

# VILLAGES OF WINDSOR PLAT TWO

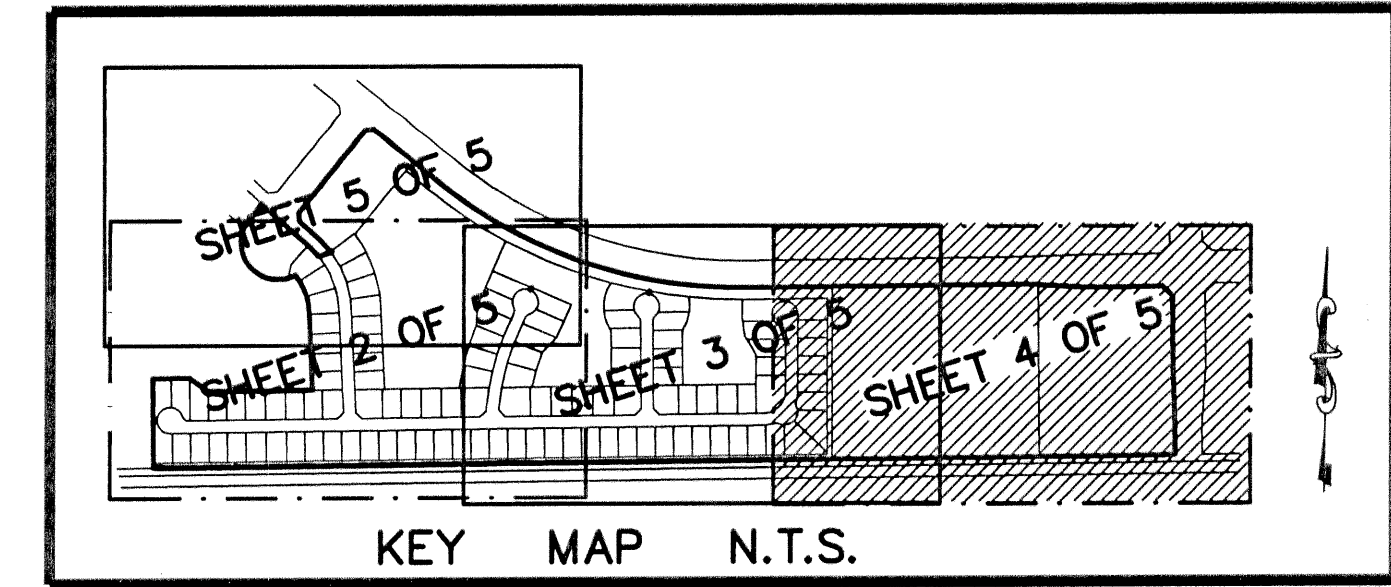
A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD  
 BEING A REPLAT OF A PORTION OF BLOCK 43, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,  
 TOGETHER WITH TRACTS L1, Z1, F AND F1, "VILLAGES OF WINDSOR PLAT ONE", AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67,  
 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, 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  
 JULY - 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.

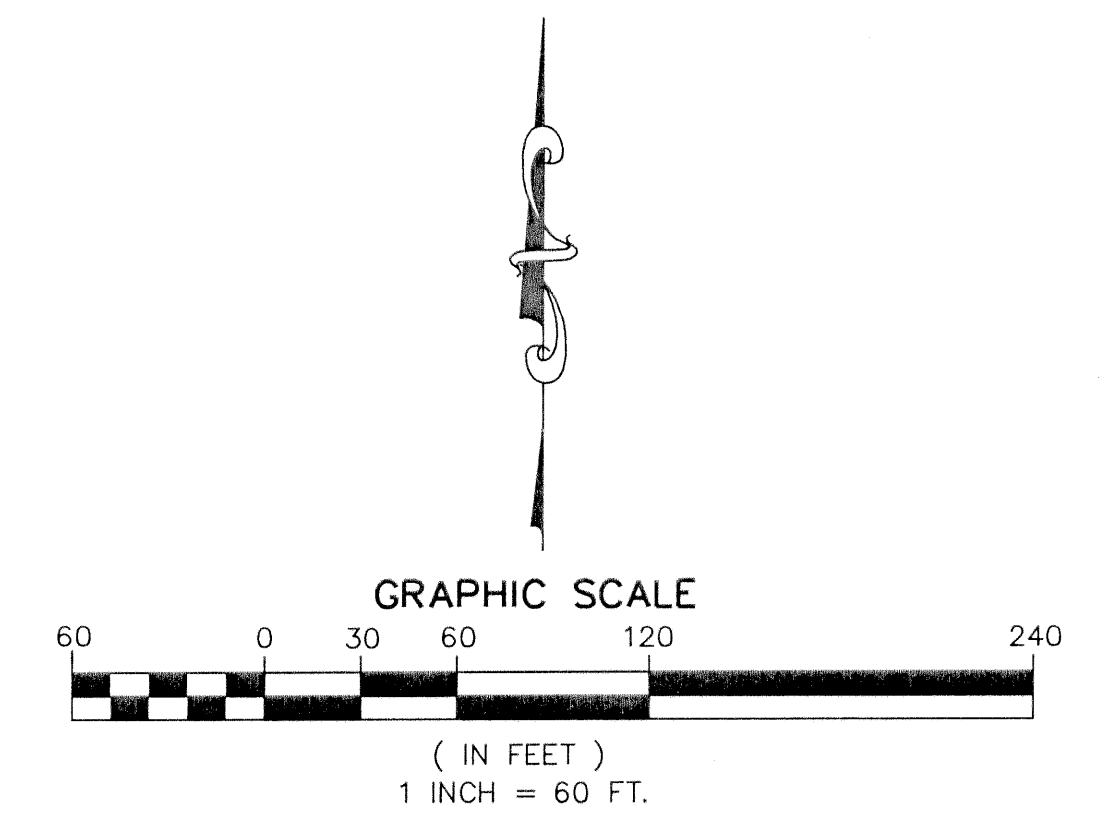
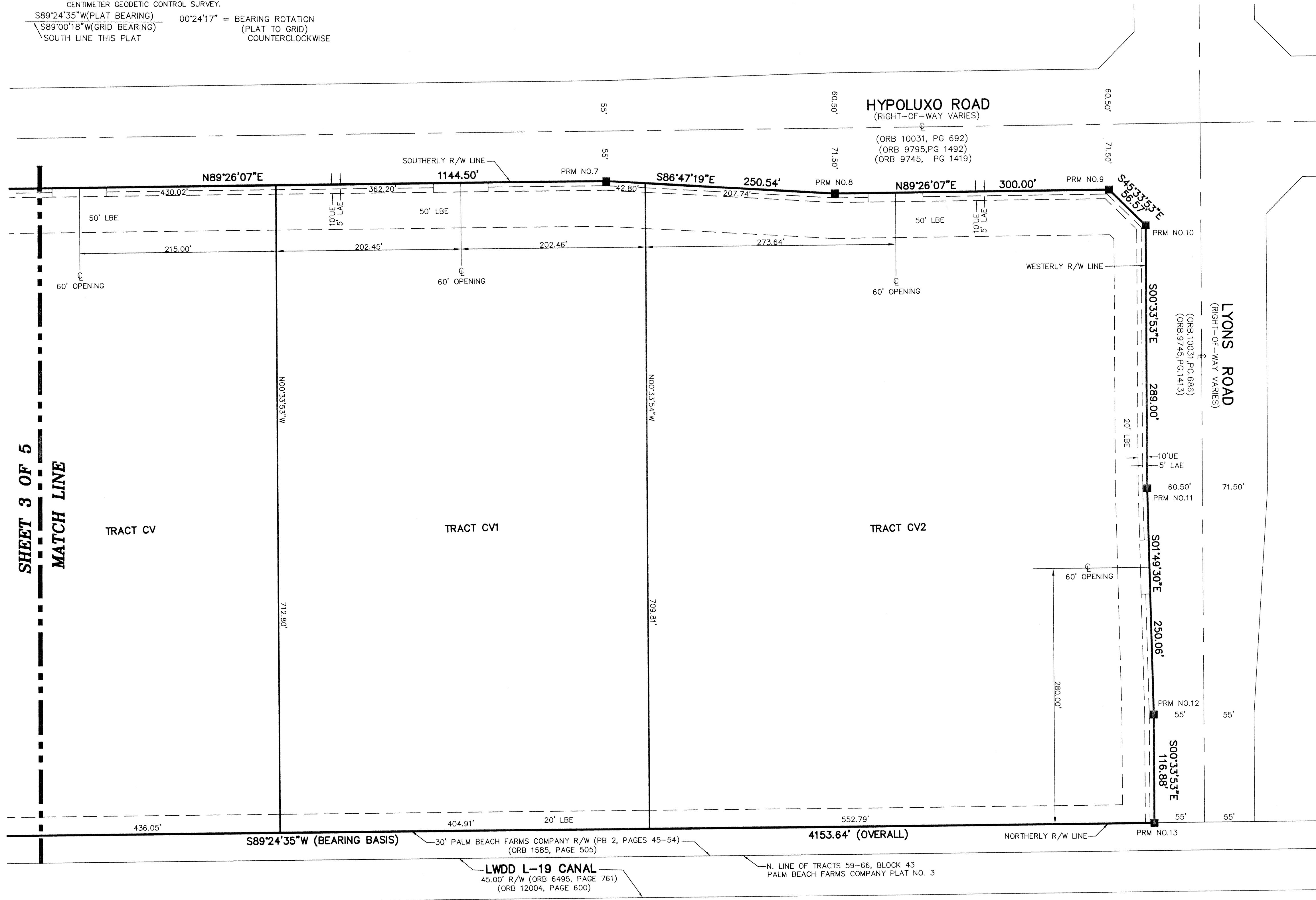
S89°24'35"W (PLAT BEARING) 00°24'17" = BEARING ROTATION  
 S89°00'18"W (GRID BEARING) (PLAT TO GRID)  
 SOUTH LINE THIS PLAT COUNTERCLOCKWISE



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

**SHEET 4 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 ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT 22, "VILLAGES OF WINDSOR PLAT ONE", AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING S89°24'35"W.
  - 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.
  - (R) - INDICATES RADIAL LINE.
  - LINE 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.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
  - P.M.C. - DENOTES PERMANENT CONTROL POINT
  - L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
  - N.T.S. - DENOTES NOT TO SCALE
  - F.N.D. - DENOTES FOUND
  - L.S.E. - DENOTES LIFT STATION EASEMENT
  - NO - DENOTES NUMBER
  - MEAS - DENOTES MEASURED
  - C - DENOTES CENTERLINE
  - LM.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - C1 - DENOTES CURVE NUMBER ON CURVE TABLE
  - P.O.B. - DENOTES POINT OF BEGINNING.
  - D.B. - DENOTES DEED BOOK
  - P.G. - DENOTES PAGE
  - P.B. - DENOTES PLAT BOOK
  - T.W.P. - 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.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - (PLAT) - DENOTES "VILLAGES OF WINDSOR PLAT ONE", AS RECORDED IN PLAT BOOK 93, PAGES 64-67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBDIVISION/VILLAGES OF WINDSOR P-2  
 BOOK 97 PAGE 151  
 FLAG MAP # 105A  
 ZONING PUD  
 QUAD # 49  
 ZIP CODE 33407  
 TAZ 745  
 PUB NAME VILLAGES OF WINDSOR

**BLOCK 43**  
**PALM BEACH FARMS COMPANY PLAT NO. 3**