

# VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD  
 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

**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.

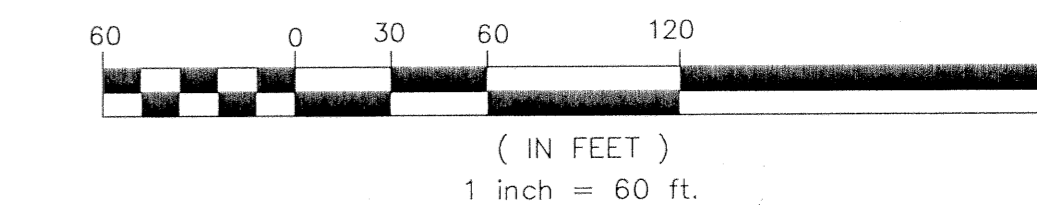
THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 MARCH - 2002

**CURVE TABLE**

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N66°30'58"E	134.14'
C2	N71°30'59"E	184.60'
C3	S17°17'28"E	65.04'
C4	S07°00'18"W	130.41'

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

**GRAPHIC SCALE**



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2002 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
 DEPUTY CLERK



SUBDIVISION VILLAGES OF WINDSOR PARCEL E PHASE I PL  
 BOOK 96 FLOOD MAP # 185A  
 ZONING MUPD  
 QUAD # 49  
 TRAZ 743  
 ZIP CODE 33407  
 PUD NAME VILLAGES OF WINDSOR

- 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 "GREENBRIAR 1 OF SHERBROOKE", AS RECORDED IN PLAT BOOK 33, PAGES 55-57 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.
  - (N) - INDICATES RADIAL LINE.
  - LINES INTERSECTING CURVES ARE NON-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
  - C1 - DENOTES CURVE NUMBER ON CURVE TABLE
  - N.T.S. - DENOTES NOT TO SCALE
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - LME - DENOTES LAKE MAINTENANCE EASEMENT
  - LAE - DENOTES LIMITED ACCESS EASEMENT
  - - DENOTES CENTERLINE
  - P1 - 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.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - NO. - DENOTES NUMBER
  - R/W - DENOTES RIGHT-OF-WAY
  - ORB - DENOTES OFFICIAL RECORDS BOOK
  - - DENOTES "ZERO" SIDE OF LOT LINE

BLOCK 42  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)