

VILLAGES OF WINDSOR PLAT FOUR

BEING A REPLAT OF A PORTION OF BLOCK 42, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, 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

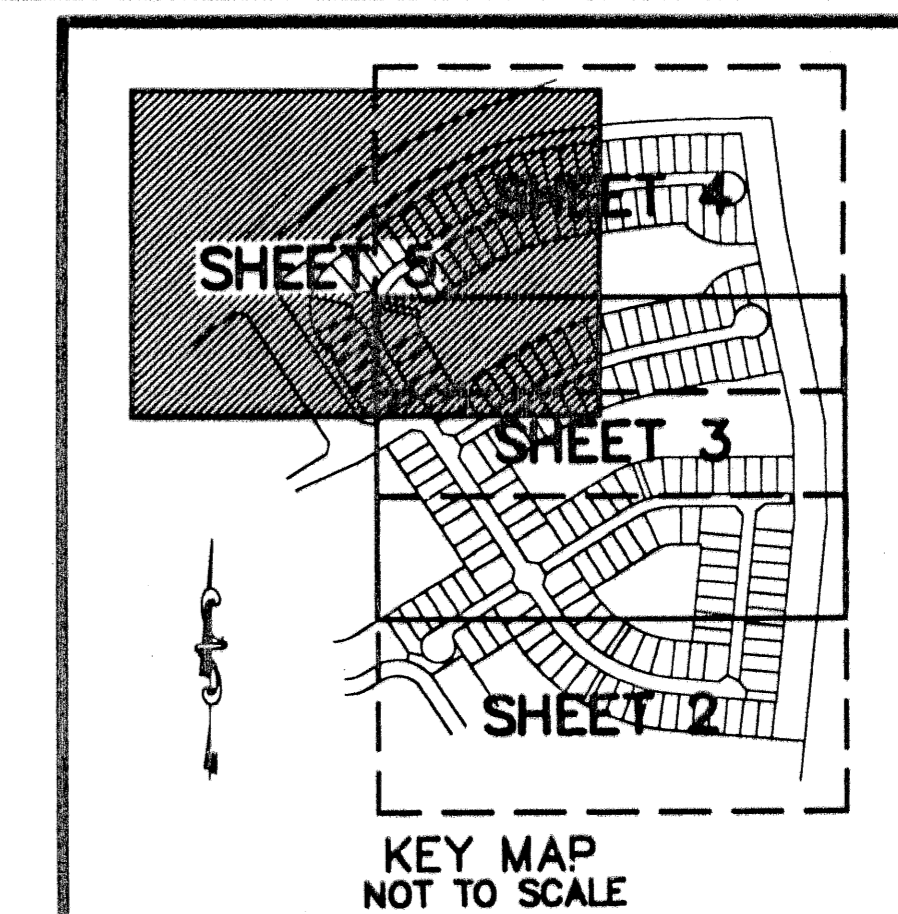
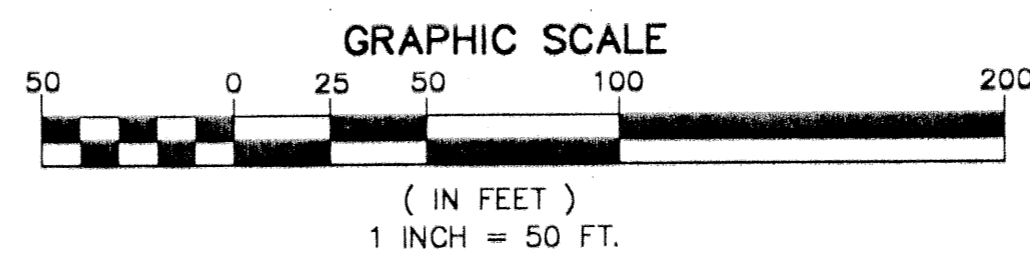
OF
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 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.

S05°36'28"W (PLAT BEARING) 00°24'17" = BEARING ROTATION
S05°12'09"W (GRID BEARING) (PLAT TO GRID)
EAST LINE THIS PLAT COUNTERCLOCKWISE



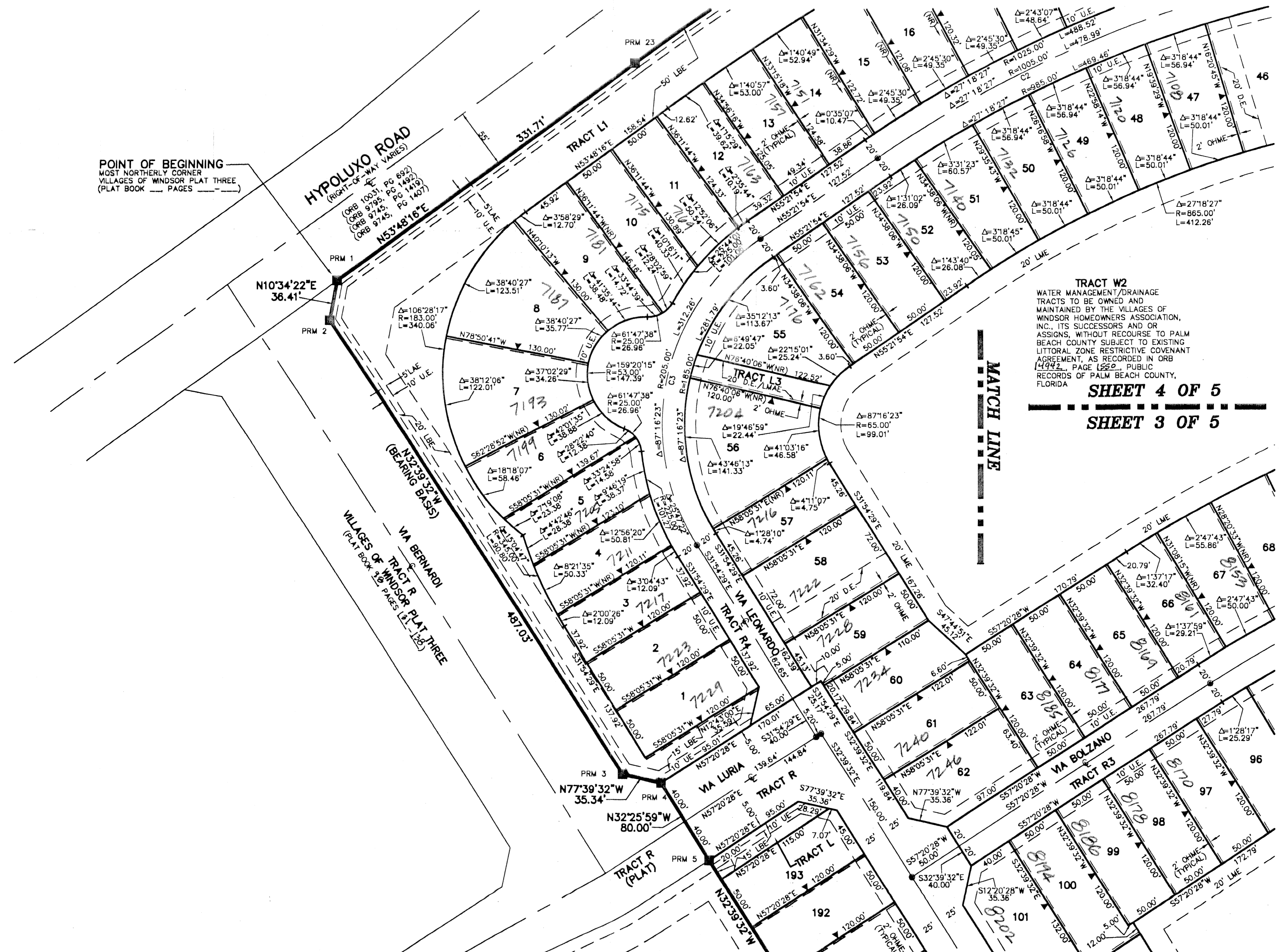
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS DAY OF _____
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 5 OF 5

POINT OF BEGINNING
MOST NORTHERLY CORNER
VILLAGES OF WINDSOR PLAT THREE
(PLAT BOOK _____ PAGES _____)



COORDINATE TABLE

PRM	NORTHING	EASTING
1	813961.06	924470.90
2	813925.22	924464.47
3	813517.05	924730.19
4	813509.74	924764.77
5	813442.52	924808.15
6	813060.28	925056.98
7	812896.60	924805.56
8	812779.64	924881.70
9	812751.74	924875.74
10	812707.38	924951.01
11	812773.58	925052.70
12	812738.32	925075.65
13	812825.62	925209.77
14	812817.25	925215.22
15	812531.42	925694.25
16	812492.93	926117.03
17	813210.55	926182.36
18	813522.37	926176.87
19	814147.87	926046.83
20	814479.54	926001.79
21	814476.70	925815.59
22	814400.19	925175.26
23	814158.84	924737.21

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S86°06'06"W	180.04'
C2	S69°01'07"W	474.47'
C3	S11°43'42"W	282.93'
C4	S58°31'33"E	436.28'
C5	N73°42'38"E	143.73'
C6	N68°00'34"E	372.09'

TRACT W2
WATER MANAGEMENT/DRAINAGE
TRACTS TO BE OWNED AND
MAINTAINED BY THE VILLAGES OF
WINDSOR HOMEOWNERS ASSOCIATION,
INC., ITS SUCCESSORS AND OR
ASSIGNS, WITHOUT RECOURSE TO PALM
BEACH COUNTY SUBJECT TO EXISTING
LITTORAL ZONE RESTRICTIVE COVENANT
AGREEMENT, AS RECORDED IN ORB
14942, PAGE 1252, PUBLIC
RECORDS OF PALM BEACH COUNTY,
FLORIDA

SHEET 4 OF 5
SHEET 3 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 OR 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 N32°39'32"W 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.
- (NR) - INDICATES NON-RADIAL LINE.
- LINE'S 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.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- - 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
- C - DENOTES CENTERLINE
- LWAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- POB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- PC - 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 THREE", AS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBMISSION VILLAGES OF WINDSOR PLAT FOUR
PAGE 166
BOOK 98
FLOOD ZONE B
ZONING ANUPD
QUAD # 49
SE
TAZ 149
PUD NAME VILLAGES OF WINDSOR