

# WINDSOR HILL — PHASE I I

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

CITY OF PORT ORANGE

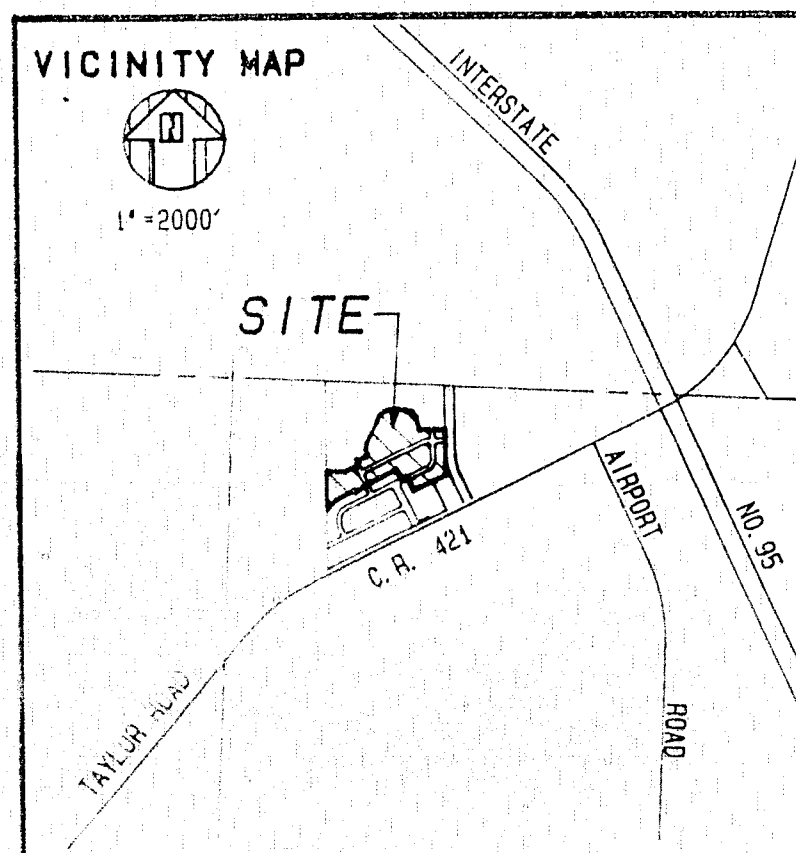
## LEGAL DESCRIPTION

A PORTION OF THE NORTH ONE-HALF OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED 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 POINT;  
THENCE CONTINUE S87°35'10"E ALONG THE SAID NORTHERLY LINE A DISTANCE OF  
1259.95 FEET TO A POINT;  
THENCE DEPARTING SAID NORTHERLY LINE RUN S00°23'30"E A DISTANCE OF 464.47  
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;  
THENCE FROM SAID POINT OF BEGINNING CONTINUE S00°23'30"E A DISTANCE OF  
474.94 FEET;  
THENCE S63°44'00"W A DISTANCE OF 387.04 FEET TO A POINT, SAID POINT BEING  
THE SOUTHEAST CORNER OF LOT 39, "WINDSOR HILL-PHASE I", AS RECORDED  
IN MAP BOOK 43, PAGES 186 & 187;  
THENCE N26°16'00"W ALONG THE EAST LINE OF SAID LOT 39 AND LINE EXTENDED A  
DISTANCE OF 164.94 FEET TO A POINT;  
THENCE S63°44'00"W A DISTANCE OF 56.21 FEET TO A POINT, SAID POINT BEING  
THE SOUTHEAST CORNER OF LOT 38, SAID "WINDSOR HILL-PHASE I";  
THENCE N26°16'00"W A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER  
OF SAID LOT 38;  
THENCE S63°44'00"W ALONG THE NORTHERLY LINE OF SAID "WINDSOR HILL-  
PHASE I", A DISTANCE OF 382.00 FEET TO A POINT;  
THENCE S26°16'00"E A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LOT  
34, SAID "WINDSOR HILL-PHASE I";  
THENCE S63°44'00"W A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID  
LOT 34;  
THENCE N26°16'00"W A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER  
OF LOT 33, SAID "WINDSOR HILL-PHASE I";  
THENCE S63°44'00"W ALONG THE SAID NORTHERLY LINE OF "WINDSOR HILL-PHASE I",  
A DISTANCE OF 226.46 FEET TO A POINT;  
THENCE S42°46'34"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 149.92 FEET TO  
A POINT, SAID POINT BEING THE NORTH TERMINUS OF THE WEST LINE OF SAID  
"WINDSOR HILL-PHASE I";  
THENCE N00°00'00"E ON A LINE BEING AN EXTENSION OF THE SAID WEST LINE, SAID  
LINE ALSO BEING PARALLEL TO THE WEST LINE OF SAID SECTION 19, A DISTANCE OF  
412.03 FEET TO A POINT;  
THENCE N90°00'00"E A DISTANCE OF 205.32 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 160.00 FEET TO A POINT;  
THENCE N26°16'00"W A DISTANCE OF 39.34 FEET TO A POINT OF CURVATURE FOR A  
CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A  
CHORD BEARING OF N25°22'00"W, AND A CHORD OF 8.64 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL  
ANGLE OF 01°48'00", A DISTANCE OF 8.64 FEET TO A POINT;  
THENCE N65°32'00"E A DISTANCE OF 94.91 FEET TO A POINT;  
THENCE N63°44'00"E A DISTANCE OF 37.14 FEET TO A POINT;  
THENCE N26°16'00"W A DISTANCE OF 62.40 FEET TO A POINT;  
THENCE N05°20'58"E A DISTANCE OF 67.28 FEET TO A POINT;  
THENCE N25°52'22"E A DISTANCE OF 252.83 FEET TO A POINT;  
THENCE N27°27'12"E A DISTANCE OF 76.02 FEET TO A POINT;  
THENCE N47°10'12"E A DISTANCE OF 69.47 FEET TO A POINT;  
THENCE N69°54'25"E A DISTANCE OF 69.91 FEET TO A POINT;  
THENCE S87°35'10"E A DISTANCE OF 154.51 FEET TO A POINT;  
THENCE S71°52'18"E A DISTANCE OF 71.40 FEET TO A POINT;  
THENCE S37°17'33"E A DISTANCE OF 74.47 FEET TO A POINT;  
THENCE S15°41'34"E A DISTANCE OF 137.27 FEET TO A POINT;  
THENCE N89°36'30"E A DISTANCE OF 269.52 FEET TO THE POINT OF BEGINNING OF  
THIS DESCRIPTION.  
CONTAINING 14.929 ACRES, MORE OR LESS.

## GENERAL NOTES:

- — DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).  
● — DENOTES PERMANENT CONTROL POINT (P.C.P.).
- 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,  
SECURITY, TELEPHONE, ELECTRIC AND CABLE TV SYSTEMS,  
WATER AND RECLAIMED WATER.
- 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 OF EMERGENCY VEHICLES AND GOVERNMENT  
SERVICES 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.  
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.  
SIDE (CORNER) --- 30 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.
- THE "WINDSOR HILL HOMEOWNERS ASSOCIATION" SHALL MAINTAIN  
PARCELS "D" AND "E".



CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE  
CITY OF PORT ORANGE, FLORIDA  
THIS IS TO CERTIFY, THAT ON MAY 18, 1990  
THE FOREGOING PLAT WAS APPROVED BY THE COUNCIL OF THE  
CITY OF PORT ORANGE, FLORIDA.  
ATTEST: James E. Ward  
MAYOR OF THE CITY OF PORT ORANGE  
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 3/9 1990 AT 10:15 AM FILE NO.         
M. E. Coffin, D.C.  
CLERK OF THE CIRCUIT COURT  
IN AND FOR VOLUSIA COUNTY, FLORIDA

PLAT BOOK 44 PAGE 15

## 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 I", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA  
COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES  
AND PURPOSES THEREIN EXPRESSED. ALL DRAINAGE, UTILITY, AND  
CONSERVATION EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE.  
HYDE PARK DRIVE, NORTH WEMBLEY CIRCLE, AND SOUTH WEMBLEY CIRCLE ARE  
HEREBY DEDICATED TO THE CITY OF PORT ORANGE.  
PARCELS "D", "E", AND THE WALL MAINTENANCE EASEMENT, 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 18 DAY  
OF MAY A.D., 1990

CENTEX REAL ESTATE CORPORATION

CORPORATE SEAL

BY: Patrick P. Gallo  
PATRICK P. GALLO  
PRESIDENT, EAST CENTRAL FLORIDA DIVISION

ATTEST: Buddy Powell  
BUDDY POWELL  
ASSISTANT SECRETARY

SIGNED, SEALED & DELIVERED IN THE PRESENCE OF:

James E. Ward Sharon Row

STATE OF FLORIDA:  
COUNTY OF BREVARD:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18  
DAY OF MAY 1990 BY PATRICK P. GALLO AND  
BUDDY POWELL, ON BEHALF OF THE CORPORATION.

Carroll Hitt  
NOTARY PUBLIC, STATE OF FLORIDA

AT LARGE  
MY COMMISSION EXPIRES: 8-27-90

## CINDER AND CONSENT TO DEDICATE

UNDER THE LAWS OF THE STATE OF FLORIDA,  
HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LEIN, OR OTHER  
ENCUMBRANCE UPON THE PROPERTY SHOWN, AND DESCRIBED IN THE ATTACHED  
PLAT ENTITLED "WINDSOR HILL-PHASE I I", LOCATED IN THE CITY OF PORT  
ORANGE, VOLUSIA COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT  
TO THE DEDICATION SHOWN ON THE PLAT, OF THE LANDS THEREIN AND DESCRIBED  
BY THE OWNER WHEREOF, AND AGREES THAT ITS MORTGAGE, LEIN, OR OTHER  
ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK        AT  
PAGE        OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, SHALL BE  
SUBORDINATED TO THE SAID DEDICATION.

IN WITNESS WHEREOF        HAS CAUSED THESE  
PRESENTS TO BE EXECUTED IN THEIR NAME AND CORPORATE SEALS TO BE HERE  
UNTO AFFIXED BY PROPER OFFICERS THEREUNTO DULY AUTHORIZED ON  
THIS        DAY OF        1990.

SEAL

BY:       

ATTEST:       

SIGNED, SEALED AND DELIVERED IN THE PRESENTS OF:

STATE OF FLORIDA:  
COUNTY OF VOLUSIA:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS        DAY OF  
       1990, BY        OF  
A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:       

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED  
AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON SEPT  
12 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        THIS PLAT WAS APPROVED.

BY:        ENGINEER

## CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT  
ENTITLED: "WINDSOR HILL PHASE I I"

BY: Debra McVest  
CHAIRMAN, PORT ORANGE  
PLANNING COMMISSION

DATE: APRIL 26, 1990