

# VILLAGES OF WINDSOR PARCEL E - PHASE II PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR FUD BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 42, "PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF HYPOLUXO ROAD, AS ABANDONED BY OFFICIAL RECORD BOOK 3123, PAGES 1646 THROUGH 1652, TOGETHER WITH A REPLAT OF PARCEL A AND TRACTS L, L1, L2 AND W OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT, AS RECORDED IN PLAT BOOK 96, PAGES 122 AND 123, ALL 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  
JANUARY - 2003

**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.

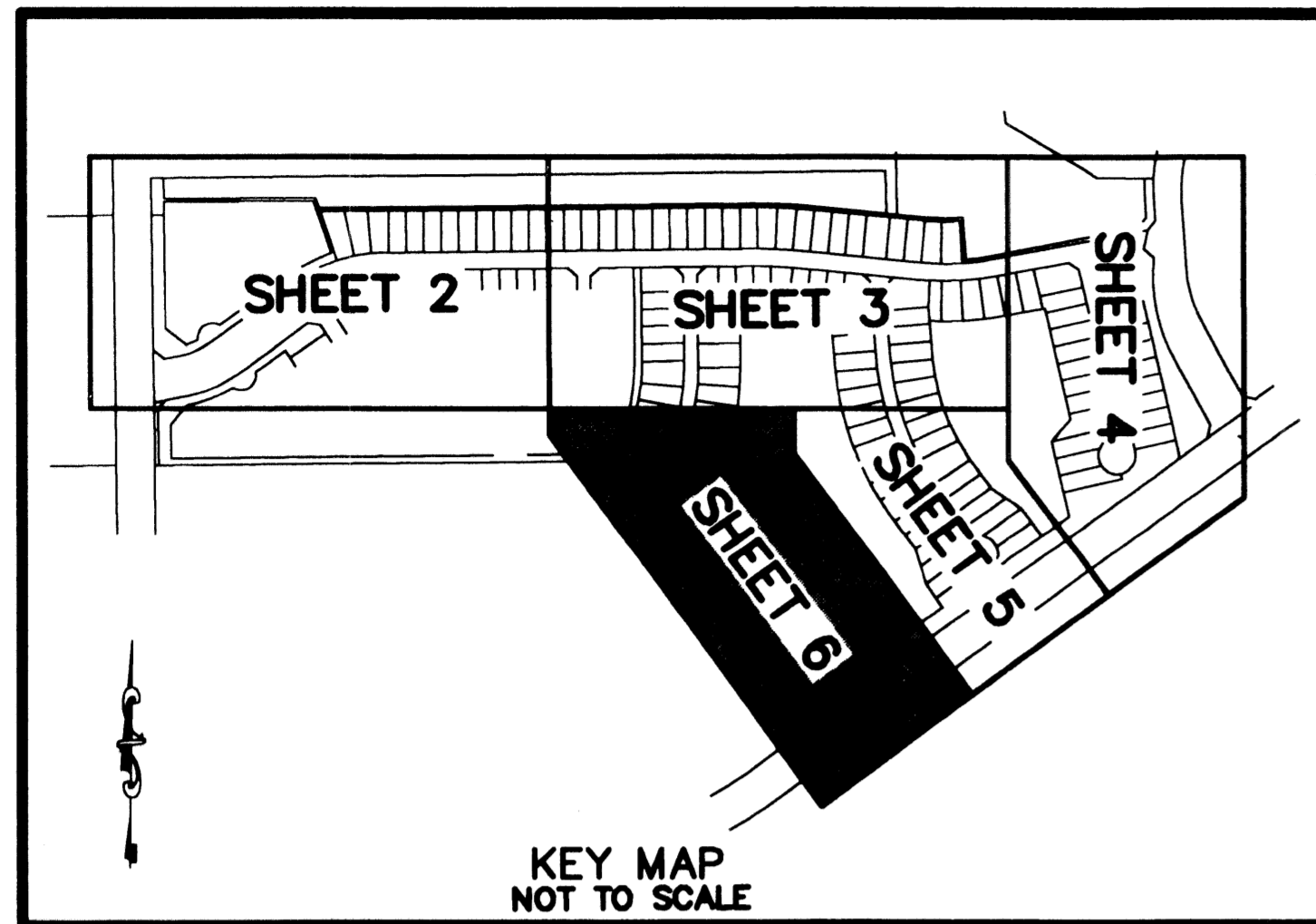
S89°26'07"W (PLAT BEARING) 00°24'17" = BEARING ROTATION  
S89°01'50"W (GRID BEARING) (PLAT TO GRID)  
NORTH LINE THIS PLAT COUNTERCLOCKWISE

54

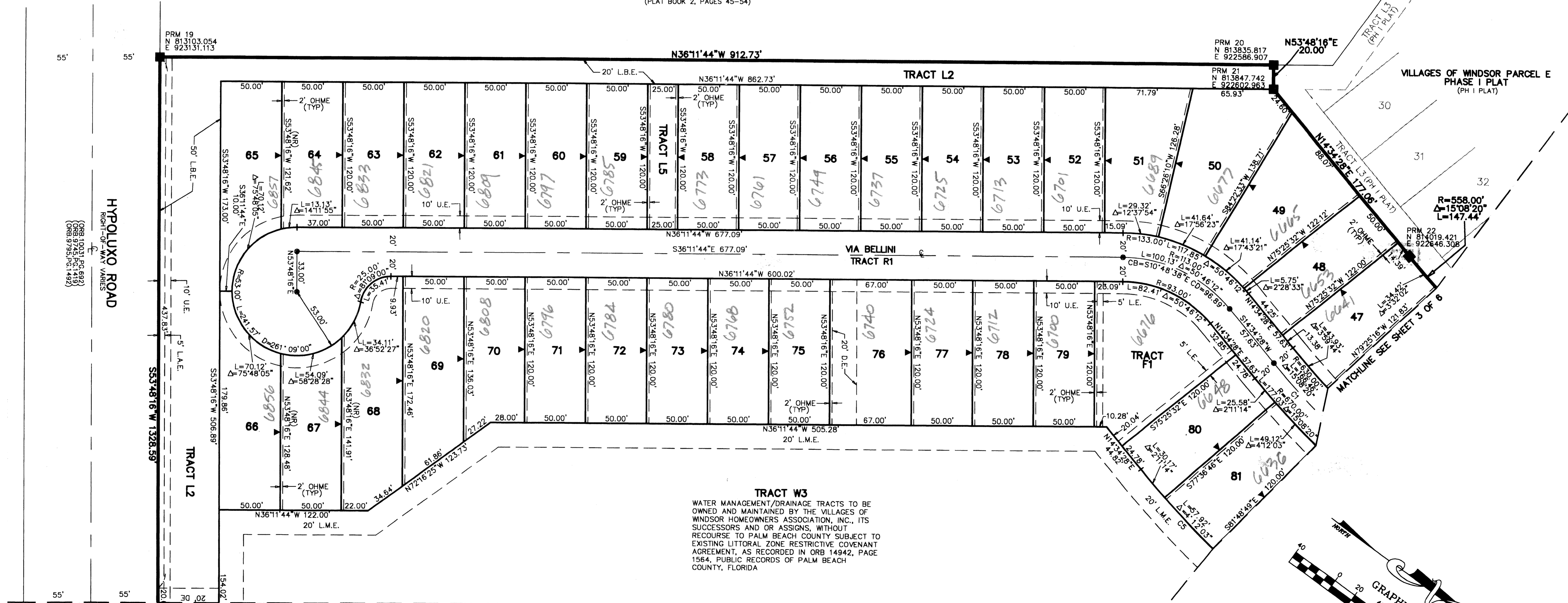
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ AND \_\_\_\_\_  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

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

SHEET 6 OF 6



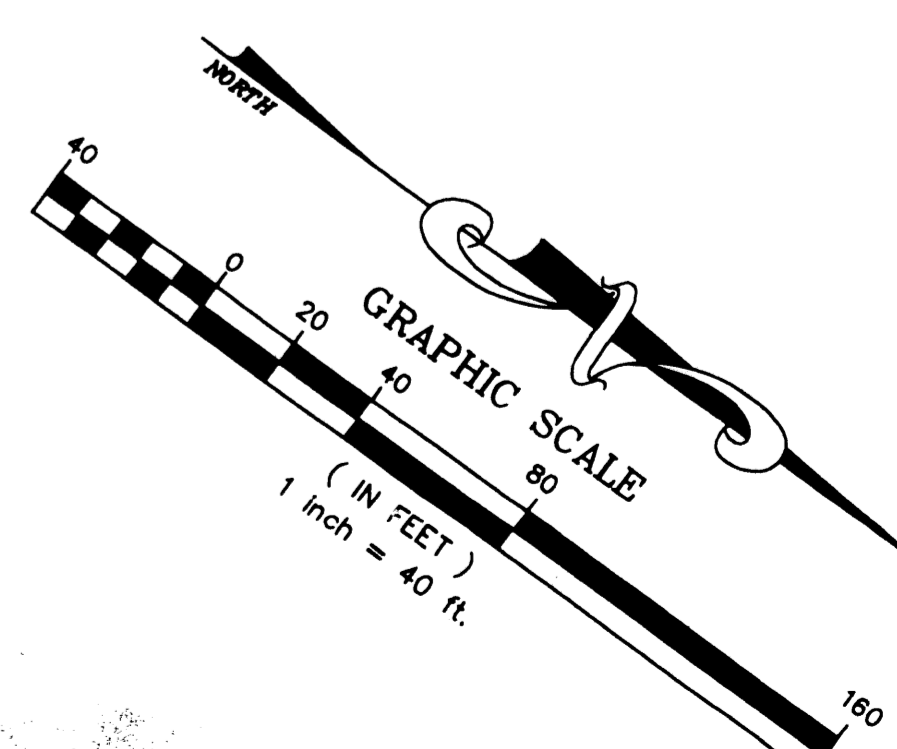
BLOCK 42  
PALM BEACH FARMS PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)



**TRACT W3**  
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 1564, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**CURVE TABLE**

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	650.00'	Δ=15°08'20"	171.75'	N07°00'18"E	171.25'



SUBDIVISION VILLAGES OF WINDSOR PARCEL E - PHASE II PLAT  
 BOOK 140  
 FLOOD MAP # 185A  
 ZONING PD  
 QUAD # 47  
 SE  
 TAZ 1026  
 FUD NAME VILLAGES OF WINDSOR

(ORB 10031 PG 692)  
 (ORB 9745 PG 1419)  
 (ORB 9755 PG 1492)

PRM 19  
N 813103.054  
E 923131.113

PRM 20  
N 813835.817  
E 922586.907

PRM 21  
N 813847.742  
E 922602.963

PRM 22  
N 814019.421  
E 922646.308