

VILLAGES OF WINDSOR PARCEL E - PHASE II PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 42, "PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF HYPOLUXO ROAD, AS ABANDONED BY OFFICIAL RECORD BOOK 3123, PAGES 1646 THROUGH 1652, TOGETHER WITH A REPLAT OF PARCEL A AND TRACTS L, L1, L2 AND W OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT, AS RECORDED IN PLAT BOOK 96, PAGES 122 AND 123, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

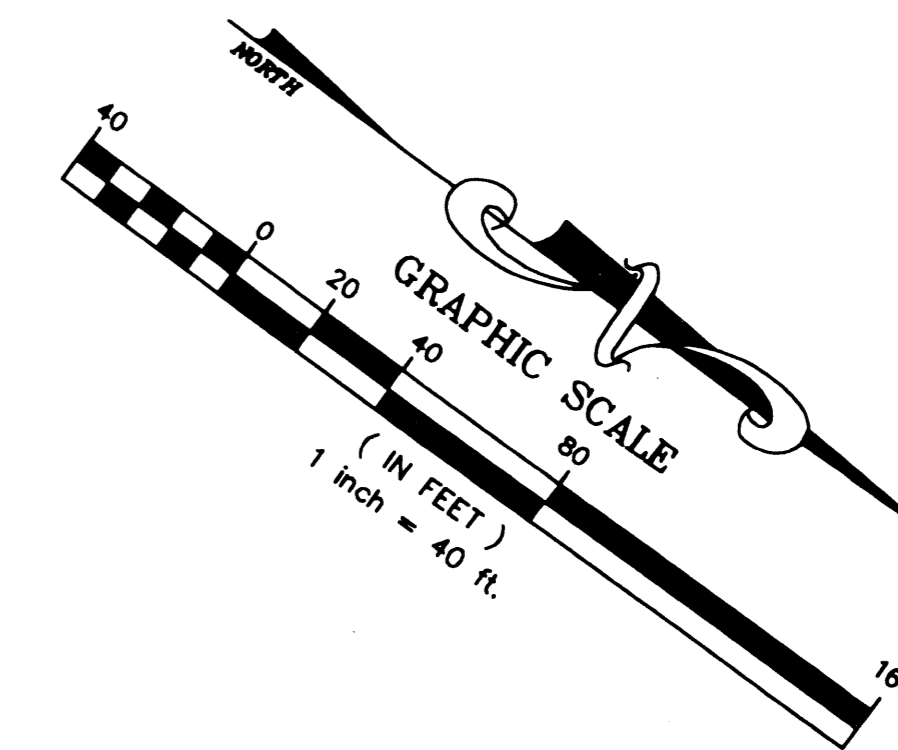
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JANUARY - 2003

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°26'07"W (PLAT BEARING) 00°24'17" = BEARING ROTATION
S89°01'50"W (GRID BEARING) (PLAT TO GRID)
NORTH LINE THIS PLAT COUNTERCLOCKWISE

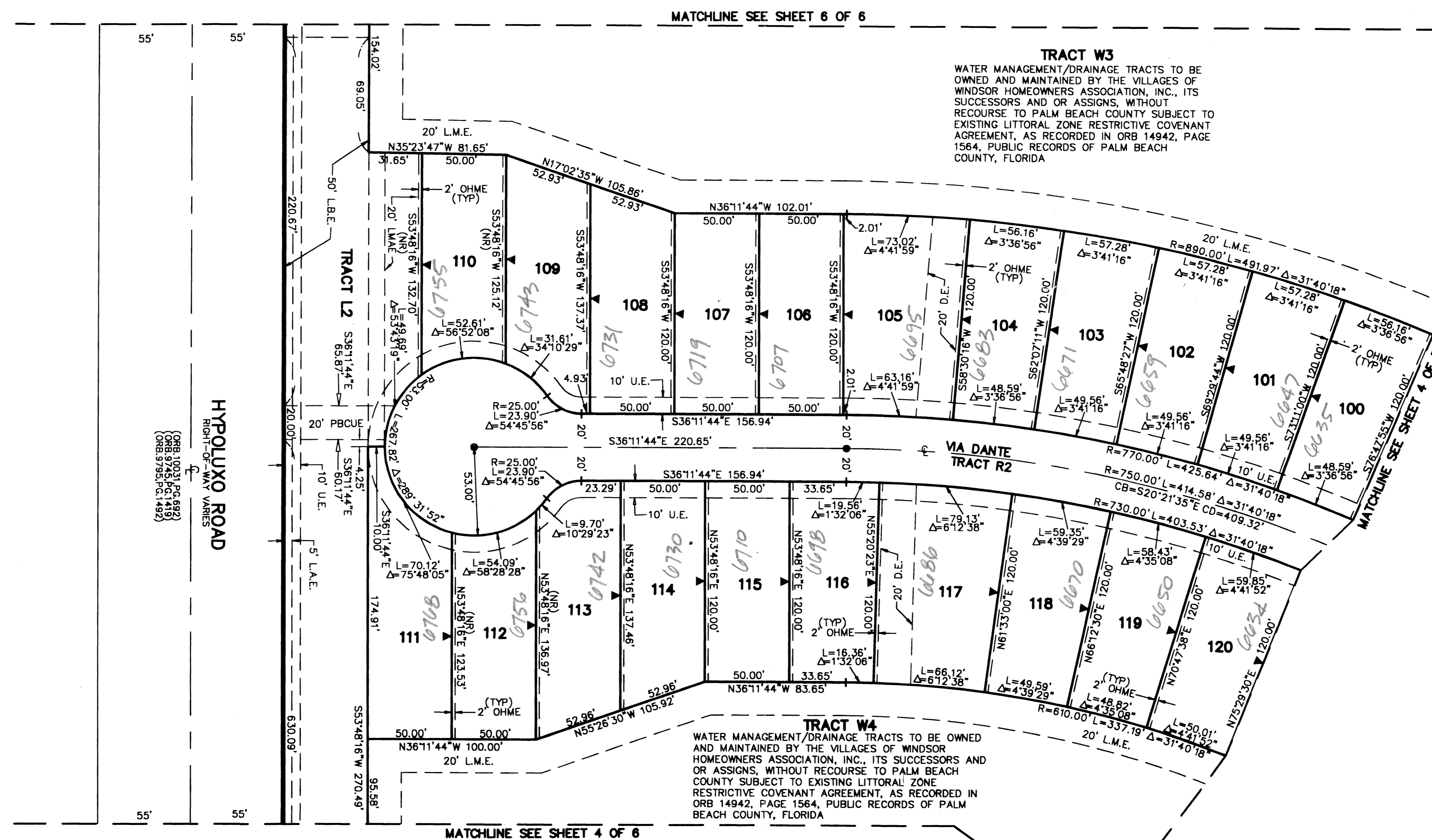
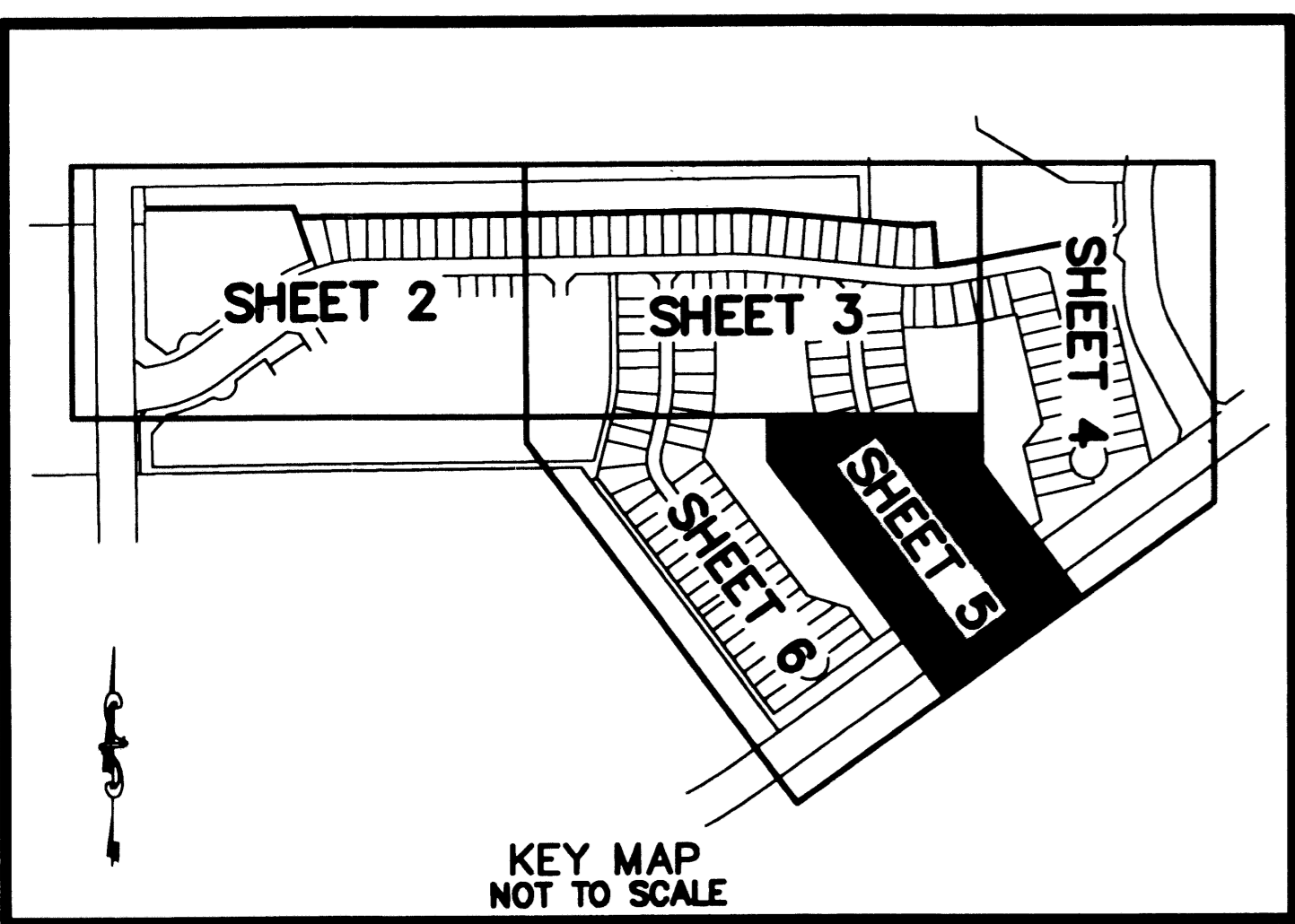


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 5 OF 6



- 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 ASSUMED DATUM, BASED UPON THE SOUTH LINE OF "LEXINGTON 1 OF SHERBROOKE", AS RECORDED IN PLAT BOOK 32, PAGES 195-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N89°26'07"E.
 - 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.
 - (NR) - INDICATES NON-RADIAL LINE.
 - LINE INTERSECTING CURVES ARE 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.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
 - CP - DENOTES PERMANENT CONTROL POINT
 - PH I PLAT - DENOTES VILLAGES OF WINDSOR PARCEL E PHASE I PLAT, AS RECORDED IN PLAT BOOK 96, PAGES 122 THROUGH 123, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - PLAT 5 - DENOTES VILLAGES OF WINDSOR PLAT 5, AS RECORDED IN PLAT BOOK 96, PAGES 21 THROUGH 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
 - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
 - LSE - DENOTES LIFT STATION EASEMENT
 - MEAS - DENOTES MEASURED
 - CL - DENOTES CENTERLINE
 - P.I. - DENOTES POINT OF INTERSECTION
 - P.C. - DENOTES POINT OF CURVATURE
 - POB - DENOTES POINT OF BEGINNING
 - D.B. - DENOTES DEED BOOK
 - PG. - DENOTES PAGE
 - P.B. - DENOTES PLAT BOOK
 - L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - LAE - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - TWP - DENOTES TOWNSHIP
 - CT - DENOTES CURVE NUMBER ON CURVE TABLE
 - 0 - DENOTES "ZERO" SIDE OF LOT LINE
 - OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
 - N.T.S. - DENOTES NOT TO SCALE
 - PBCU - DENOTES PALM BEACH COUNTY UTILITY EASEMENT

(ORB 1024 PC 883)
(ORB 9725 PC 419)
(ORB 9795 PC 1492)