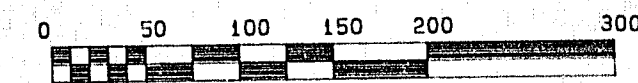
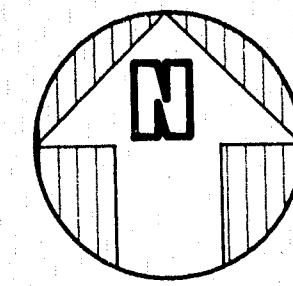


WINDSOR HILL — PHASE III

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



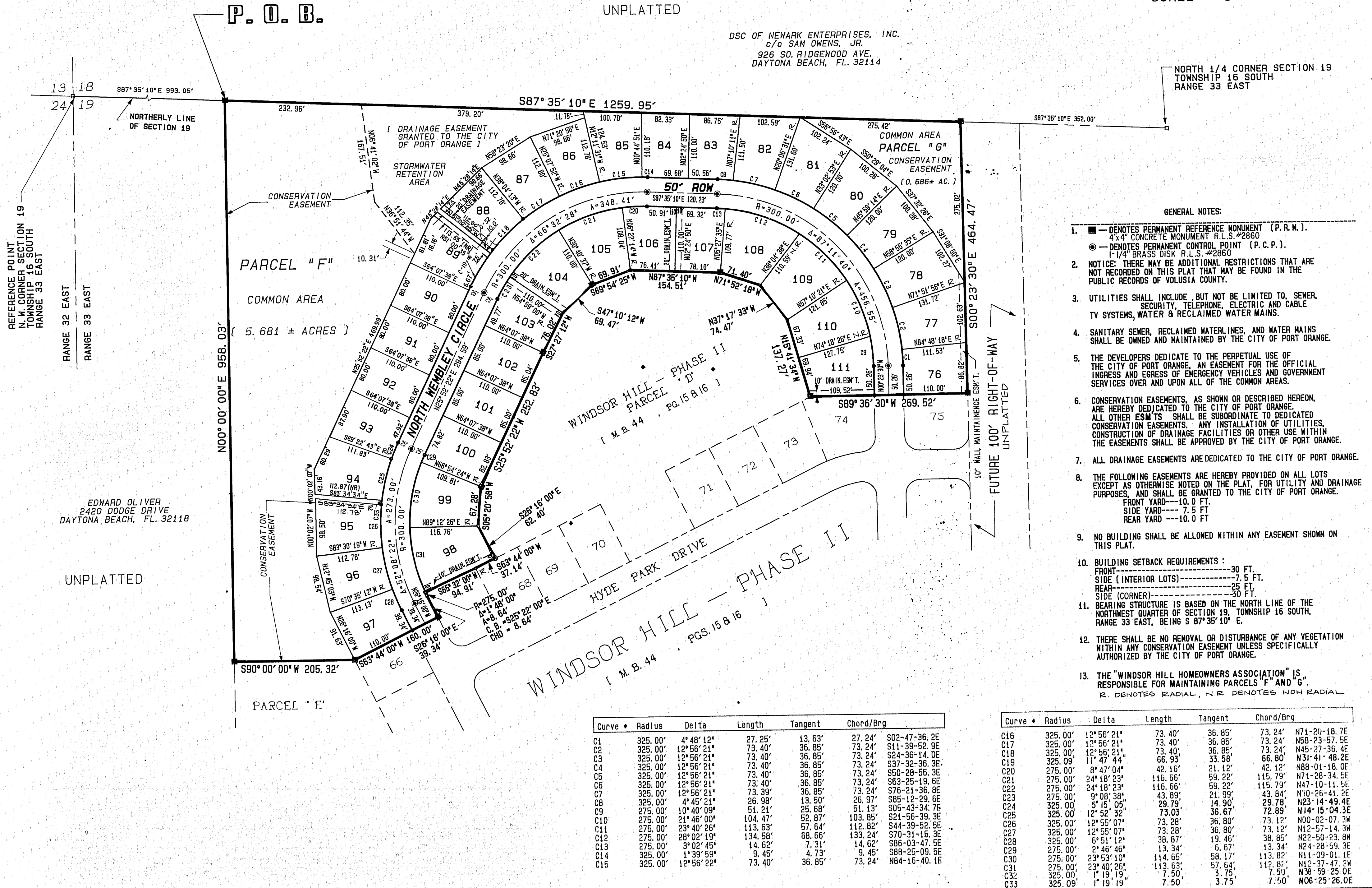
SCALE : 1" = 100'

P. O. B.

UNPLATTED

DSC OF NEWARK ENTERPRISES, INC.
c/o SAM OWENS, JR.
926 SO. RIDGEWOOD AVE.
DAYTONA BEACH, FL. 32114

NORTH 1/4 CORNER SECTION 19
TOWNSHIP 16 SOUTH
RANGE 33 EAST



GENERAL NOTES:

1. ■ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.).
1-4" CONCRETE MONUMENT R.L.S.#2860
● - DENOTES PERMANENT CONTROL POINT (P.C.P.).
1-1/4" BRASS DISK R.L.S.#2860
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSTA COUNTY.
3. UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, SEWER, SECURITY, TELEPHONE, ELECTRIC AND CABLE TV SYSTEMS, WATER & RECLAIMED WATER MAINS.
4. SANITARY SEWER, RECLAIMED WATERLINES, AND WATER MAINS SHALL BE OWNED AND MAINTAINED BY THE CITY OF PORT ORANGE.
5. 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.
6. CONSERVATION EASEMENTS, AS SHOWN OR DESCRIBED HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ORANGE. ALL OTHER ESM'TS 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.
7. ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF PORT ORANGE.
8. 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
9. NO BUILDING SHALL BE ALLOWED WITHIN ANY EASEMENT SHOWN ON THIS PLAT.
10. BUILDING SETBACK REQUIREMENTS :
FRONT-----30 FT.
SIDE (INTERIOR LOTS)-----7.5 FT.
REAR-----25 FT.
SIDE (CORNER)-----30 FT.
11. BEARING STRUCTURE IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 33 EAST, BEING S 87° 35' 10" E.
12. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN ANY CONSERVATION EASEMENT UNLESS SPECIFICALLY AUTHORIZED BY THE CITY OF PORT ORANGE.
13. THE "WINDSOR HILL HOMEOWNERS ASSOCIATION" IS RESPONSIBLE FOR MAINTAINING PARCELS "F" AND "G".
R. DENOTES RADIAL, N.R. DENOTES NON RADIAL

Curve	Radius	Delta	Length	Tangent	Chord/Brg	
C1	325.00'	4° 48' 12"	27.25'	13.63'	27.24'	S02-47-36.21
C2	325.00'	12° 56' 21"	73.40'	36.85'	73.24'	S11-39-52.91
C3	325.00'	12° 56' 21"	73.40'	36.85'	73.24'	S24-36-14.01
C4	325.00'	12° 56' 21"	73.40'	36.85'	73.24'	S37-32-36.31
C5	325.00'	12° 56' 21"	73.40'	36.85'	73.24'	S50-20-55.31
C6	325.00'	12° 56' 21"	73.40'	36.85'	73.24'	S63-25-19.61
C7	325.00'	12° 56' 21"	73.39'	36.85'	73.24'	S76-21-36.81
C8	325.00'	4° 45' 21"	26.98'	13.50'	26.97'	S85-12-29.61
C9	275.00'	10° 40' 09"	51.21'	25.68'	51.13'	S05-43-34.71
C10	275.00'	21° 46' 00"	104.47'	52.87'	103.85'	S21-56-39.31
C11	275.00'	23° 40' 26"	113.63'	57.64'	112.92'	S44-39-52.51
C12	275.00'	20° 02' 19"	134.58'	68.66'	133.24'	S70-31-16.31
C13	275.00'	3° 02' 45"	14.62'	7.31'	14.62'	S86-03-47.51
C14	325.00'	1° 39' 59"	9.45'	4.73'	9.45'	S88-25-09.51
C15	325.00'	12° 56' 22"	73.40'	36.85'	73.24'	N84-16-40.11

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C16	325.00'	12° 56' 21"	73.40'	36.85'	73.24' N70-20-18.7E
C17	325.00'	12° 56' 21"	73.40'	36.85'	73.24' N50-23-57.5E
C18	325.00'	12° 56' 21"	73.40'	36.85'	73.24' N45-27-36.4E
C19	325.09'	11° 47' 44"	66.93'	33.58'	66.80' N31°-41' 48.2E
C20	275.00'	8° 47' 04"	42.16'	21.12'	42.12' N88-01-18.0E
C21	275.00'	18° 18' 23"	116.66'	59.22'	115.79' N71-28-34.5E
C22	275.00'	24° 18' 23"	116.66'	59.22'	115.79' N47-10-11.5E
C23	275.00'	9° 08' 38"	43.89'	21.99'	43.84' N10-26-41.2E
C24	325.00'	5° 15' 05"	29.79'	14.90'	29.78' N23°-14' 49.4E
C25	325.00'	12° 52' 32"	73.03'	36.67'	72.89' N14°-15' 04.3E
C26	325.00'	12° 55' 07"	73.28'	36.80'	73.12' N00-02-07.3W
C27	325.00'	12° 55' 07"	73.28'	36.80'	73.12' N12-57-14.3W
C28	325.00'	6° 51' 12"	38.87'	19.46'	38.85' N22-50-23.8W
C29	325.00'	5° 46' 46"	13.34'	6.67'	13.34' N24-28-59.3E
C30	275.00'	23° 53' 10"	114.65'	58.17'	113.82' N11-09-01.1E
C31	275.00'	23° 40' 26"	113.63'	57.64'	112.87' N12-37-47.2W
C32	325.00'	1° 19' 19"	7.50'	3.75'	7.50' N38°-59' 25.0E
C33	325.09'	1° 19' 19"	7.50'	3.75'	7.50' N06°-25' 26.0E