

VILLAGES OF WINDSOR TRACT H/I REPLAT

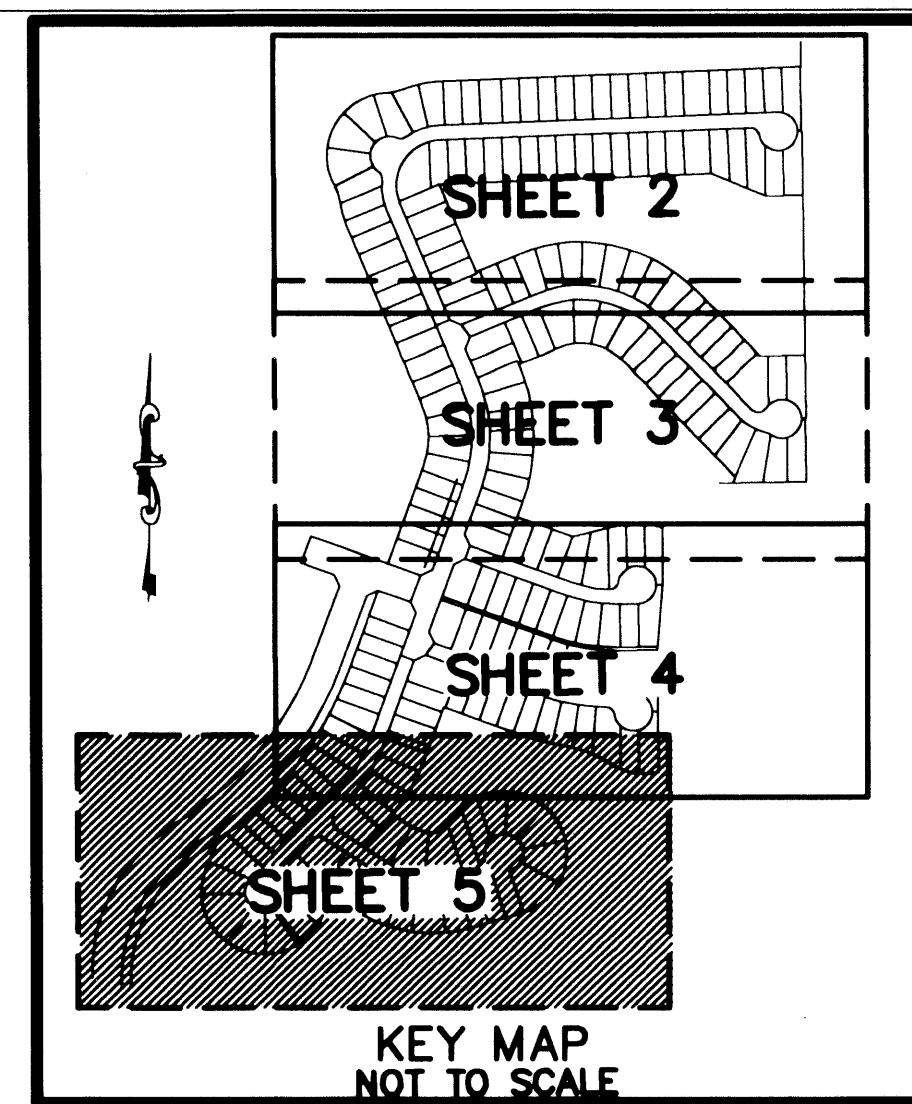
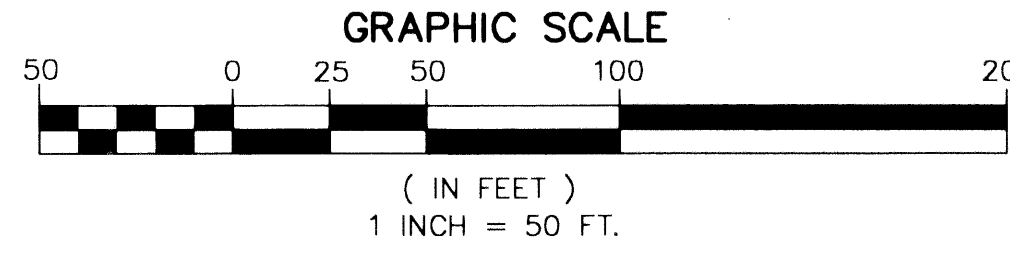
A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD
 BEING A REPLAT OF TRACT H/I, VILLAGES OF WINDSOR PLAT 5, AS RECORDED IN PLAT BOOK 100 PAGES 37 THROUGH 41,
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 OCTOBER - 2002

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.

N20°02'09"E (PLAT BEARING) 00°24'17" = BEARING ROTATION
 N19°37'52"E (GRID BEARING) (PLAT TO GRID)
 WEST LINE THIS PLAT COUNTERCLOCKWISE



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2003 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

SHEET 5 OF 5

MATCH LINE

SHEET 4 OF 5

MATCH LINE

SHEET 4 OF 5

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N20°02'09"E ALONG THE WEST LINE OF THIS PLAT.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- CP - DENOTES PERMANENT CONTROL POINT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FUND
- LSE - DENOTES LIFT STATION EASEMENT
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CL - DENOTES CENTERLINE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- POB - DENOTES POINT OF BEGINNING
- D.B. - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- TWP - DENOTES TOWNSHIP
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- (PLAT) - DENOTES "VILLAGES OF WINDSOR PLAT FIVE", AS RECORDED IN PLAT BOOK 100 PAGES 37-41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N01°16'30"W	272.57'
C2	N32°35'42"E	238.08'
C3	S78°24'07"E	342.73'
C4	S68°45'11"E	120.42'
C5	S80°15'52"E	126.95'
C6	S80°15'52"E	230.66'
C7	S31°41'40"W	119.23'
C8	S82°02'56"E	218.77'

SUBDIVISION VILLAGES OF WINDSOR TRACT H/I REPLAT
 BOOK 100 PAGE 59
 FLOOD MAP # 170A
 ZONING PUD
 QUAD # 49
 SB
 TAZ 1026
 PUB NAME VILLAGES OF WINDSOR