

# WINDSOR HILL — PHASE I

A PORTION OF THE NORTH ONE-HALF OF SECTION 19, TOWNSHIP 16 SOUTH,  
RANGE 33 EAST, CITY OF PORT ORANGE, COUNTY OF VOLUSIA, STATE OF FLORIDA

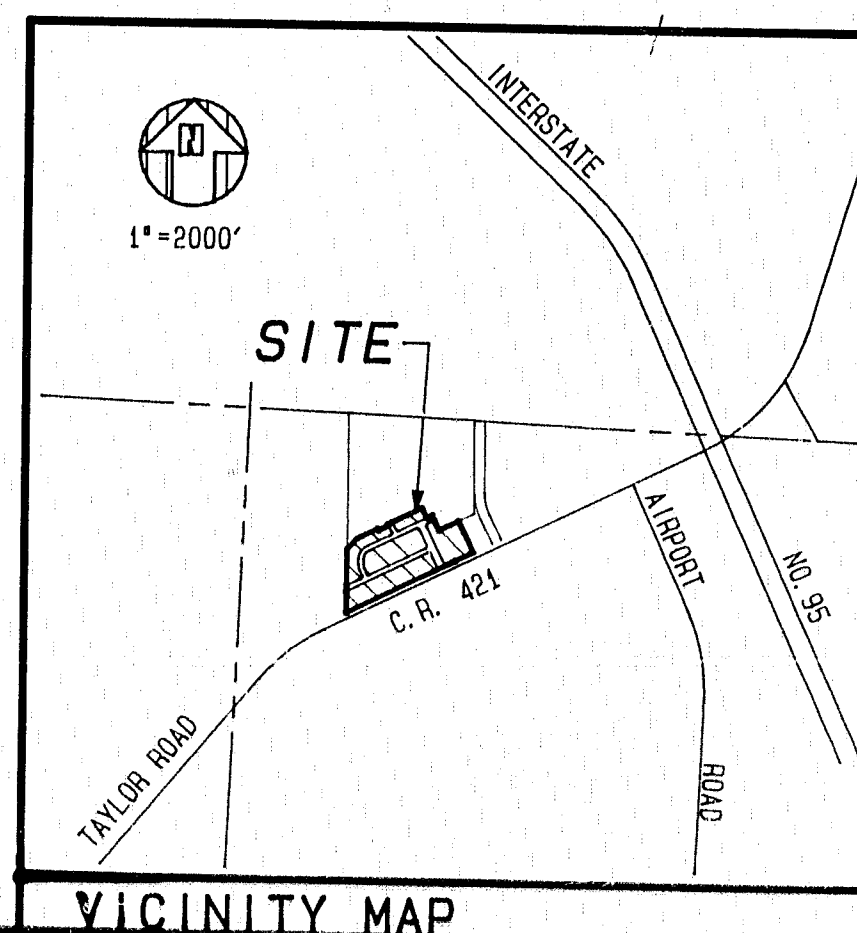
## LEGAL DESCRIPTION

A PORTION THE NORTH ONE-HALF OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:  
AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19;  
THENCE RUN S87°35'10"E ALONG THE NORTHERLY LINE OF SAID SECTION 19 A DISTANCE OF 993.05 FEET TO A 4" x 4" CONCRETE MONUMENT;  
THENCE CONTINUE S87°35'10"E ALONG THE SAID NORTHERLY LINE A DISTANCE OF 1259.95 FEET TO A 4" x 4" CONCRETE MONUMENT;  
THENCE DEPARTING SAID NORTHERLY LINE RUN S 00°23'30"E A DISTANCE OF 939.40 FEET TO A 4" x 4" CONCRETE MONUMENT;  
THENCE S63°44'00"W A DISTANCE OF 169.76 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE FROM SAID POINT OF BEGINNING RUN S26°16'00"E A DISTANCE OF 350.00 FEET TO A POINT;  
THENCE S00°23'30"E A DISTANCE OF 9.52 FEET TO A POINT ON THE NORTHERLY PERSPECTIVE RIGHTS RIGHT-OF-WAY LINE OF TAYLOR ROAD, AS ESTABLISHED FROM SURVEY BY ARTHUR W. STEINMAN, P.L.S. 1834, DATED 9-05-86 AND REVISED 3-25-87, AND AS RECORDED IN VOLUSIA COUNTY RIGHT-OF-WAY BOOK NO. 1, PAGES 40 THRU 46;  
THENCE PROCEEDING ALONG THE SAID NORTHERLY LINE OF PERSPECTIVE RIGHT-OF-WAY S61°03'33"W A DISTANCE OF 141.62 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S72°27'09"W A DISTANCE OF 101.12 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S62°46'33"W A DISTANCE OF 200.04 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S66°12'44"W A DISTANCE OF 100.08 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S63°55'18"W A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S62°46'33"W A DISTANCE OF 100.02 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S63°55'18"W A DISTANCE OF 100.00 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S58°46'44"W A DISTANCE OF 100.40 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S69°03'52"W A DISTANCE OF 100.40 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S65°04'03"W A DISTANCE OF 100.02 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S57°04'44"W A DISTANCE OF 100.72 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S70°45'52"W A DISTANCE OF 100.72 FEET TO A POINT;  
THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE S59°20'52"W A DISTANCE OF 69.29 FEET TO A POINT;  
THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN N00°00'00"E ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 638.96 FEET TO A POINT;  
THENCE N42°46'34"E A DISTANCE OF 149.92 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 226.46 FEET TO A POINT;  
THENCE S26°16'00"E A DISTANCE OF 15.00 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 110.00 FEET TO A POINT;  
THENCE N26°16'00"W A DISTANCE OF 15.00 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 382.00 FEET TO A POINT;  
THENCE S26°16'00"E A DISTANCE OF 110.00 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 56.21 FEET TO A POINT;  
THENCE S26°16'00"E A DISTANCE OF 164.94 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 217.28 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 16.541 ACRES, MORE OR LESS.

## GENERAL NOTES:

- — DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).  
4" x 4" CONCRETE MONUMENT R.L.S. #2860  
● — DENOTES PERMANENT CONTROL POINT (P.C.P.).  
1-1/4" BRASS DISK R.L.S. #2860
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY.
- UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEWER, IRRIGATION, SECURITY, TELEPHONE, ELECTRIC, CABLE TV SYSTEMS, WATER MAINS AND RECLAIMED WATERLINES.
- SANITARY SEWER, RECLAIMED WATERLINES, AND WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE CITY OF PORT ORANGE.
- THE DEVELOPERS DEDICATE TO THE PERPETUAL USE OF THE CITY OF PORT ORANGE, AN EASEMENT FOR THE OFFICIAL INGRESS AND EGRESS OVER AND UPON ALL OF THE COMMON AREAS.
- CONSERVATION EASEMENTS, AS SHOWN OR DESCRIBED HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE. ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO DEDICATED CONSERVATION EASEMENTS. ANY INSTALLATION OF UTILITIES, CONSTRUCTION OF DRAINAGE FACILITIES OR OTHER USE WITHIN THE EASEMENTS SHALL BE APPROVED BY THE CITY OF PORT ORANGE.
- ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF PORT ORANGE.
- THE FOLLOWING EASEMENTS ARE HEREBY PROVIDED ON ALL LOTS EXCEPT AS OTHERWISE NOTED ON THE PLAT, FOR UTILITY AND DRAINAGE PURPOSES, AND SHALL BE GRANTED TO THE CITY OF PORT ORANGE.  
FRONT YARD --- 10.0 FT. (ALSO GRANTED TO FLORIDA POWER & LIGHT, CO.)  
SIDE YARD --- 7.5 FT.  
REAR YARD --- 10.0 FT.
- NO BUILDING SHALL BE ALLOWED WITHIN ANY EASEMENT SHOWN ON THIS PLAT.
- BUILDING SETBACK REQUIREMENTS :  
FRONT --- 30 FT.  
SIDE (INTERIOR LOTS) --- 7.5 FT.  
REAR --- 25 FT.
- BEARING STRUCTURE IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S 87°35'10" E.
- THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN ANY CONSERVATION EASEMENT UNLESS SPECIFICALLY AUTHORIZED BY THE CITY OF PORT ORANGE.
- WINDSOR HILL HOMEOWNERS ASSOCIATION SHALL MAINTAIN ENTRANCE MEDIAN IN WINDSOR HILL DRIVE RIGHT-OF-WAY AND SHALL MAINTAIN ALL COMMON AREAS.



CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, FLORIDA  
THIS IS TO CERTIFY, THAT ON MAY 15, 1990  
THE FOREGOING PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF PORT ORANGE, FLORIDA.  
ATTEST: Kenneth W. Parker  
CITY CLERK OF THE CITY OF PORT ORANGE, FLORIDA

CERTIFICATE OF CLERK  
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 8/7/90 AT 1:56 PM FILE NO. 102165  
E. Whitaker Deputy Clerk  
CLERK OF THE CIRCUIT COURT  
IN AND FOR VOLUSIA COUNTY, FLORIDA

PLAT BOOK 43 PAGE 186

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, THAT CENTEX REAL ESTATE CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF NEVADA, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "WINDSOR HILL PHASE I", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, EXCEPT THE PORTION SHOWN AND DESCRIBED AS TRACT "A" AND PARCEL "B-1" ON SAID PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. ALL DRAINAGE AND UTILITY EASEMENTS AND CONSERVATION EASEMENTS, ALL AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE. PARCELS "B-2", "B-3", "B-4", AND "B-6" WINDSOR HILL DRIVE, SURREY PARK DRIVE, SOUTH WINDSOR HILL DRIVE, AND NORTH WINDSOR HILL DRIVE ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE. PARCELS "C" AND "B-5" ARE HEREBY DEDICATED TO THE WINDSOR HILL HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS 12TH DAY OF AUGUST, A.D., 1990.

CENTEX REAL ESTATE CORPORATION  
BY: Patrick P. Gallo CORPORATE SEAL  
PRESIDENT

ATTEST: Buddy Powell  
BUDDY POWELL  
ASSISTANT SECRETARY

SIGNED, SEALED & DELIVERED IN THE PRESENCE OF:

Angel Arroyo Sharon Row

STATE OF FLORIDA:  
COUNTY OF BREVARD:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12TH DAY OF AUGUST, 1990, BY PATRICK P. GALLO, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORP., ON BEHALF OF THE CORPORATION.

Notary Public  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE  
MY COMMISSION EXPIRES: 8-27-90

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT DEFILIPPO AND FRED DEFILIPPO, BEING THE OWNERS IN FEE SIMPLE OF THE PROPERTY SHOWN AND DESCRIBED AS TRACT "A" AND PARCEL "B-1" IN THE ATTACHED PLAT, ENTITLED "WINDSOR HILL PHASE I", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATE SAID PROPERTY AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. ALL DRAINAGE AND UTILITY EASEMENTS, ALL AS SHOWN HEREON, AND PARCEL "B-1" ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE.

SIGNED AND SEALED ON THIS 10th DAY OF October, A.D. 1990.  
BY: Robert Defilippo Fred Defilippo  
ROBERT DEFILIPPO

Fred Defilippo Fred Defilippo 8-2-91  
FRED DEFILIPPO

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Jeff Campbell MEH...

STATE OF FLORIDA:  
COUNTY OF VOLUSIA:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 10th DAY OF October, A.D. 1990, BY ROBERT DEFILIPPO AND FRED DEFILIPPO.

Sandra S. Grabowski Notary Public  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
My Commission Expires: September 21, 1991

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 8-21-1990 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATIVE OF THE LANDS THEREIN DESCRIBED AND PLATTED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND MEETS THE MINIMUM TECHNICAL STANDARDS, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

A.E. Rice  
A.E. RICE P.L.S. NO. 2860  
DATE: 9-21-90

CERTIFICATE OF APPROVAL  
THIS IS TO CERTIFY THAT ON Aug 1, 1990, THIS PLAT WAS APPROVED.  
BY: Notary Public  
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION  
THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT ENTITLED "WINDSOR HILL - PHASE I".  
BY: Notary Public DATE: Aug 1, 1990  
CHAIRMAN, PORT ORANGE  
PLANNING COMMISSION