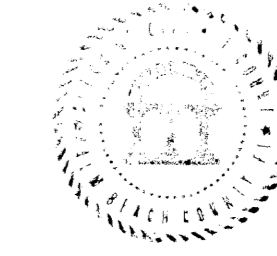
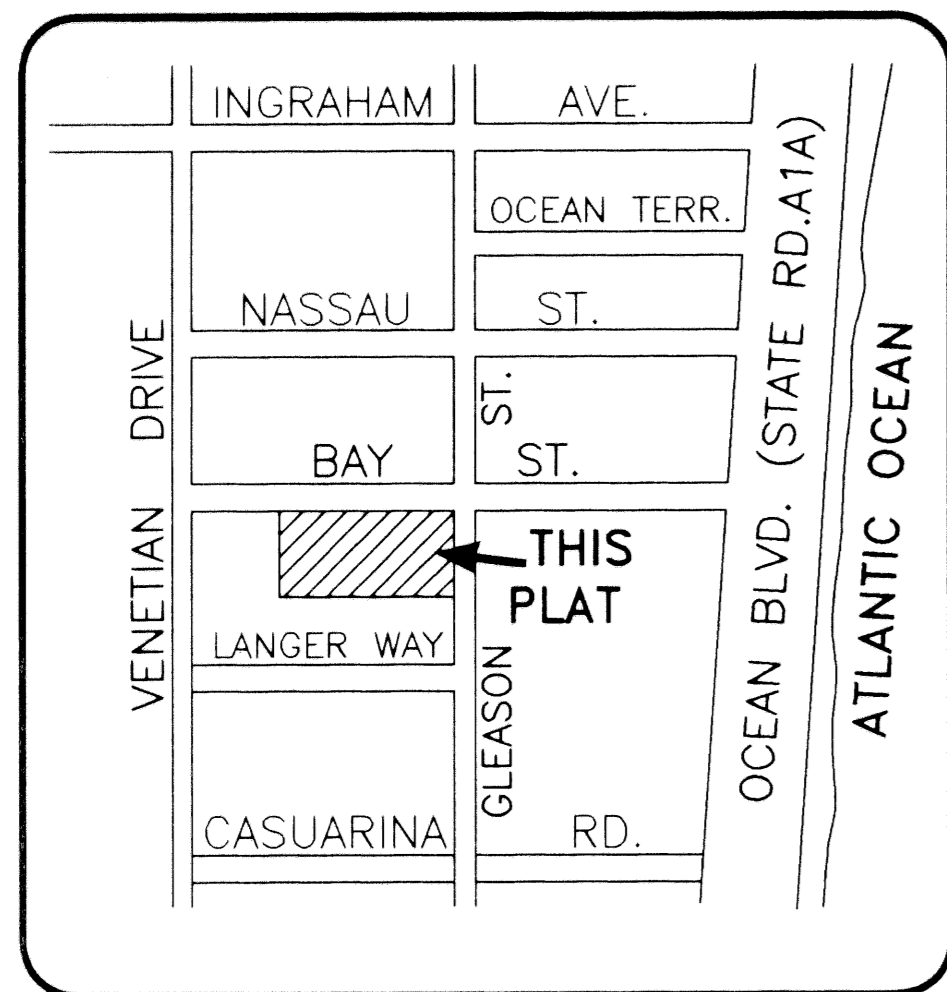


# WINDSOR COURT

## A REPLAT OF LOTS 2, 3 AND 4, BLOCK G, JOHN B. REID'S VILLAGE (PLAT BOOK 21, PAGE 95, P.B.C.R.) IN FRACTIONAL SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 9:48 A.M., this 15th day of November, 1998 and duly recorded in Plat Book No. 87 on Pages 68 and 51.  
 DOROTHY H. WILKEN, CLERK  
 BY: Luigi A. Stoddy DC



LOCATION MAP  
 NOT TO SCALE

THIS INSTRUMENT PREPARED BY:  
 MICHAEL D. ROSE, PSM  
**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING & PLANNING  
 CERTIFICATE OF AUTHORIZATION NO. LB6456  
 1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309  
 PH: 954-776-7604 • FAX: 954-776-7608  
 AUGUST 1998

CHAPTER 177 REVIEW:  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF WINDSOR COURT, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: December 10, 1998 BY: [Signature]  
 MANUEL A. GUTIERREZ  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4102

TITLE CERTIFICATE  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS

I, GREGG H. GLICKSTEIN, 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 BE VESTED IN WINDSOR COURT DEVELOPMENT, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GREGG H. GLICKSTEIN, P.A.  
 DATED: December 7, 1998 BY: [Signature]  
 GREGG H. GLICKSTEIN

APPROVALS:  
 THIS PLAT OF WINDSOR COURT WAS APPROVED ON THE 15th DAY OF December A.D. 1998 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

ATTEST:  
[Signature]  
 MAYOR  
 AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
[Signature] DIRECTOR OF PLANNING AND ZONING  
[Signature] CITY ENGINEER  
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD  
[Signature] FIRE MARSHAL

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: NOVEMBER 19, 1998 BY: [Signature]  
 MICHAEL D. ROSE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 98-0424

DEDICATION:  
 KNOW ALL MEN BY THESE PRESENTS: THAT WINDSOR COURT DEVELOPMENT, INC., A FLORIDA CORPORATION INC. IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINDSOR COURT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOTS 2, 3 AND 4, BLOCK G, JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1.024 ACRES, MORE OR LESS.  
 HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:  
 LOTS 1 THROUGH 10, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

THE SIDEWALK AND UTILITY EASEMENT SHOWN HEREON IS DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS, AND THE CONSTRUCTION OF A SIDEWALK.

THE LIMITED ACCESS LINE IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND GLEASON STREET.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE MADE TO THE WINDSOR COURT HOMEOWNERS ASSOCIATION FOR DRY RETENTION PURPOSES AND MAINTAINED BY SAID ASSOCIATION.

THE SANITARY SEWER EASEMENTS SHOWN HEREON ARE MADE TO THE WINDSOR COURT HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER SERVICES AND MAINTAINED BY SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED WINDSOR COURT DEVELOPMENT, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 7th DAY OF December, 1998.

WITNESS: [Signature]  
JANET TAGGART  
 (PRINTED NAME)  
 WITNESS: [Signature]  
RUSTEM KUPI JR.  
 (PRINTED NAME)  
 BY: WINDSOR COURT DEVELOPMENT, INC., A FLORIDA CORPORATION  
 BY: [Signature]  
CARY D. GLICKSTEIN  
 PRESIDENT

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR COURT DEVELOPMENT, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 7th DAY OF December, 1998.  
 NOTARY PUBLIC:  
[Signature]  
JANET TAGGART  
 PRINTED NAME

MORTGAGEE'S CONSENT  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 10622, AT PAGE 561 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF December, 1998.

WITNESS: BY: COLONIAL BANK  
 AN ALABAMA BANKING CORPORATION  
[Signature]  
 PRINTED NAME Michael P. Train  
[Signature]  
 PRINTED NAME Sharon K. Train

ACKNOWLEDGEMENT  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED Michael P. Train WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF December, 1998.  
 MY COMMISSION EXPIRES:

[Signature]  
 PRINTED NAME Margaret B. Gandy  
 NOTARY PUBLIC

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE LINE OF VENETIAN DRIVE, AS SHOWN ON THE PLAT OF JOHN B. REID'S VILLAGE, (PB 21, PG 95 P.B.C.R.). SAID LINE BEARS NORTH 00°37'55" WEST
- 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 THIS COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. 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 OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- D.E. - DENOTES DRAINAGE EASEMENT.  
 ■ - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.  
 P.B. - DENOTES PLAT BOOK.  
 ORB - DENOTES OFFICIAL RECORDS BOOK.  
 POB - DENOTES POINT OF BEGINNING.  
 POC - DENOTES POINT OF COMMENCEMENT.  
 C - DENOTES CENTERLINE.  
 U.E. - DENOTES UTILITY EASEMENT.  
 R/W - DENOTES RIGHT-OF-WAY.  
 G.U. - DENOTES GENERAL UTILITY EASEMENT.  
 N.R. - DENOTES NON-RADIAL.
- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

DEDICATION (WINDSOR COURT DEVELOPMENT, INC.)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (COLONIAL BANK)	ACKNOWLEDGEMENT	CITY OF DELRAY BEACH	SURVEYOR No. 3998 STATE OF FLORIDA
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SUBDIVISION Windsor Court  
 PLAT PAGE 50  
 FLOOD MAP  
 ZONING  
 ZIP CODE  
 FILE NO. 054  
 FILED NAME: City of Delray Beach

NOTARY PUBLIC MARGARET B. GANDY  
 No. CC345813  
 My Commission Expires November 3, 2000