

# VILLAGES OF WINDSOR PARCEL E - PHASE II PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 42, "PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF HYPOLUXO ROAD, AS ABANDONED BY OFFICIAL RECORD BOOK 3123, PAGES 1646 THROUGH 1652, TOGETHER WITH A REPLAT OF PARCEL A AND TRACTS L, L1, L2 AND W OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT, AS RECORDED IN PLAT BOOK 96, PAGES 122 AND 123, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

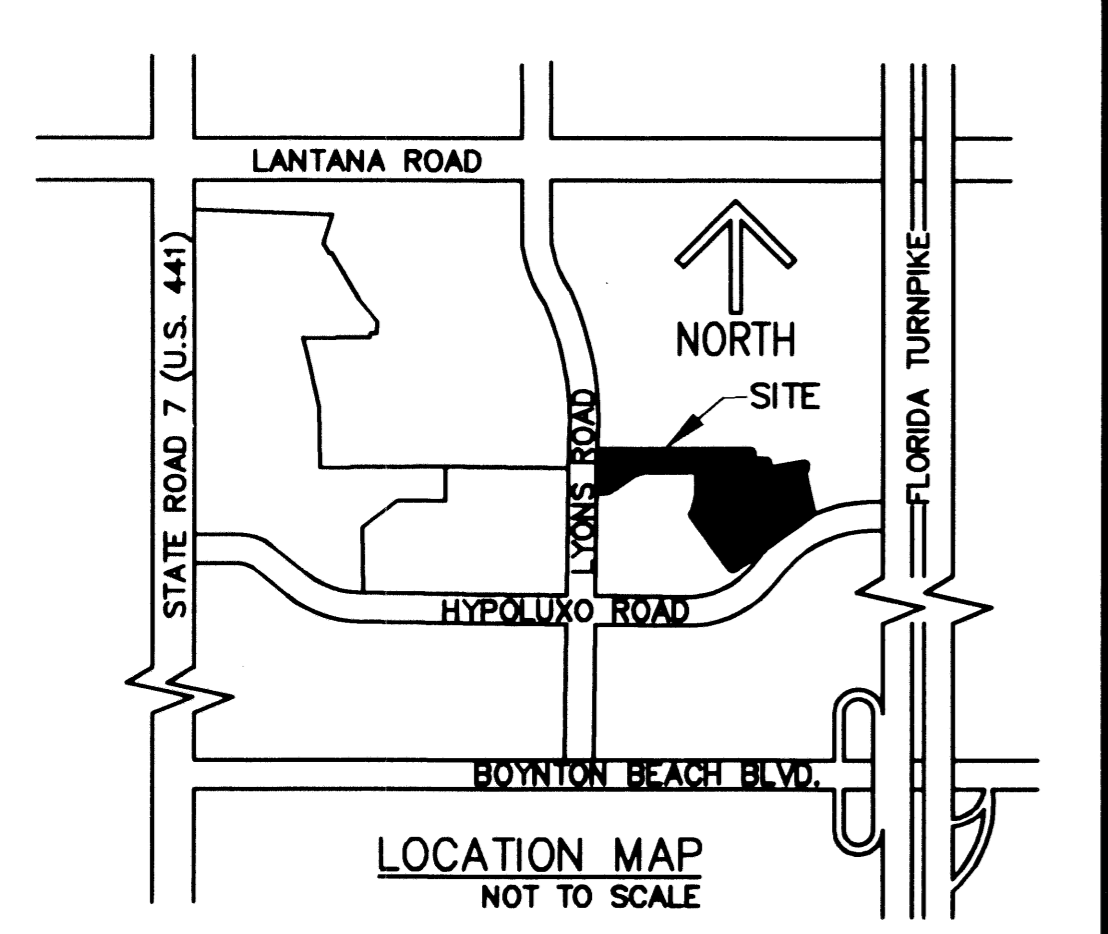
### DEDICATION AND RESERVATIONS CONTINUED:

**5. UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JANUARY - 2003

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:30 a.m. on  
THIS 29 DAY OF October  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 100 ON  
PAGES 49 AND 54  
DOROTHY H. WILKINSON  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS VILLAGES OF WINDSOR PARCEL E - PHASE II PLAT, A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD, BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 42, "PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF HYPOLUXO ROAD, AS ABANDONED BY OFFICIAL RECORD BOOK 3123, PAGES 1646 THROUGH 1652, TOGETHER WITH A REPLAT OF PARCEL A AND TRACTS L, L1, L2 AND W OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT, AS RECORDED IN PLAT BOOK 96, PAGES 122 AND 123, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HYPOLUXO ROAD; THENCE S00°33'53"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 123.54 FEET TO THE SOUTH LINE OF THE PLAT OF THE VILLAGES OF WINDSOR PLAT FIVE, AS RECORDED IN PLAT BOOK 100, PAGES 37 AND 38; THENCE S81°12'26"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 109.95 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 102°55'06"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 108.19 FEET; THENCE S03°58'45"E, A DISTANCE OF 130.02 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N04° 46'10"W, A RADIAL DISTANCE OF 725.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°02'28", A DISTANCE OF 76.43 FEET; THENCE N79°11'24"E, A DISTANCE OF 450.99 FEET; THENCE S12°43'40"W, A DISTANCE OF 54.54 FEET; THENCE S79°11'24"W, A DISTANCE OF 34.74 FEET; THENCE S12°48'36"W, A DISTANCE OF 619.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS; THENCE S53°48'16"W, DEPARTING SAID SOUTH LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,328.59 FEET; THENCE N36°11'44"W, A DISTANCE OF 912.73 FEET TO A POINT IN THE SOUTH LINE OF SAID PLAT OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT; THENCE N53° 48'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE EAST LINE OF SAID PLAT OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT; THENCE N14°34'28"E, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 177.06 FEET TO THE POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 558.00 FEET AND A CENTRAL ANGLE OF 15°08'20"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 147.44 FEET; THENCE NORTH 00°33'52" WEST, A DISTANCE OF 323.72 FEET TO THE NORTH LINE OF TRACT R OF SAID PLAT OF THE VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT; THENCE S89°26'07"W, ALONG SAID NORTH LINE, A DISTANCE OF 733.94 FEET TO THE POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 427.00 FEET AND A CENTRAL ANGLE OF 35°50'17"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 267.09 FEET; THENCE S53°35'50"W, A DISTANCE OF 295.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 25°50'17"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 108.23 FEET; THENCE S79°26'07"W, A DISTANCE OF 40.07 FEET; THENCE N51°47'24"W, A DISTANCE OF 39.31 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 669 OF SAID PUBLIC RECORDS; THENCE N00°33'53"W, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF SAID TRACT R AND ALONG SAID EAST LINE OF SAID LYONS ROAD, A DISTANCE OF 499.16 FEET TO THE NORTH LINE OF SAID HYPOLUXO ROAD; THENCE N89°26'07"E, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 2093.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,120,848 SQUARE FEET, OR 48.688 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. WATER MANAGEMENT TRACTS:**  
TRACTS W1, W2, W3 AND W4 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 14942, PAGE 1564, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**2. DRAINAGE, LAKE MAINTENANCE, ACCESS EASEMENTS:**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**3. LIMITED ACCESS EASEMENTS:**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**4. RECREATIONAL AREAS:**  
TRACTS F AND F1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**6. UTILITY NOTES**  
ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLAPPING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**7. PRIVATE STREETS:**  
TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS R1, R2 AND R3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**8. OPEN SPACE TRACTS:**  
TRACTS L, L1, L2, L3, L4 AND L5, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**9. LANDSCAPE BUFFER EASEMENTS:**  
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**10. OVERHANG/MAINTENANCE EASEMENTS:**  
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF September 2003.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION,

WITNESS: *Betty Levi* PRINT *Betty Levi* BY: *[Signature]* CHARLES S. SCARDINA PRESIDENT/MANAGING MEMBER  
WITNESS: *Sandra Hoagland* PRINT *Sandra Hoagland*

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/MANAGING MEMBER OF VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF September 2003.

MY COMMISSION EXPIRES: *6/5/05* NOTARY PUBLIC

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. [Seal]  
VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. NOTARY [Seal]  
VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION [Seal]

### NOTES

COORDINATES, BEARINGS AND DISTANCES  
COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

S89°26'07"W(PLAT BEARING) 00°24'17" = BEARING ROTATION  
S89°01'50"W(GRID BEARING) (PLAT TO GRID)  
NORTH LINE THIS PLAT COUNTERCLOCKWISE

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)  
THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS, FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF September 2003.

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

WITNESS: *Betty Levi* BY: *[Signature]* RAMZI AKEL, PRESIDENT

WITNESS: *Sandra Hoagland*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)

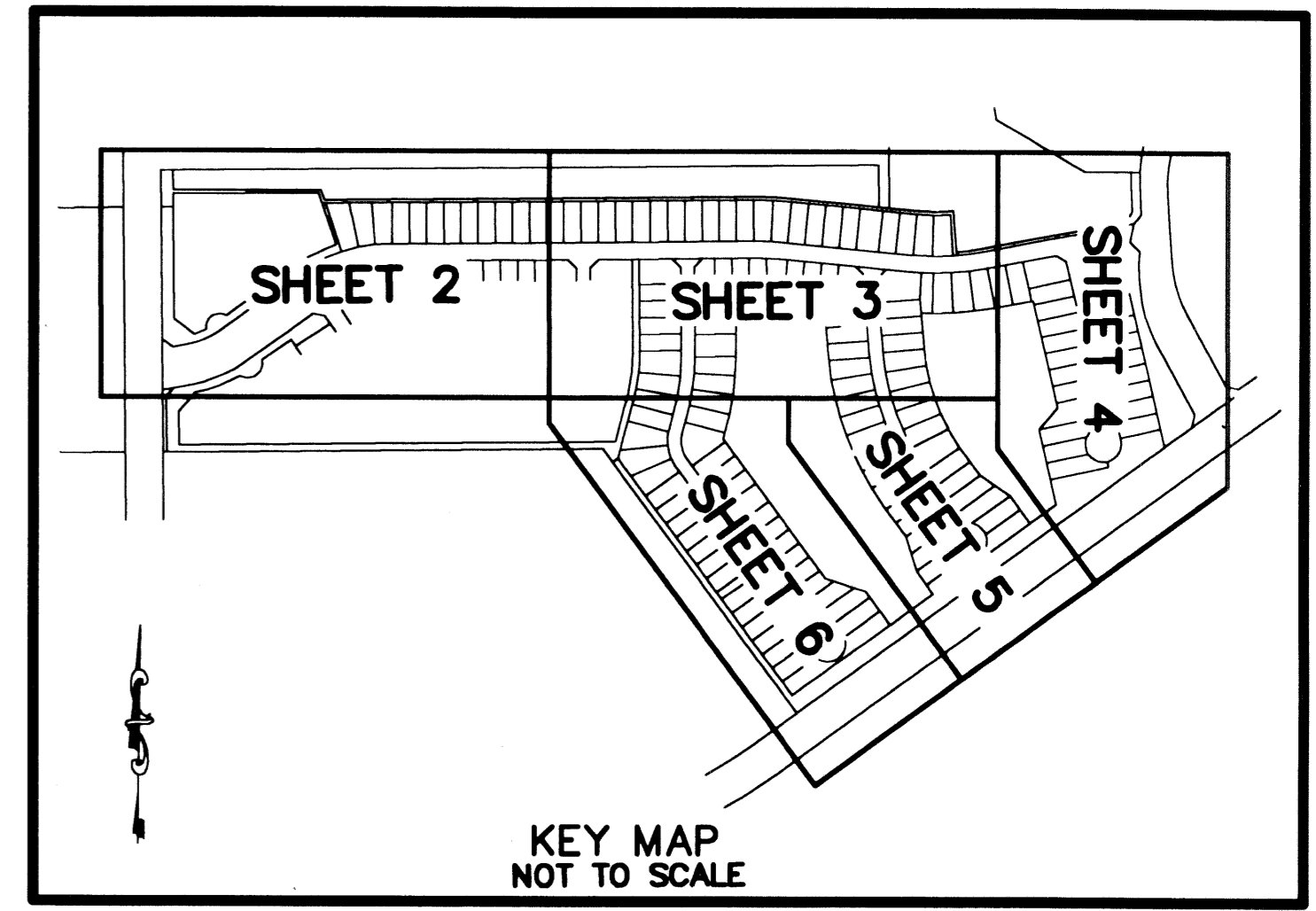
BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF September 2003.

MY COMMISSION EXPIRES: *6/5/05* NOTARY PUBLIC

[Notary Seal: Ellen Schapiro, Notary Public, State of Florida, My Commission Expires June 5, 2005, Commission # 02281828]

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION [Seal]  
COUNTY ENGINEER [Seal]  
SURVEYOR [Seal]



TABULAR DATA:

TOTAL AREA THIS PLAT	48.688 ACRES
AREA OF PRIVATE ROAD TRACTS R,R1,R2,R3	4.733 ACRES
AREA OF RESIDENTIAL	22.195 ACRES
AREA OF TRACTS W1,W2, W3,W4	17.310 ACRES
AREA OF RECREATION (TRACTS F, F1)	0.451 ACRES
AREA OF TRACTS L, L1, L2, L3, L4 AND L5	3.999 ACRES
TOTAL NUMBER OF UNITS	149 UNITS
DENSITY PROPOSED THIS PLAT	3.06 UNITS/ACRE
USE SINGLE FAMILY	
PETITION NO. PDD 96-081(B)	

**COUNTY ENGINEER:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 29 DAY OF October 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]* GEORGE T. WEBB, P.E. COUNTY ENGINEER

**TITLE CERTIFICATION:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH)

I, MITCHELL A. SHERMAN, PA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/17/03  
[Signature] MITCHELL A. SHERMAN ATTORNEY AT LAW LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-17-03  
[Signature] DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

Phase II Plat  
SUBDIVISION Villages of Windsor Parcel E -  
BOOK 100  
PAGE 49  
FLOOD MAP # 1254  
FLOOD ZONE B  
QUAD # 49  
ZONING PDD  
SE  
ZIP CODE 33467  
TAZ 1026  
PUD NAME VILLAGES OF WINDSOR