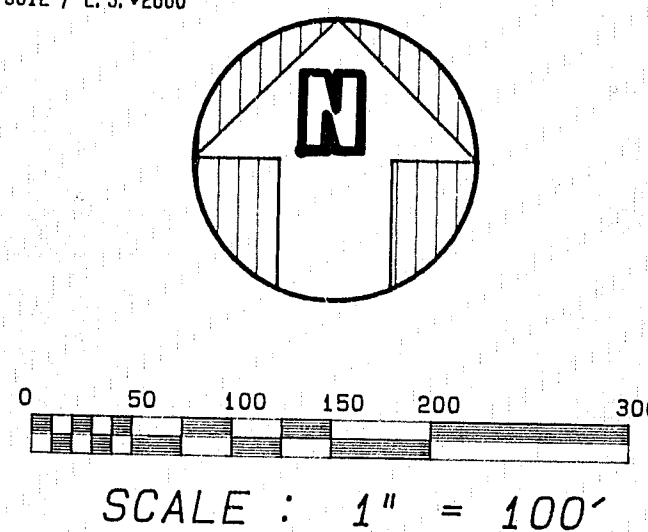


DSC OF NEWARK ENTERPRISES, INC.
c/o SAM OWENS, JR.
926 SO. RIDGEWOOD AVE.
DAYTONA BEACH, FL. 32114

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

REFERENCE POINT
N.W. CORNER SECTION 19
TOWNSHIP 16 SOUTH
RANGE 33 EAST

RANGE 32 EAST
RANGE 33 EAST



LEGEND

- PERMANENT REFERENCE MONUMENT (PRM)
- PERMANENT CONTROL POINT (PCP)

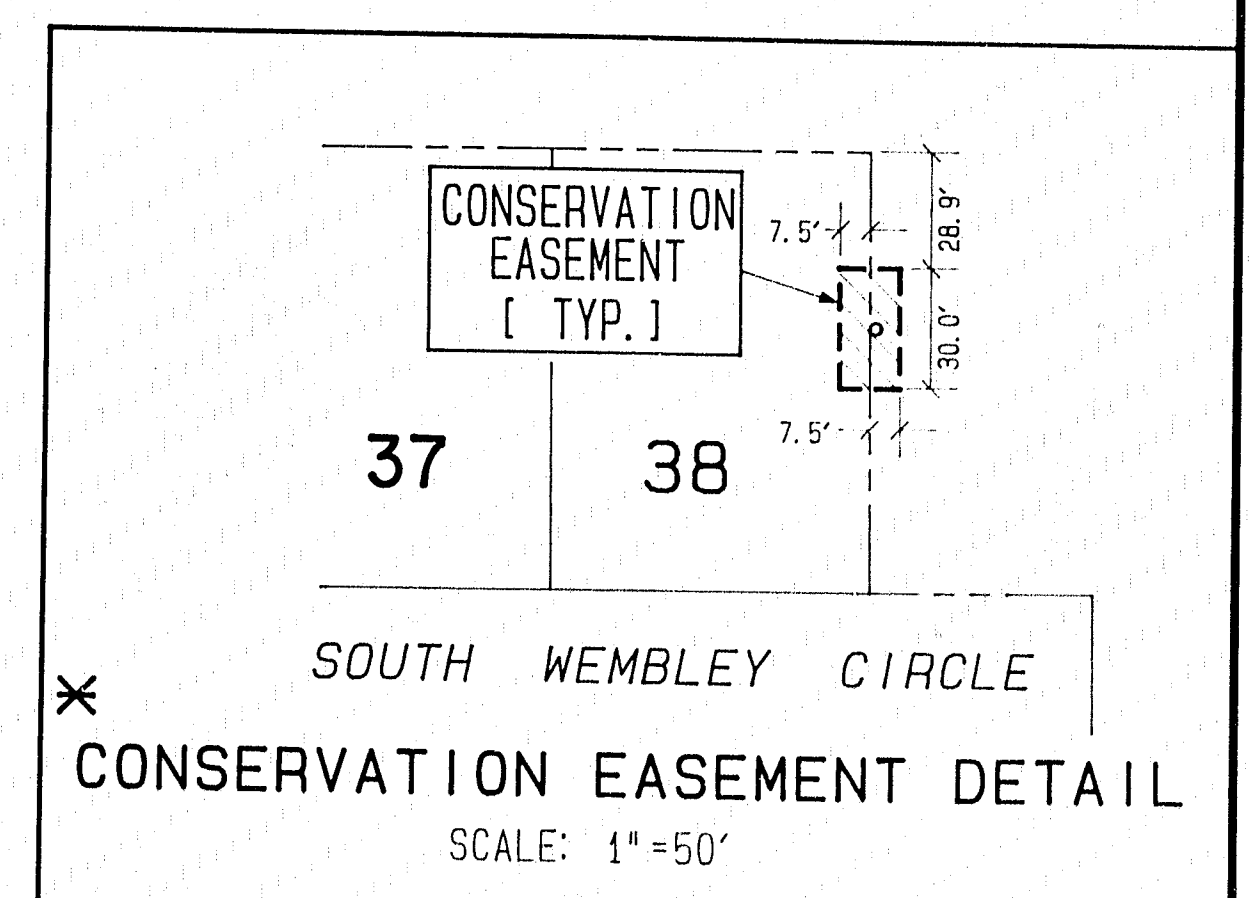
CENTEX REAL ESTATE CORP.
UNPLATTED

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L 1	S72°27'08.9"E	45.57'	L 9	N70°45'52.1"E	30.25'
L 2	S72°27'08.9"E	54.98'	L 10	N63°44'00.0"E	143.88'
L 3	N26°16'00.0"E	6.91'	L 11	N57°04'44.0"E	26.28'
L 4	N72°27'08.9"E	0.57'	L 12	N69°03'52.0"E	7.71'
L 5	N62°46'33.3"E	111.65'	L 13	N63°55'18.1"E	82.07'
L 6	N62°46'33.3"E	88.39'	L 14	N66°12'44.2"E	24.80'
L 7	N63°44'00.0"E	20.02'	L 15	N63°44'00.0"E	88.58'
L 8	N59°20'51.8"E	48.42'	L 16	N63°44'00.0"E	31.45'
			L 17	N62°46'33.3"E	5.19'

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	125.00'	26°16'00"	57.30'	29.17'	56.80' N13-08-00.0W
C2	125.00'	63°44'00"	139.04'	77.70'	131.99' N31-52-00.0E
C3	25.00'	90°00'00"	39.27'	25.00'	35.36' N71-16-00.0W
C4	25.00'	90°00'00"	39.27'	25.00'	35.36' S18-44-00.0W
C5	150.00'	3°40'52"	8.54'	4.82'	9.64' N24-25-34.0W
C6	150.00'	22°38'08"	58.13'	29.95'	58.75' N41-17-34.0W
C7	100.00'	26°16'00"	45.84'	23.33'	45.44' N13-08-00.0W
C8	100.00'	63°44'00"	111.24'	62.16'	105.59' N31-52-00.0E
C9	150.00'	17°05'49"	44.76'	22.55'	44.59' N29-56-11.3E
C10	150.00'	25°40'45"	67.23'	34.19'	66.67' N33-19-16.8E
C11	150.00'	20°57'26"	54.87'	27.74'	54.56' S18-44-00.0W
C12	25.00'	90°00'00"	39.27'	25.00'	35.36' N71-16-00.0W
C13	25.00'	90°00'00"	39.27'	25.00'	35.36' S18-44-00.0W
C14	25.00'	90°00'00"	39.27'	25.00'	35.36' N71-16-00.0W
C15	25.00'	90°00'00"	39.27'	25.00'	35.36' S18-44-00.0W
C16	25.00'	90°00'00"	39.27'	25.00'	35.36' N71-16-00.0W
C17	25.00'	90°00'00"	39.27'	25.00'	35.36' S18-44-00.0W
C18	25.00'	90°00'00"	39.27'	25.00'	35.36' N71-16-00.0W
C19	35.00'	81°47'12"	49.96'	2.51'	45.01' N30-22-23.9W
C20	35.00'	90°00'00"	54.98'	35.00'	49.50' S16-44-00.0W

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, 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.
SIDE YARD---7.5 FT.
REAR YARD---10.0 FT.
(ALSO GRANTED TO FLORIDA POWER AND LIGHT, COMPANY)
- 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.



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.