

WINDSOR HILL — PHASE III

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

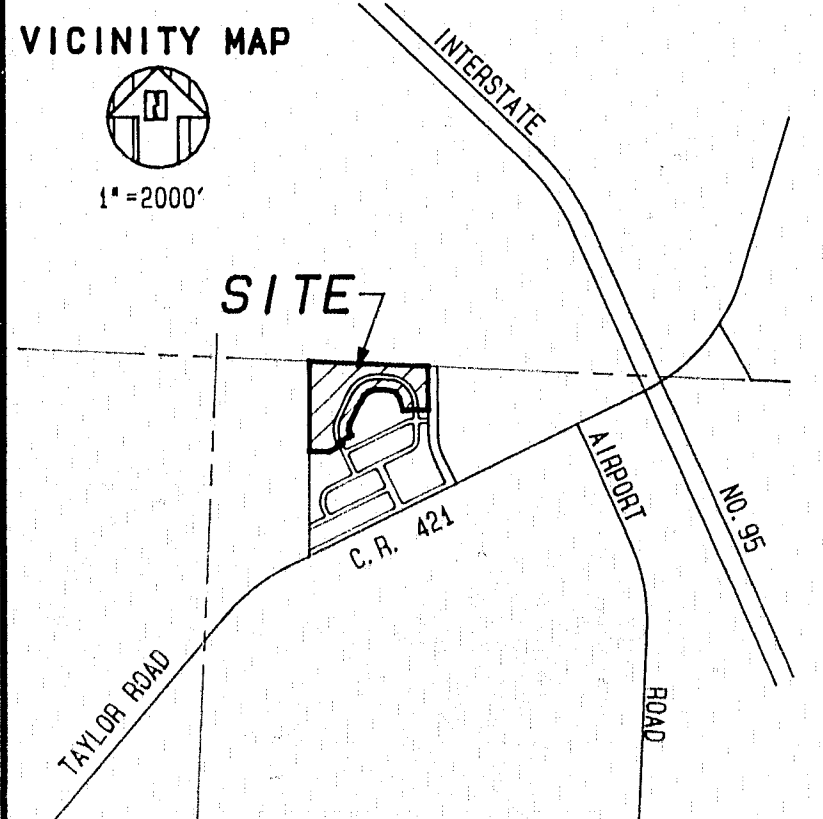
A PORTION THE NORTH ONE-HALF OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULAR AS FOLLOWS;

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 THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING 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 A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 76, "WINDSOR HILL-PHASE II", AS RECORDED IN MAP BOOK 44, PAGES 15.9-16.; THENCE S89°36'30"W ALONG THE NORTHERLY LINE OF SAID "WINDSOR HILL-PHASE II", A DISTANCE OF 269.52 FEET TO A POINT; THENCE N15°41'34"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 137.27 FEET TO A POINT; THENCE N37°17'33"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 74.47 FEET TO A POINT; THENCE N71°52'18"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 71.40 FEET TO A POINT; THENCE N87°35'10"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 154.51 FEET TO A POINT; THENCE S69°54'25"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 69.91 FEET TO A POINT; THENCE S47°10'12"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 69.47 FEET TO A POINT; THENCE S27°27'12"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 76.02 FEET TO A POINT; THENCE S25°52'22"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 252.83 FEET TO A POINT; THENCE S05°20'58"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 67.28 FEET TO A POINT; THENCE S26°16'00"E ALONG THE SAID NORTHERLY LINE A DISTANCE OF 62.40 FEET TO A POINT; THENCE S63°44'00"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 37.14 FEET TO A POINT; THENCE S65°32'00"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 94.91 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF S25°22'00"E, AND A CHORD OF 8.64 FEET; THENCE SOUTHEASTERLY 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 S26°16'00"E A DISTANCE OF 39.34 FEET TO A POINT; THENCE S63°44'00"W ALONG THE SAID NORTHERLY LINE OF SAID "WINDSOR HILL-PHASE II", A DISTANCE OF 160.00 FEET TO A POINT; THENCE S90°00'00"W A DISTANCE OF 205.32 FEET TO A POINT, SAID POINT BEING THE NORTH TERMINUS OF THE WEST LINE OF SAID "WINDSOR HILL-PHASE II"; 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 958.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 16.336 ACRES, MORE OR LESS.

GENERAL NOTES:

- — DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
4"x4" CONCRETE MONUMENT R.L.S. #2860
● — DENOTES PERMANENT CONTROL POINT (P.C.P.).
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, SECURITY, TELEPHONE, ELECTRIC AND CABLE TV SYSTEMS, WATER MAINS & RECLAIMED WATER MAINS.
- 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" IS RESPONSIBLE FOR MAINTAINING PARCELS "F" AND "G".



PLAT BOOK 44 PAGE 44

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 III", LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

ALL EASEMENTS, INCLUDING DRAINAGE, UTILITY, AND A CONSERVATION EASEMENT OVER PARCEL "G" AND A PORTION OF PARCEL "F", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE.

NORTH WEMBLEY CIRCLE IS HEREBY DEDICATED TO THE CITY OF PORT ORANGE. PARCELS "F", "G", AND THE WALL MAINT. ESMT 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 15th DAY OF AUGUST, 1990 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:

George Starnes Sharon Row

STATE OF FLORIDA :
COUNTY OF BREVARD:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF AUGUST, 1990, BY PATRICK P. GALLO, BUDDY POWELL ON BEHALF OF THE CORPORATION.

Notary Public, State of Florida
AT LARGE
MY COMMISSION EXPIRES: 8-27-90

117024

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 5/15/1990 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 BY THE PLANNING COMMISSION

THE PORT ORANGE PLANNING COMMISSION HEREBY APPROVES THE FINAL PLAT ENTITLED: "WINDSOR HILL - PHASE III".

BY: Dennis Blitar
CHAIRMAN, PORT ORANGE
PLANNING COMMISSION

DATE: 4/26/90

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE
CITY OF PORT ORANGE, FLORIDA

THIS IS TO CERTIFY, THAT ON 5/15/1990
THE FOREGOING PLAT WAS APPROVED BY THE COUNCIL OF THE
CITY OF PORT ORANGE, FLORIDA

James E. Morris
MAYOR OF THE CITY OF PORT ORANGE

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 9-21-90 AT FILE NO.

W. J. Smith, Jr., D.C.
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA