

0696-016

VILLAGES OF WINDSOR-SW CIVIC

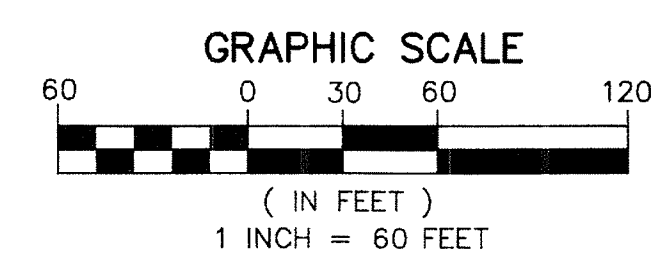
A PART OF VILLAGES OF WINDSOR PUD
BEING A REPLAT OF TRACTS CV, CV1 AND CV2, VILLAGES OF WINDSOR PLAT TWO,
AS RECORDED IN PLAT BOOK 97, PAGES 148 THROUGH 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

138

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- DE - DRAINAGE EASEMENT
- E - EASTING
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED.
- (P) - INDICATES VILLAGES OF WINDSOR PLAT TWO, AS RECORDED IN BOOK 97, PAGES 148 THROUGH 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

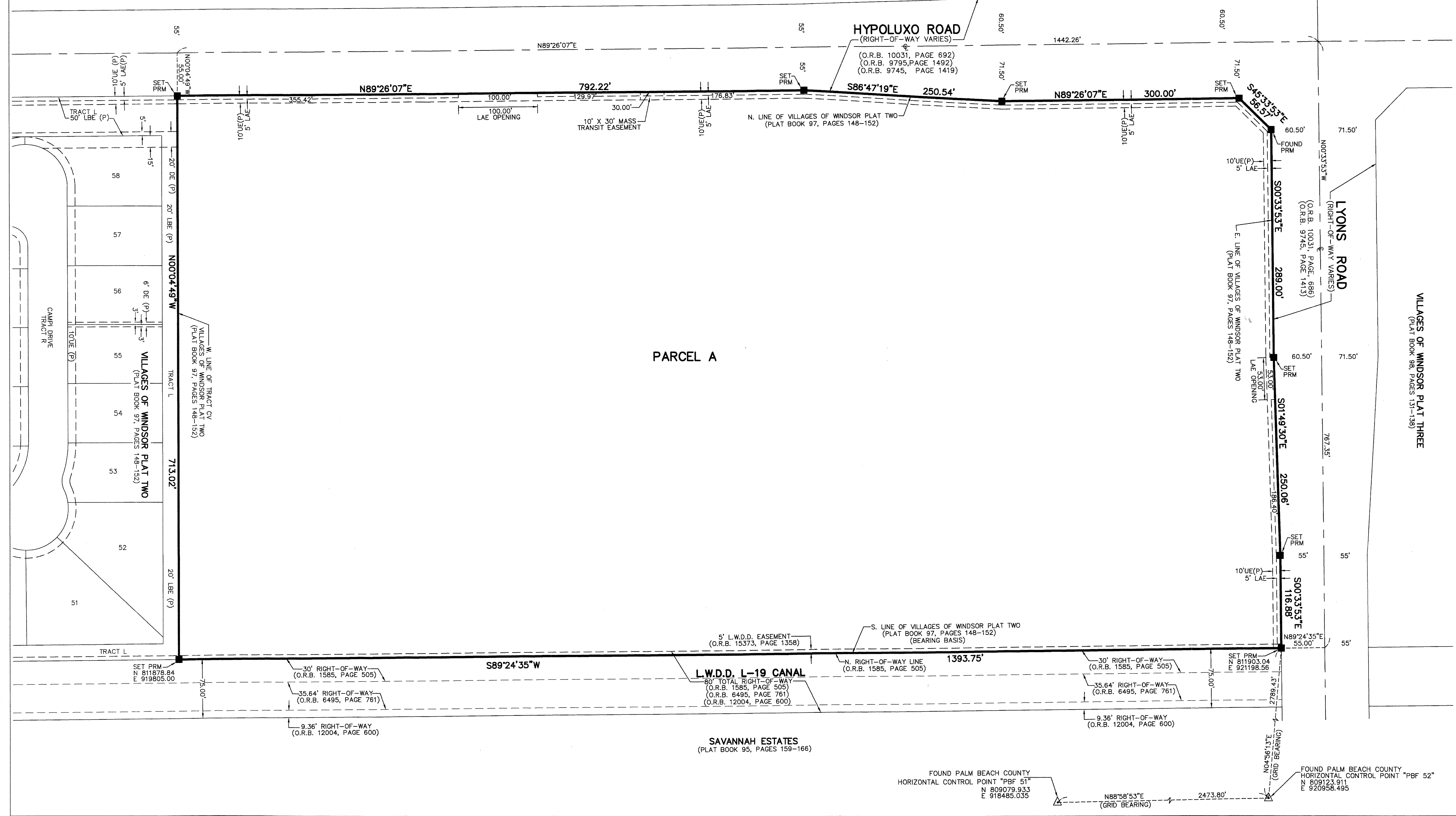
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

NOTES

COORDINATES, BEARINGS AND DISTANCES
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
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000195
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.

S89°24'35"W(PLAT BEARING) 00°24'17" = BEARING ROTATION
S89°00'18"W(GRID BEARING) (PLAT TO GRID)
SOUTH LINE THIS PLAT COUNTERCLOCKWISE

BLOCK 43
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)



PARCEL A

HYPOLUXO ROAD
(RIGHT-OF-WAY VARIES)

LYONS ROAD
(RIGHT-OF-WAY VARIES)

S. LINE OF VILLAGES OF WINDSOR PLAT TWO
(PLAT BOOK 97, PAGES 148-152)
(BEARING BASIS)

L.W.D.D. L-19 CANAL

SAVANNAH ESTATES
(PLAT BOOK 95, PAGES 159-166)

VILLAGES OF WINDSOR PLAT THREE
(PLAT BOOK 98, PAGES 131-138)

VILLAGES OF WINDSOR PLAT TWO
(PLAT BOOK 97, PAGES 148-152)

FOUND PALM BEACH COUNTY
HORIZONTAL CONTROL POINT "PBF 51"
N 809079.933
E 918485.035

FOUND PALM BEACH COUNTY
HORIZONTAL CONTROL POINT "PBF 52"
N 809123.911
E 920958.495