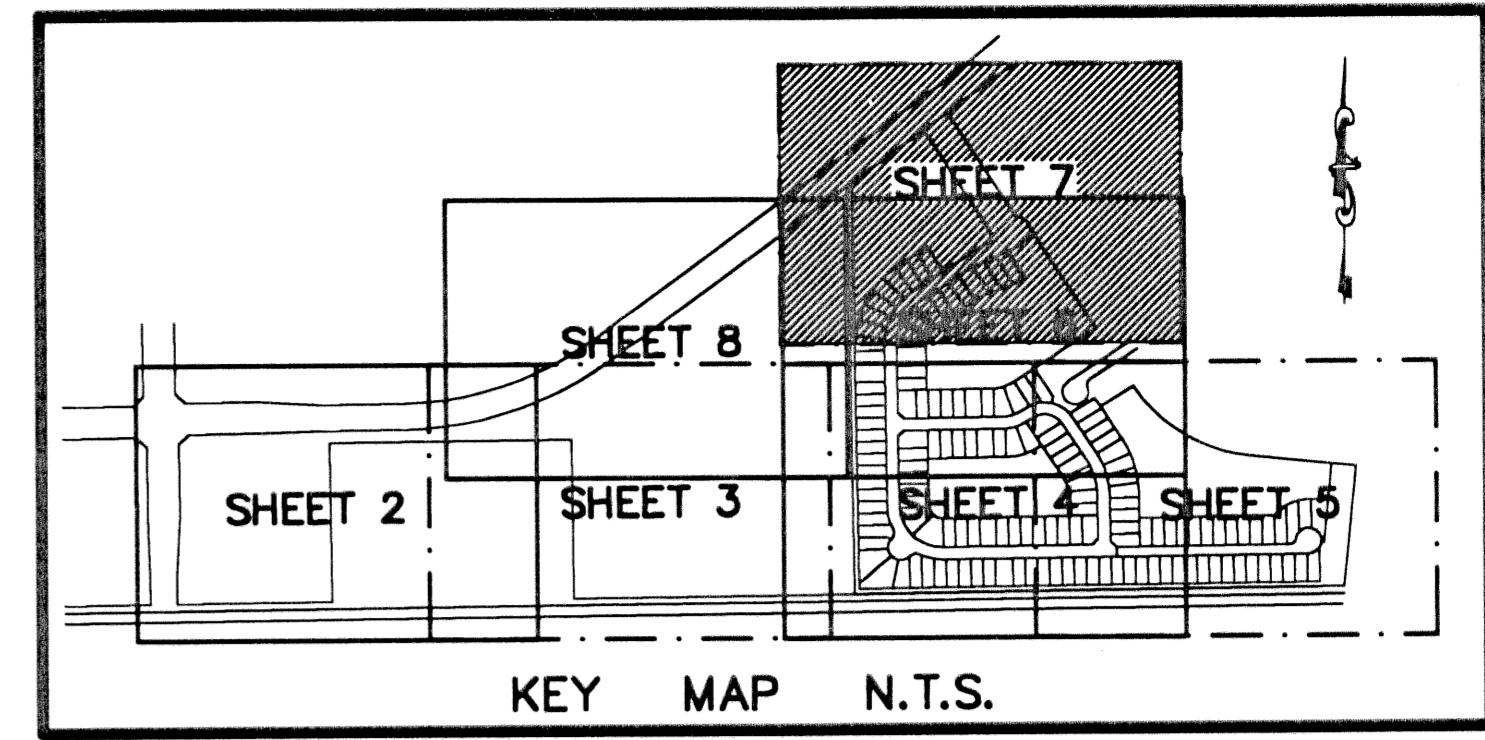


# VILLAGES OF WINDSOR PLAT THREE

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

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  
 AUGUST - 2002

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

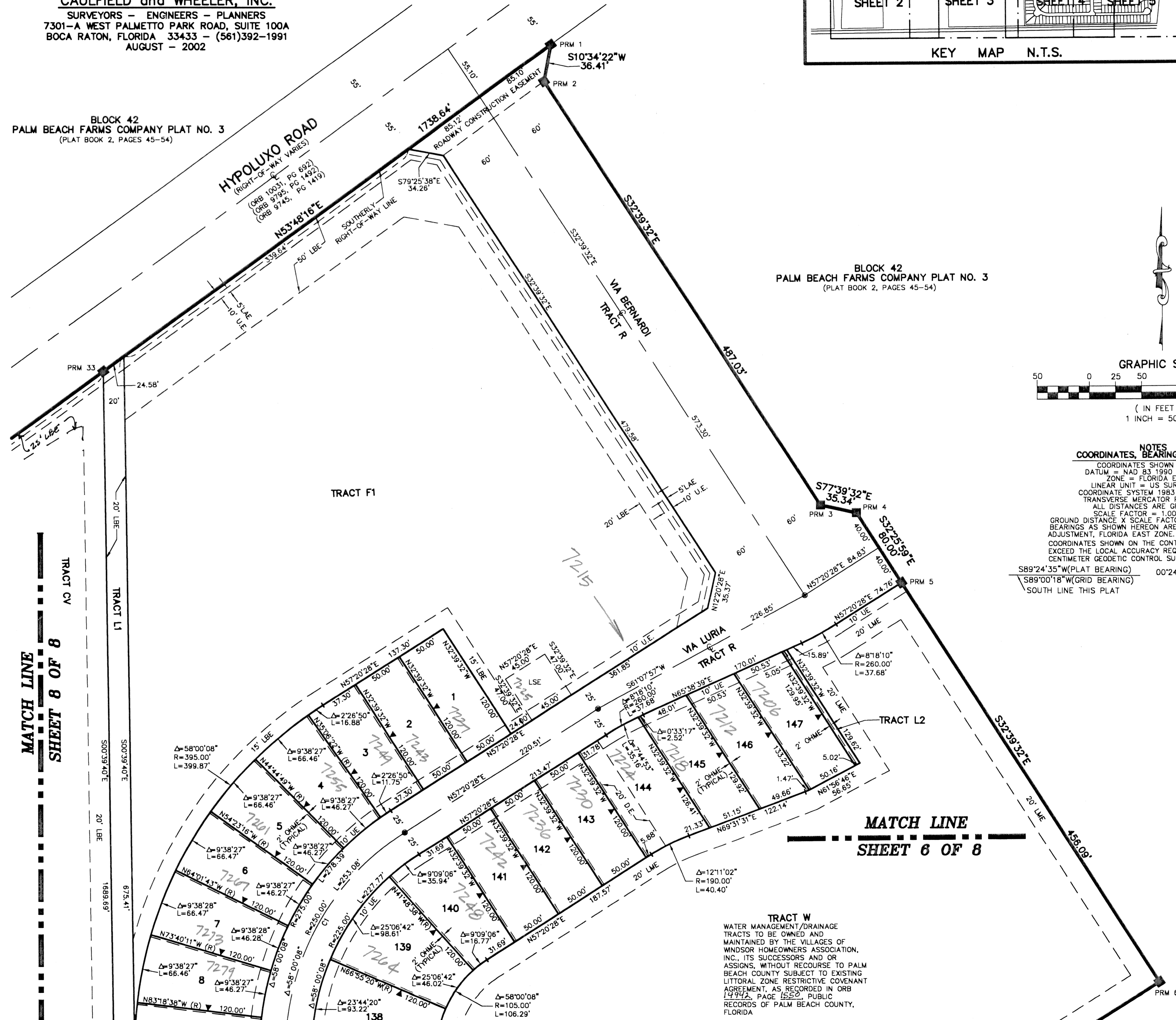


137

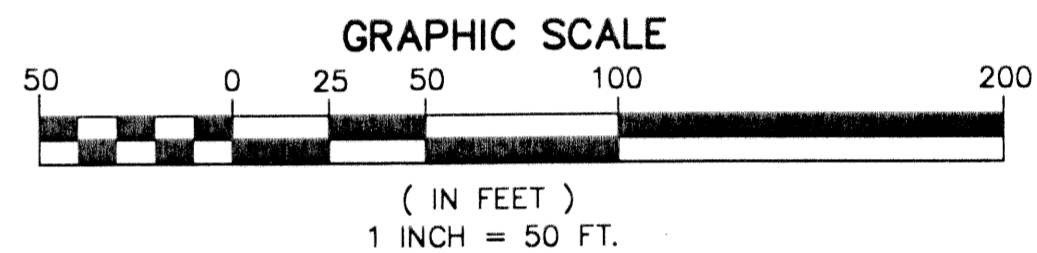
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2003 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

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

SHEET 7 OF 8



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



**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

**TRACT W**  
 WATER MANAGEMENT/DRAINAGE  
 TRACTS TO BE OWNED AND  
 MAINTAINED BY THE VILLAGES OF  
 WINDSOR HOMEOWNERS ASSOCIATION,  
 INC., ITS SUCCESSORS AND OR  
 ASSIGNS, WITHOUT RECOURSE TO PALM  
 BEACH COUNTY SUBJECT TO EXISTING  
 LITTORAL ZONE RESTRICTIVE COVENANT  
 AGREEMENT, AS RECORDED IN ORB  
 14942, PAGE 1550, PUBLIC  
 RECORDS OF PALM BEACH COUNTY,  
 FLORIDA

SUBDIVISION VILLAGES OF WINDSOR PLAT 3  
 BOOK 98 PAGE 137  
 FLOOD MAP # 1254  
 ZONING MU/PZ  
 QUAD # 49  
 ZIP CODE 33467  
 SE  
 TAZ 742  
 PUD NAME VILLAGES OF WINDSOR