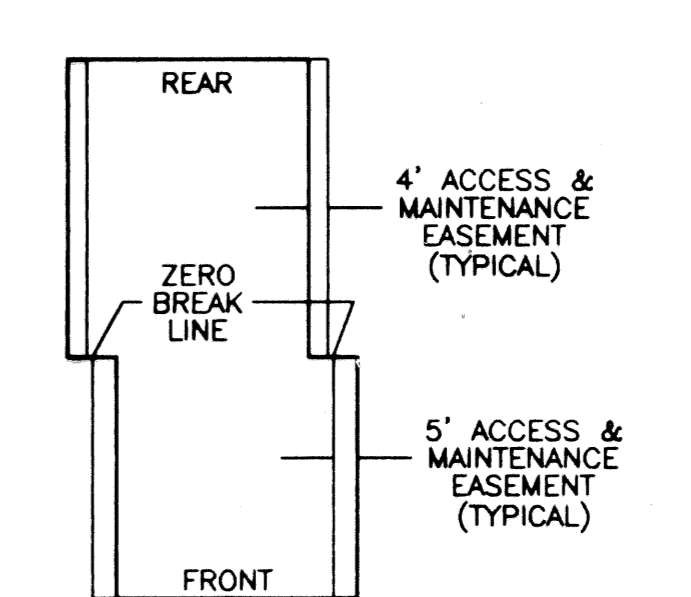
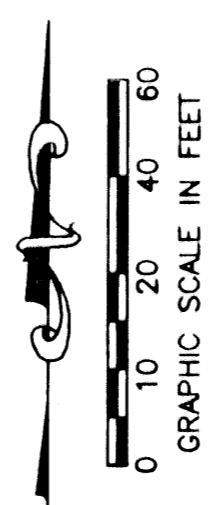
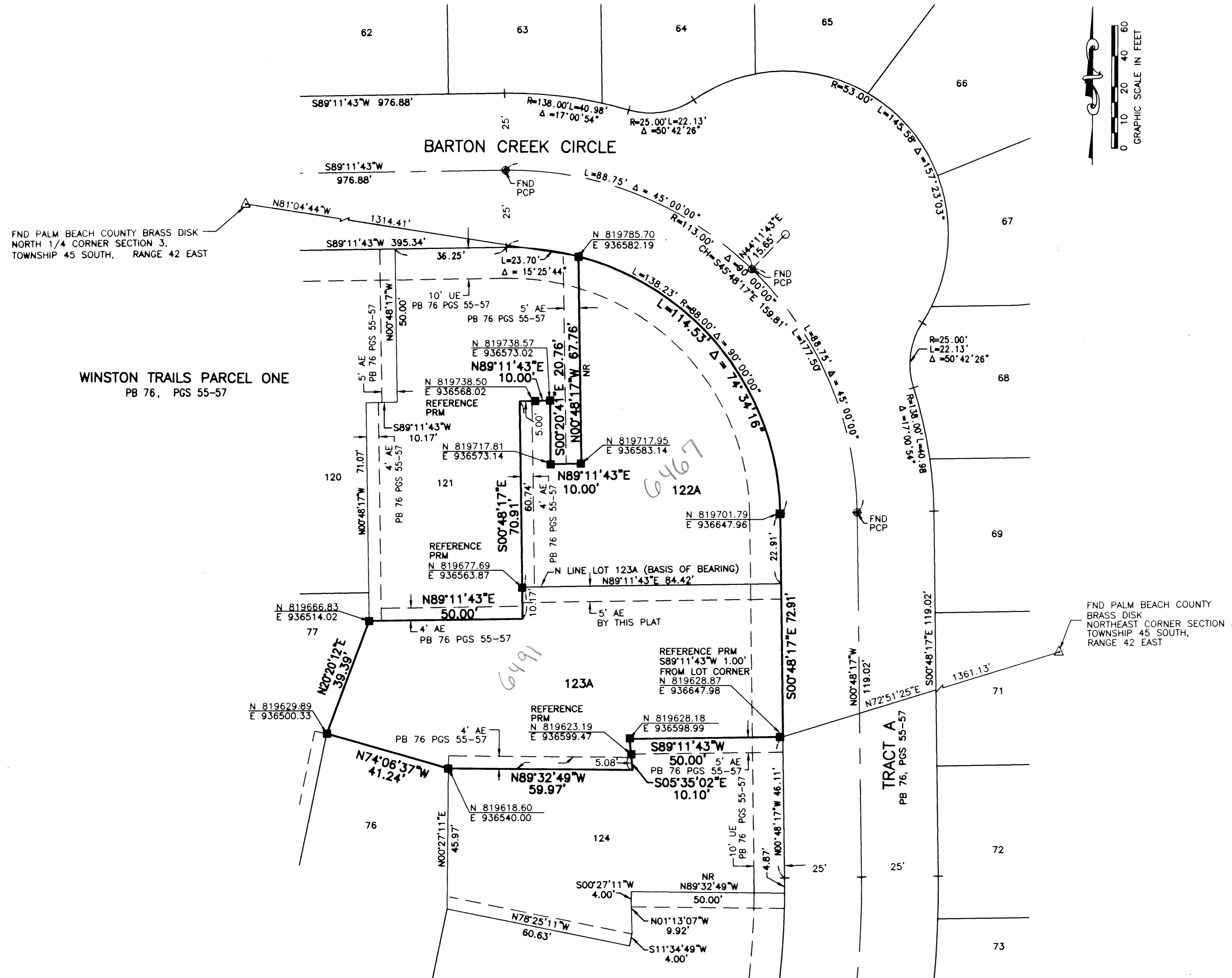
52

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 2001 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
BY: \_\_\_\_\_, D.C.



LOCATION MAP  
NOT TO SCALE

CIRCUIT COURT SEAL



DETAIL FOR ZERO  
LOT LINE EASEMENT  
(NOT TO SCALE)

- LEGEND**
- AE ACCESS EASEMENT
  - FND FOUND
  - PB PLAT BOOK
  - PGS PAGE(S)
  - PCP PERMANENT CONTROL POINT
  - PK NAIL AND BRASS DISK LB 048
  - PUD PLANNED UNIT DEVELOPMENT
  - POINT OF BEGINNING
  - PRM PERMANENT REFERENCE MONUMENT
  - PB PLAT BOOK
  - PGS PAGE(S)
  - UE UTILITY EASEMENT
  - NR NON RADIAL
  - Δ DELTA ANGLE
  - L LENGTH
  - R RADIUS
  - CH CHORD
  - SET 4"x4" CONCRETE MONUMENT LB-048
  - FND PCP

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.

- NOTES:**
1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
  2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
  3. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000532 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
  4. THE 10' UTILITY EASEMENT ALONG THE ROADWAY WILL BE RETAINED BY THIS PLAT.

THIS INSTRUMENT WAS PREPARED BY DAVID L SMITH, P.L.S. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE: 1"=20'	<b>MOCK ROOS</b> ENGINEERS SURVEYORS PLANNERS
P.A. NO.: A0061.00	
DATE: SEPTEMBER 2000	
DRAWING NO. 45-42-03-92	
5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	

**WINSTON TRAILS PARCEL ONE  
REPLAT LOTS 122 AND 123**  
PART OF WINSTON TRAILS P.U.D.  
BEING A REPLAT OF LOTS 122 AND 123  
WINSTON TRAILS PARCEL ONE  
(PB 76 PGS 55-57)  
SITUATE IN SECTION 3, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

Winston Trails Parcel One Replat Lots 122 & 123  
 PART 52  
 PLAT BOOK B  
 PLANNING SE  
 34  
 ZIP CODE 33463  
 45 Winston Trails PUD  
 PUD NAME

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