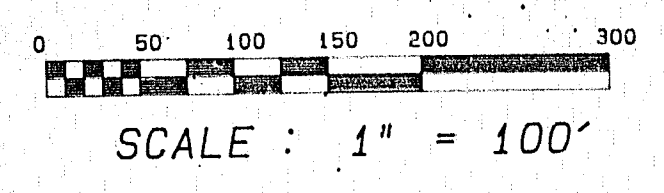
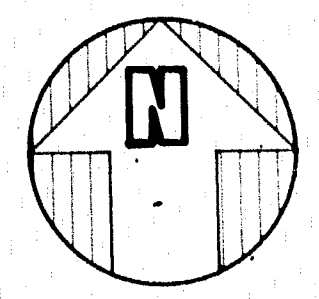


WINDSOR HILL — PHASE II

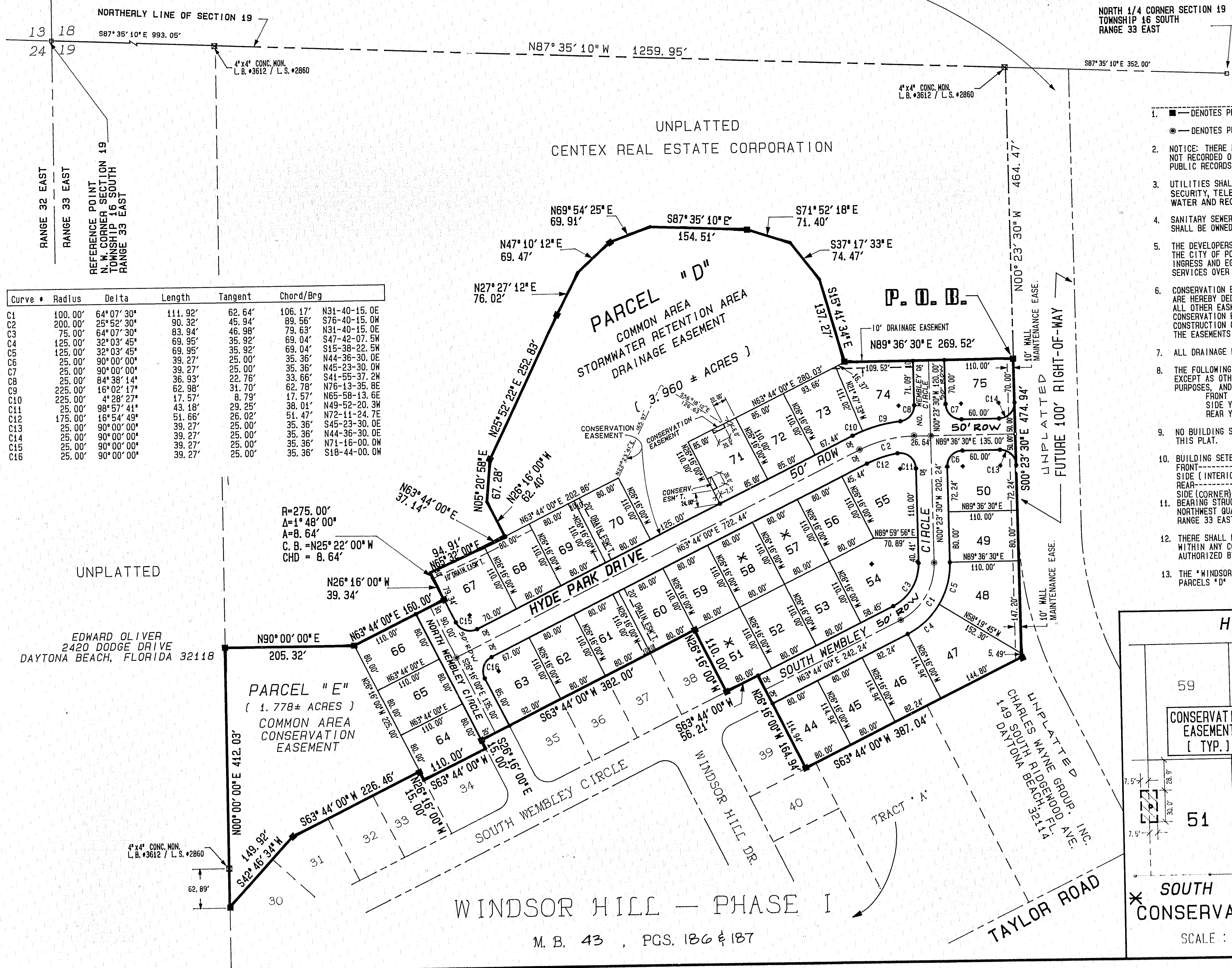


A PORTION OF THE NORTH ONE-HALF OF SECTION 19, TOWNSHIP 16 SOUTH,
RANGE 33 EAST, COUNTY OF VOLUSIA, STATE OF FLORIDA.
CITY OF PORT ORANGE

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

UNPLATTED

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



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	100.00'	64° 07' 30"	111.92'	62.64'	106.17'
C2	200.00'	25° 52' 30"	30.32'	45.94'	89.56'
C3	75.00'	64° 07' 30"	83.94'	46.98'	79.63'
C4	125.00'	32° 03' 45"	69.95'	35.92'	69.04'
C5	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C6	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C7	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C8	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C9	225.00'	16° 02' 17"	62.98'	31.70'	62.78'
C10	225.00'	4° 28' 27"	17.57'	8.79'	17.57'
C11	25.00'	98° 57' 41"	43.18'	29.25'	38.01'
C12	175.00'	16° 54' 49"	51.66'	26.02'	51.47'
C13	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C14	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C15	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
C16	25.00'	90° 00' 00"	39.27'	25.00'	35.36'

- 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".

