

# WINDSOR BEACHSIDE - PLAT 27 - PHASE II - PD

A REPLAT OF OF A PORTION OF OCEAN BLUFF SUBDIVISION,  
 PLATBOOK 12, PAGE 54, SECTION 14, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY,  
 FLORIDA. AND ALSO A PARTIAL REPLAT OF A PORTION OF WINDSOR BEACHSIDE-PLAT 27, PLAT BOOK 26, PAGES 7 AND 8,  
 SECTION 14, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND A PORTION OF SECTION 14,  
 TOWNSHIP 31 SOUTH, RANGE 39 EAST,  
 INDIAN RIVER COUNTY, FLORIDA.

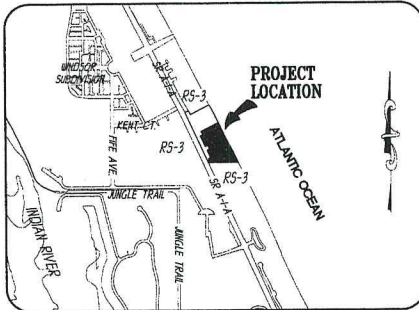
PLAT BOOK 26  
 PAGE 23  
 DOCKET NO. 2166910

210610  
 RECORDED IN  
 PUBLIC RECORDS INDIAN RIVER COUNTY,  
 FLORIDA  
 00572011 @ 11:01 AM.  
 JEFFREY K. BARTON, CLERK OF COURTS

## CERTIFICATE OF DEDICATION STATE OF FLORIDA COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS WINDSOR BEACHSIDE-PLAT 27, PHASE 2 PD, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY  
 ETON WAY AS DEPICTED AS TRACT "C" ON THIS PLAT HAS BEEN DECLARED TO BE AND SHALL REMAIN PRIVATE PER WINDSOR BEACHSIDE-PLAT 27, AS RECORDED IN PLAT BOOK 26, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND REMAINS DEDICATED TO THE WINDSOR COMMUNITY ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINDSOR COMMUNITY ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE SAID TRACTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SAID TRACTS.
- CONSERVATION EASEMENT  
 THE CONSERVATION EASEMENT AS SHOWN, IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH 89B F.S. STAT. 2021(1) AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINDSOR COMMUNITY ASSOCIATION, INC.
- LANDSCAPE BUFFER EASEMENT  
 THE LANDSCAPE BUFFER EASEMENT SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE WINDSOR COMMUNITY ASSOCIATION, INC. FOR LANDSCAPING PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WINDSOR COMMUNITY ASSOCIATION, INC.
- LIMITED ACCESS EASEMENTS  
 LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.



VICINITY MAP  
 NOT TO SCALE

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 11, 2010 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH TOP WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913, AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATE 9-13-11  
 CHARLES H. BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5575  
 HOUSTON, SCHULKE, BITTLE & STODDARD, INC. D/B/A  
 MERIDIAN LAND SURVEYORS  
 1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32969  
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 8905

## SURVEYOR'S NOTES

- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE: "X", AO-1, AND VE-16 PER FLOOD INSURANCE RATE MAP # 12061C0083 G, DATED MAY 3RD, 1993
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N24°24'49"W, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A LOCATED IN SECTION 14, TOWNSHIP 31 S, RANGE 39 E INDIAN RIVER COUNTY, FLORIDA, BASED ON NATIONAL GEODETIC SURVEY MONUMENTS 86-78-10 RM-2, AND 86-78-111, RELATIVE TO THE FLORIDA EAST MERCATOR ZONE.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. THE BENCHMARK IS NATIONAL GEODETIC SURVEY CONTROL MONUMENT 86-78-10 RM 2, ELEVATION = 8.71'
- THE CONVERSION FACTOR FROM NGVD 1929 TO NAVD 1988 IS -1.48'. THIS WAS DETERMINED USING CORPSCON FOR WINDORS, VERSION 5.11.08
- PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED HSBS LB 8905
- PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED HSBS LB 8905
- PARCEL CORNER MARKERS SET ARE 80" IRON ROD WITH CAP STAMPED HSBS LB 8905
- TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS.
- UNLESS OTHERWISE INDICATED ALL LOT LINES ARE RADIAL.

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 10-4-11 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE RIGHT OF WAYS, LIMITED ACCESS EASEMENTS, AND CONSERVATION EASEMENTS ARE ACCEPTED.

CHAIRMAN OF THE BOARD Bob Delain  
 ATTEST: CLERK OF THE BOARD St. Anna Allen, D.C.  
 DEPUTY CLERK OF THE BOARD Jeffrey K. Barton  
 APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
 COUNTY ATTORNEY W. K. ORL

## CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED Joseph A. Baird DATE 10-5-11

## CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, AND APPARENT RECORD TITLE IS HELD BY WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP. THERE ARE NO MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES AGAINST THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT.

BY: Jerome R. Quinn DATE: 9/14/11  
 JEROME R. QUINN, A LICENSED FLORIDA ATTORNEY

## CLERK'S CERTIFICATION STATE OF FLORIDA COUNTY OF INDIAN RIVER

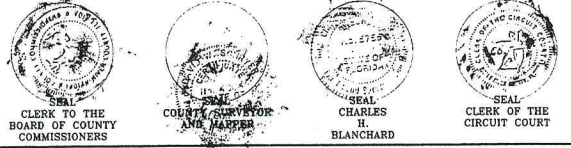
I, JEFFREY K. BARTON, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WINDSOR BEACHSIDE-PLAT 27, PHASE 2 PD AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 10th DAY OF OCTOBER, 2011 AND RECORDED ON PAGE 23 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

JEFFREY K. BARTON, CLERK OF CIRCUIT COURT  
 BY: Susan Lewis  
 DEPUTY CLERK OF CIRCUIT COURT  
 INDIAN RIVER COUNTY, FLORIDA

## COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF WINDSOR BEACHSIDE-PLAT 27, PHASE II PD HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES.

DATE 10-4-11  
 THOMAS J. CROONUS, INDIAN RIVER COUNTY SURVEYOR AND MAPPER  
 REGISTRATION NO. POB 5591



IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK JUSTICE, THE PRESIDENT OF TORWEST, INC., A GENERAL PARTNERSHIP OF WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF Sept., 2011.

WINDSOR PROPERTIES(A FLORIDA GENERAL PARTNERSHIP)  
 BY: TORWEST, INC.(A FLORIDA CORPORATION, GENERAL PARTNER

BY: Mark Justice  
 MARK JUSTICE,  
 PRESIDENT

WITNESS W. K. ORL WITNESS James V. Vetter  
 LINDA ANN CANNON JAMES V. VETTER  
 PRINTED NAME PRINTED NAME

## ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
 COUNTY OF INDIAN RIVER  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF September, 2011, BY MARK JUSTICE, PRESIDENT OF TORWEST, INC., A FLORIDA CORPORATION, AND GENERAL PARTNER OF WINDSOR PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.  
 NOTARY PUBLIC: Maithela COMMISSION # 00952215  
 PRINTED NAME: Maithela COMMISSION EXPIRES: MARCH 14, 2014

NOTES:  
 COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 886, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

NOTICE:  
 "NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANTS SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE."

FLOOD HAZARD WARNING:  
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

EXHIBIT A

PREPARED BY: CHARLES H. BLANCHARD  
 FOR MERIDIAN LAND SURVEYORS  
 PREPARATION DATE: 5/9/2011  
 REV. #1 REVISE PER TRC COMMENTS - 8/17/2011  
 REV. #2 REVISE PER COUNTY ATTORNEY - 7/1/2011  
 REV. #3 REVISE PER ENGINEER - 7/1/2011  
 REV. #4 REVISE PER COUNTY SURVEYOR - 7/28/2011

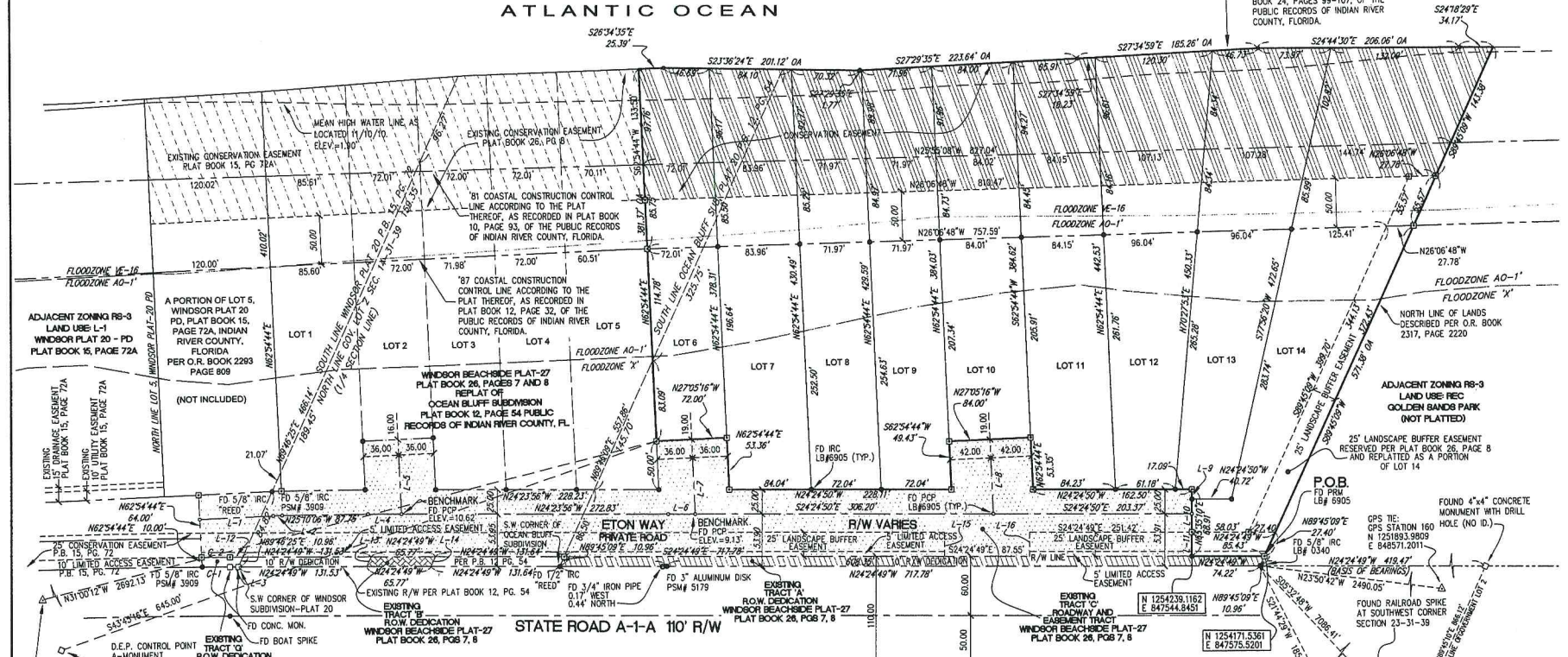
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A		SHEET 1 of 2
 MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BOULEVARD SUITE 201 VERO BEACH, FLORIDA 32969 PHONE: 779-244-1151 FAX: 779-244-1152 WWW.MERIDIANLANDSURVEYORS.COM		



# WINDSOR BEACHSIDE - PLAT 27 - PHASE II - PD

A REPLAT OF OF A PORTION OF OCEAN BLUFF SUBDIVISION,  
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 INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 26  
 PAGE 24  
 DOCKET NO. 2166910



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	5779.65'	28.63'	00°47'02"	N24°33'32"W	28.63'
C-2	5789.65'	29.10'	00°47'17"	N24°33'40"W	29.10'

- SYMBOL LEGEND**
- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM)
  - FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) NO IDENTIFICATION OR AS NOTED.
  - LOT CORNER MARKER FOUND 5/8" IRC, LB#8905
  - FOUND PERMANENT CONTROL POINT (PCP) LB#8905
  - CONCRETE MONUMENT
  - CERTIFIED CORNER RECORD
  - CENTRAL ANGLE
  - RADIUS
  - CHORD
  - CHORD BEARING
  - CHORD LENGTH
  - RADIUS POINT
  - PERMANENT CONTROL POINT
  - PERMANENT REFERENCE MONUMENT
  - FOUND
  - EASEMENT
  - RIGHT OF WAY
  - ELEVATION
  - IRON ROD & CAP
  - PLAT BOOK
  - PAGE
  - OVERALL
  - PLANNED DEVELOPMENT

- ABBREVIATIONS**
- D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - P.B. = OFFICIAL RECORD BOOK
  - P.C. = PAGE
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R/W = RIGHT-OF-WAY
  - R/S = NON-RADIAL LINE
  - (TYP.) = TYPICAL
  - L.B. = LAND SURVEYING BUSINESS
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - I.R.F.W.C.D. = INDIAN RIVER FARMERS WATER CONTROL DISTRICT
  - IE = INDICATES EXISTING RIGHT OF WAY DEDICATION TRACT A
  - IS = INDICATES EXISTING RIGHT OF WAY DEDICATION TRACT B
  - IS\* = INDICATES EXISTING ROADWAY TRACT C
  - IS\*\* = INDICATES EXISTING RIGHT OF WAY DEDICATION TRACT G

**LINE TABLE**

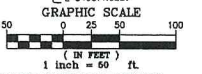
LINE	LENGTH	BEARING
L-1	75.48'	N27°05'16"W
L-2	9.10'	N27°05'16"W
L-3	8.56'	N24°24'49"W
L-4	34.35'	N24°23'56"W
L-5	66.68'	N62°54'44"E
L-6	27.48'	N24°24'50"W
L-7	66.71'	N62°54'44"E
L-8	66.62'	N62°54'44"E
L-9	10.00'	S65°35'10"W
L-10	33.91'	S65°35'10"W
L-11	25.00'	N65°35'10"W
L-12	15.05'	N24°24'49"W
L-13	10.96'	S89°46'25"W
L-14	10.96'	N89°46'25"E
L-15	25.00'	S65°35'10"W
L-16	25.00'	N65°35'10"E

- 1) NOTICE: INDIVIDUAL OR SHARED PRIVATE BEACH ACCESSSES MUST COMPLY WITH ALL STANDARDS OF INDIAN RIVER COUNTY ORDINANCE 832.
- 2) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/TRACT PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND CITRUS GREENING HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEYA COMMON, AND ORANGE GUAVA, LOGOAT, ROSE APPLE, BURMANNI CHERRY, CHINESE BOX ORANGE, AND ORANGE JASMINE.
- 7) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 886, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
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**FLOOD HAZARD WARNING:**  
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**BEARING BASE**  
 THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N24°24'49" ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1A LOCATED IN SECTION 14, TOWNSHIP 31 S, RANGE 39 E INDIAN RIVER COUNTY, FLORIDA. BASED ON NATIONAL GEODETIC SURVEY MONUMENTS 86-75-A/RW-2, AND 86-78-A1, RELATIVE TO THE FLORIDA EAST REGULATOR ZONE.

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. DBA  
 MERIDIAN LAND SURVEYORS  
 1111 S.W. 8th Street, Suite 100  
 Ft. Lauderdale, FL 33301  
 Phone: 754-346-1215  
 Fax: 754-346-1216  
 Email: ms@meridianla.com



**PREPARED BY:** CHARLES H. BLANCHARD  
 FOR MERIDIAN LAND SURVEYORS  
 PREPARATION DATE: 5/8/2011  
 REV. #1 REVISE PER TRC COMMENTS - 6/17/2011  
 REV. #2 REVISE PER COUNTY AT TORNEY - 11/20/11  
 REV. #3 REVISE PER ENGINEER - 7/11/2011  
 REV. #4 REVISE PER COUNTY SURVEYOR - 7/28/2011

