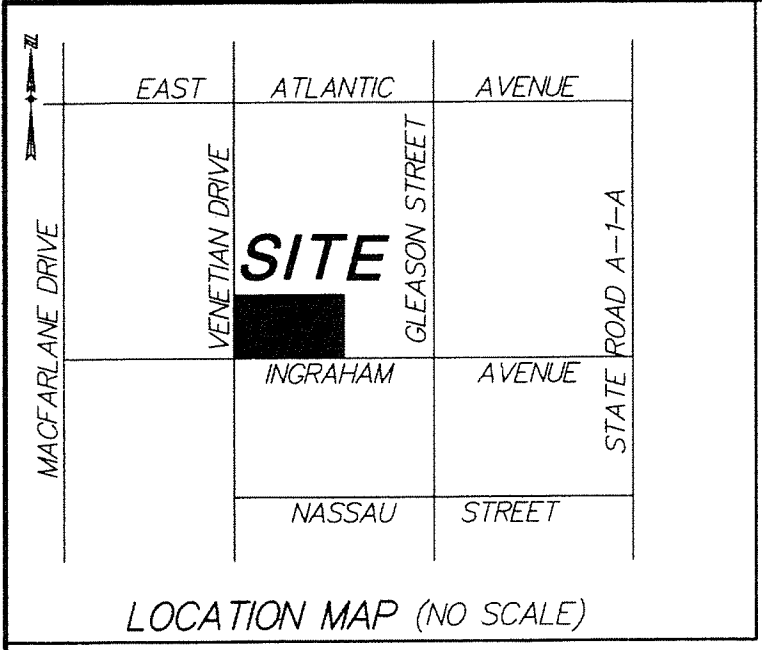


# WINDSOR

BEING A REPLAT LOT 6, BLOCK D, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

OCTOBER 2014  
SHEET 1 OF 2



177

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 10:09 AM  
THIS 14 DAY OF NOVEMBER

2014 AND DULY RECORDED IN PLAT BOOK NO. 2814 ON PAGE 0177-178

SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INGRAHAM DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 6, BLOCK D, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "WINDSOR", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6, BLOCK D, JOHN B. REID'S VILLAGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N0° 29'00"W, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S.90°00'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S.0°29'00"E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 75.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 89°3'00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE N.90°00'00"E, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14,868 SQUARE FEET OR 0.34 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2, 3 AND 4, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO: SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO WINDSOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE ACCESS EASEMENT AS SHOWN HEREON IS FOR THE BENEFIT OF LOTS 2, 3 AND 4, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF EXTERIOR ACCESS TO THE REAR OF SAID LOTS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BENEFICIARIES WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

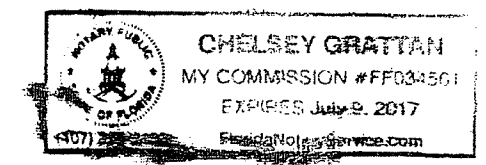
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF OCTOBER, 2014.

INGRAHAM DEVELOPMENT PARTNERS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Jessica Hazel  
PRINT NAME: Jessica Hazel  
BY: Thomas D. Laudani  
MANAGER

WITNESS: Patrick Kelly  
PRINT NAME: Patrick Kelly

### ACKNOWLEDGEMENT:



STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDANI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF INGRAHAM DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF OCTOBER, 2014.

MY COMMISSION EXPIRES: 7-9-17  
NOTARY PUBLIC  
NAME: Chelsey Grattan  
COMMISSION NO.: FF034561

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

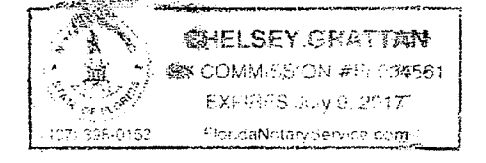
THE WINDSOR HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATES AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF OCTOBER, 2014.

WINDSOR HOMEOWNER'S ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Jessica Hazel  
PRINT NAME: Jessica Hazel  
BY: Thomas D. Laudani  
PRESIDENT

WITNESS: Patrick Kelly  
PRINT NAME: Patrick Kelly

### ACKNOWLEDGEMENT:



STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDANI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF OCTOBER, 2014.

MY COMMISSION EXPIRES: 7-9-17  
NOTARY PUBLIC  
NAME: Chelsey Grattan  
COMMISSION NO.: FF034561

### CITY APPROVAL:

THIS PLAT OF "WINDSOR" AS APPROVED ON THE DAY OF October, A.D. 2014 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

MAYOR: [Signature] ATTEST: [Signature]  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

[Signature] 11-6-14  
DIRECTOR OF PLANNING AND ZONING BOARD  
[Signature] 11-6-14  
CHAIRPERSON, PLANNING AND ZONING BOARD  
[Signature] 11-6-14  
FIRE MARSHAL

[Signature]  
DIRECTOR OF ENVIRONMENTAL SERVICES

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRISTOFER A. BENNARDO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO INGRAHAM DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORDED NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 10-21-2014  
CRISTOFER A. BENNARDO  
ATTORNEY STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 25676, AT PAGE 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

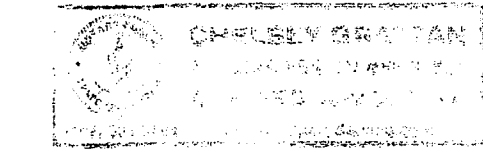
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF OCTOBER, 2014.

PARADISE BANK,  
A FLORIDA BANKING CORPORATION

WITNESS: Anna Davis  
PRINT NAME: ANNA DAVIS  
BY: [Signature]  
PRINT NAME: David W. Engle  
TITLE: SURVEYOR

WITNESS: Michelle Jackson  
PRINT NAME: Michelle Jackson

### ACKNOWLEDGEMENT:



STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Engle WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS E.V.P. OF PARADISE BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF OCTOBER, 2014.

MY COMMISSION EXPIRES: 7-9-17  
NOTARY PUBLIC  
NAME: Chelsey Grattan  
COMMISSION NO.: FF034561

### REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "WINDSOR", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 10-30-14  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD WHEELER, INC.  
LICENSE BUSINESS NO. L.B. 3591

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 10/28/14  
Paul D. Engle  
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SLITER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK D, (PLAT BOOK 21, PAGE 95), HAVING AN ASSUMED BEARING OF S.90°00'00"W.

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, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SLITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000487 ROTATION GRID TO GROUND = 1°32'18" COUNTER CLOCKWISE

