

# 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

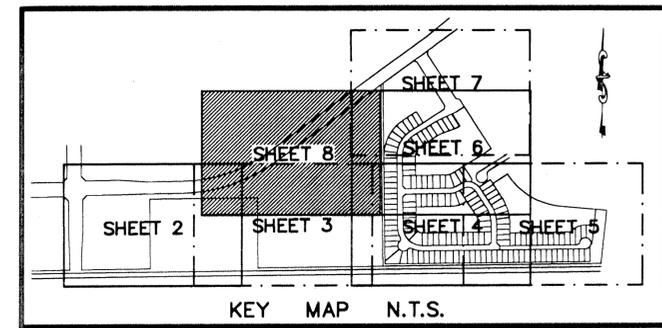
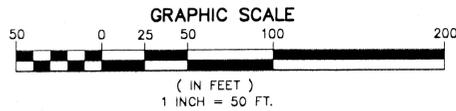
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF

**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
AUGUST - 2002

## 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.

SB9°24'35"W(PLAT BEARING) 00°24'17" = BEARING ROTATION  
SB9°00'18"W(GRID BEARING) (PLAT TO GRID)  
SOUTH LINE THIS PLAT COUNTERCLOCKWISE



# 138

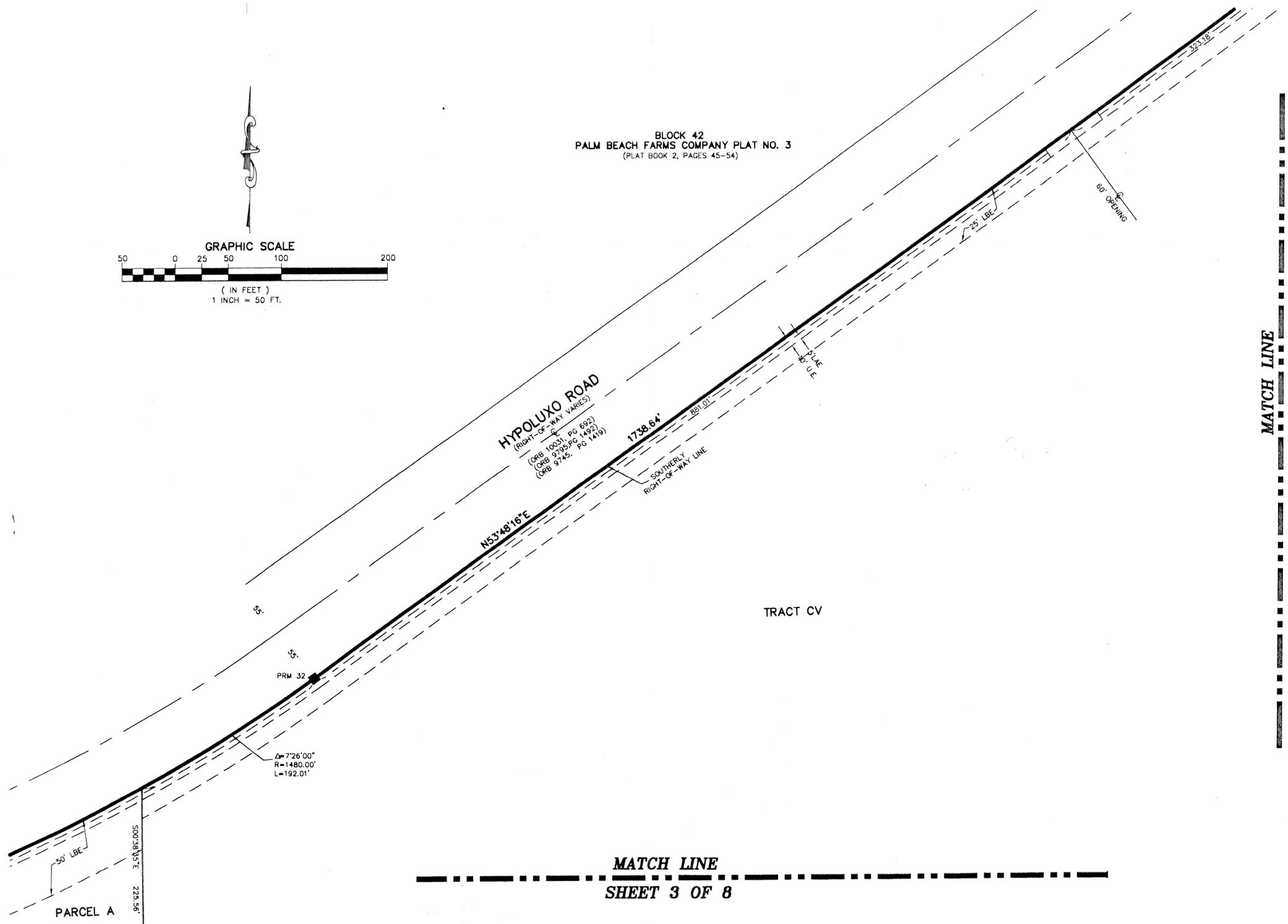
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. MILKEN  
CLERK CIRCUIT COURT

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

**SHEET 8 OF 8**

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



## COORDINATE TABLE

PRM	NORTHING	EASTING
1	813961.06	924470.90
2	813925.22	924464.47
3	813517.05	924730.19
4	813509.74	924764.77
5	813442.52	924808.15
6	813060.28	925056.98
7	812896.60	924805.56
8	812779.64	924881.70
9	812751.74	924875.74
10	812707.38	924951.01
11	812773.58	925052.70
12	812738.32	925075.65
13	812825.62	925209.77
14	812817.25	925215.22
15	812531.42	925694.25
16	812492.93	926117.03
17	811987.66	926071.02
18	811970.39	925072.14
19	811953.05	924073.26
20	811933.19	922930.16
21	812594.70	922918.06
22	812577.73	921928.19
23	811915.92	921940.29
24	811904.95	921308.54
25	812021.77	921306.57
26	812272.01	921318.84
27	812571.98	921313.76
28	812612.65	921353.08
29	812617.54	921642.04
30	812627.27	921691.92
31	812632.78	922217.68
32	812924.41	923075.07
33	813642.40	924041.83

## CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S28°20'24"W	242.42'
C2	S45°37'32"E	282.67'
C3	N74°10'44"E	62.00'
C4	S76°51'19"E	157.55'
C5	S16°37'28"E	165.73'

MATCH LINE  
SHEET 7 OF 8

## 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 AN ASSUMED BEARING OF SB9°24'35"W ALONG THE SOUTH LINE OF THIS PLAT.
- 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.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- LSE - DENOTES LIFT STATION EASEMENT
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- C - DENOTES CENTERLINE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- POB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- TWP - 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

MATCH LINE  
SHEET 3 OF 8

SUBDIVISION VILLAGES OF WINDSOR PLAT 3  
 BOOK 98 PAGE 138  
 FLOOD MAP # 185A  
 FLOOD ZONE B  
 ZONING AUPD  
 QUAD F 47  
 TAZ 743  
 PUD NAME VILLAGES OF WINDSOR