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 SS

This Plat was filed for record at _____ _M., this _____ day of _____, 199_ and duly recorded in Plat Book No._____ on Pages _____ and_____.

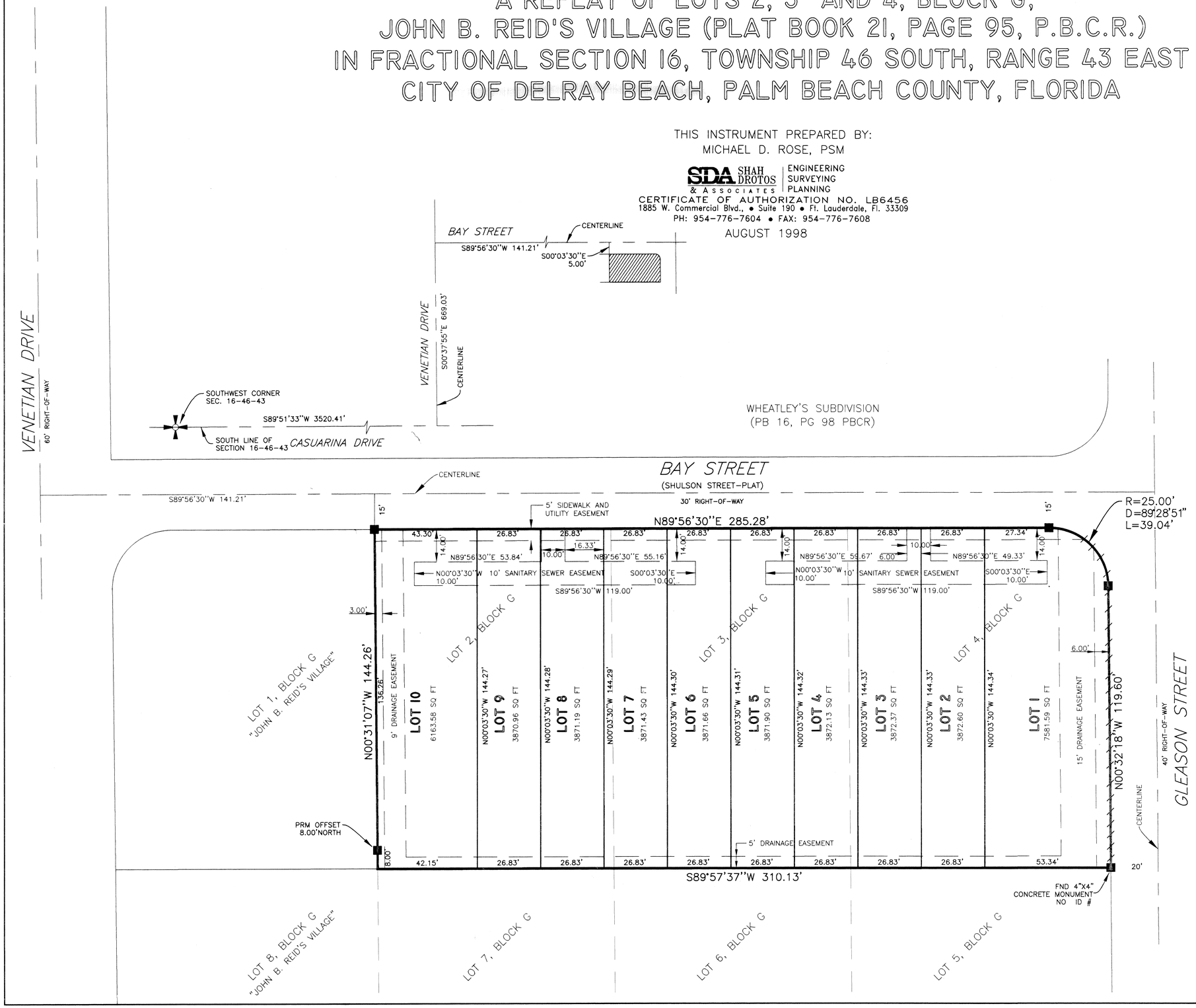
DOROTHY H. WILKEN, CLERK

BY:_____ DC

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



20 0 20 40 60
Scale 1" = 20'

SUBDIVISION Windsor Court
BOOK 84 PAGE 51
FLOOD ZONE — FLOOD MAP # —
QUAD # — ZONING —
SZ — ZIP CODE —
FILE 054 FUD NAME City of Delray Beach

SURVEY NOTES:

1. 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
2. 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.
3. 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.
4. 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.
5. 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.
   ℄ – DENOTES CENTERLINE.
   U.E. – DENOTES UTILITY EASEMENT.
   R/W – DENOTES RIGHT-OF-WAY.
   G.U. – DENOTES GENERAL UTILITY EASEMENT.
   N.R. – DENOTES NON-RADIAL.
   ////// – DENOTES LIMITED ACCESS LINE
6. THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

SURVEYOR'S PROJECT NO. 98-0424

D:\CAD\980424\0424PLAT Fri Dec 04 10:26:36 1998