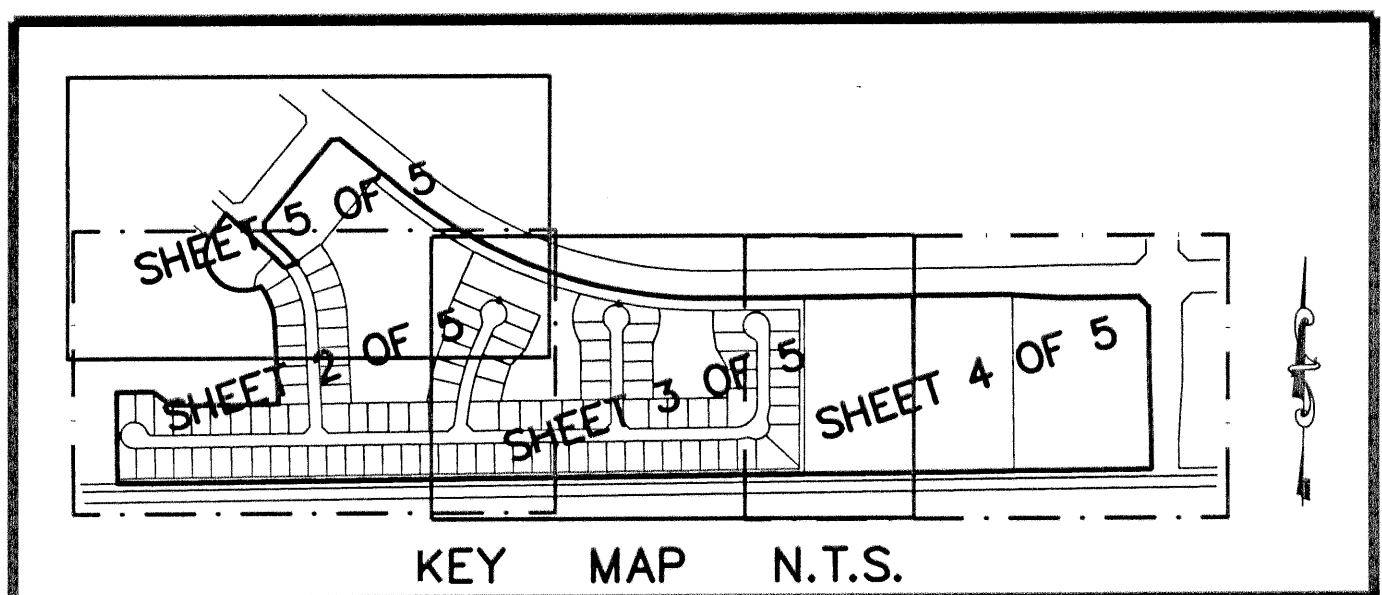
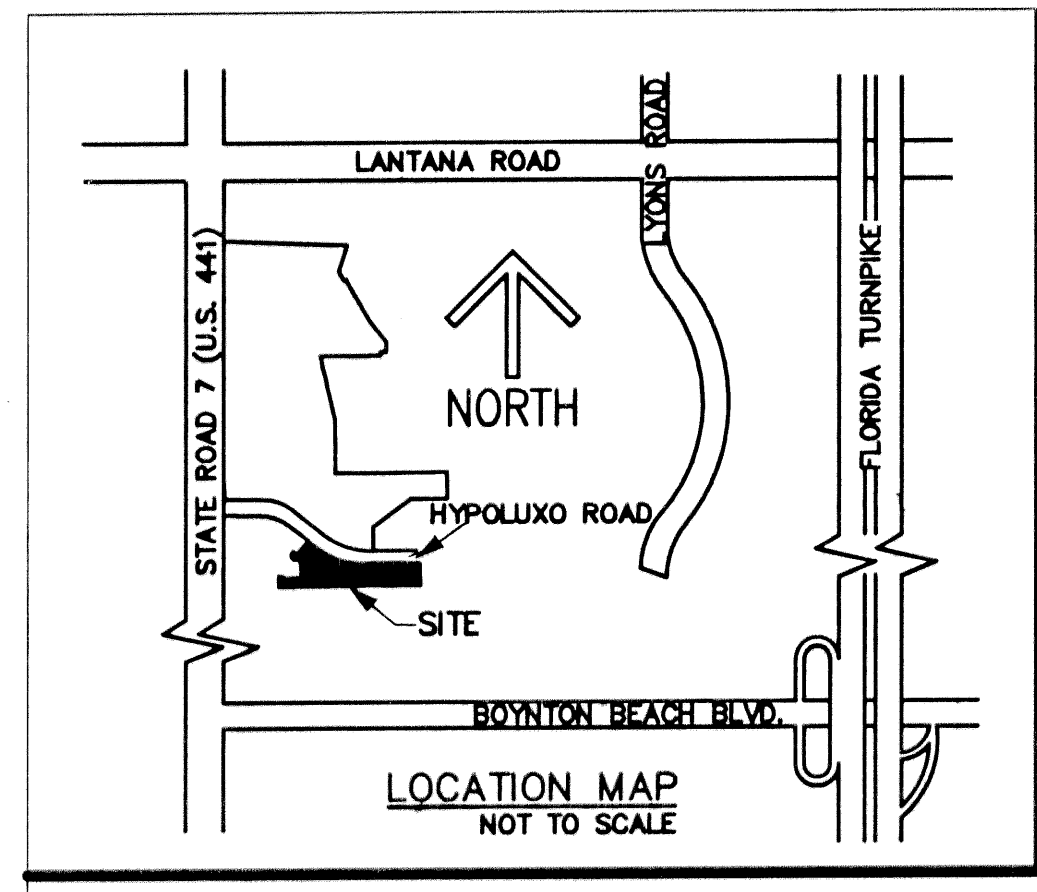


# VILLAGES OF WINDSOR PLAT TWO

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF A PORTION OF BLOCK 43, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH TRACTS L1, Z1, F AND F1, "VILLAGES OF WINDSOR PLAT ONE", AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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 JULY - 2002

TABULAR DATA	
TOTAL AREA THIS PLAT	74.047 ACRES
AREA OF PRIVATE ROAD TRACT R	5.951 ACRES
AREA OF RESIDENTIAL	24.759 ACRES
AREA OF TRACTS W AND W1	4.382 ACRES
AREA OF RECREATION (TRACTS F,F1,F2,F3)	4.098 ACRES
AREA OF WETLAND PRESERVE (TRACT Z)	7.652 ACRES
AREA OF TRACTS CV, CV1, CV2	22.500 ACRES
AREA OF TRACTS L1, L2	3.698 ACRES
TOTAL NUMBER OF UNITS	109 UNITS
DENSITY PROPOSED THIS PLAT	1.47 UNITS/ACRE
USE SINGLE FAMILY	
PETITION NO. PDD 96-081(B)	



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:40 P.M. THIS 13th DAY OF March A.D. 2003 AND DULY RECORDED IN PLAT BOOK 97 ON PAGES 148 AND 152 DOROTHY H. WILKEN CLERK CIRCUIT COURT By: *Sharon R. Hildner* DEPUTY CLERK

SHEET 1 OF 5

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS VILLAGES OF WINDSOR PLAT TWO, A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD, BEING A REPLAT OF A PORTION OF BLOCK 43, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A REPLAT OF TRACTS L1, Z1, F AND F1, VILLAGES OF WINDSOR PLAT ONE, AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT W3, OF SAID VILLAGES OF WINDSOR PLAT ONE; THENCE N02°41'56"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 330.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 254.00 FEET AND A CENTRAL ANGLE OF 36°03'04"; THENCE NORTHERLY ALONG THE ARC OF SAID EASTERLY LINE A DISTANCE OF 159.82 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N27°21'02"W, A RADIAL DISTANCE OF 152.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 139°27'12", A DISTANCE OF 371.22 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT OF SAID VILLAGES OF WINDSOR PLAT ONE; THENCE N35°51'20"E ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 121.62 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT R OF SAID VILLAGES OF WINDSOR PLAT ONE; THENCE S48°20'01"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 256.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 09°35'02"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 62.73 FEET; THENCE N70°00'39"E, A DISTANCE OF 52.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S53°31'29"W, A RADIAL DISTANCE OF 425.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 115°31'31", A DISTANCE OF 87.96 FEET; THENCE N48°20'01"W, A DISTANCE OF 92.53 FEET; THENCE N04°41'22"W, A DISTANCE OF 34.51 FEET; THENCE N38°57'18"E, A DISTANCE OF 427.76 FEET (THE PREVIOUS 7 COURSES AND DISTANCES BEING ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT R; THENCE N83°57'18"E, A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS SHOWN ON SAID VILLAGES OF WINDSOR PLAT ONE; THENCE S51°02'42"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 334.06 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,954.86 FEET AND A CENTRAL ANGLE OF 39°31'11"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 1,355.26 FEET; THENCE N89°26'07"E, A DISTANCE OF 1,144.50 FEET; THENCE S86°47'19"E, A DISTANCE OF 250.54 FEET; THENCE N89°26'07"E, A DISTANCE OF 300.00 FEET (THE PREVIOUS 5 COURSES AND DISTANCES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HYPOLUXO ROAD; THENCE S45°33'53"E, A DISTANCE OF 56.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 686 OF SAID PUBLIC RECORDS; THENCE S00°33'53"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 289.00 FEET; THENCE S01°49'30"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.06 FEET; THENCE S00°33'53"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 116.88 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 30 FOOT WIDE RIGHT-OF-WAY, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE S89°24'35"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4,153.64 FEET; THENCE N00°35'25"W, A DISTANCE OF 366.74 FEET; THENCE N89°24'35"E, A DISTANCE OF 150.00 FEET; THENCE S52°28'53"E, A DISTANCE OF 94.04 FEET; THENCE N89°24'35"E, A DISTANCE OF 424.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 3,225,487 SQUARE FEET OR 74.047 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 W AND W1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT 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 12636, PAGE 1816 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. DRAINAGE, LAKE MAINTENANCE, 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 EASEMENTS, 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 TRACTS 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. PRIVATE STREET**  
TRACT "R" AS SHOWN HEREON IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE FILING OF THIS PLAT EXTINGUISHES THAT PORTION OF THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11110, PAGE 1349, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS LOCATED ON THE PROPERTY SUBJECT TO THIS PLAT.

### DEDICATION AND RESERVATIONS CONTINUED:

- 4. ROADWAY CONSTRUCTION EASEMENTS**  
THE ROADWAY CONSTRUCTION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.
- 5. OPEN SPACE TRACTS**  
TRACTS L1 AND L2, 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.
- 6. 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.
- 7. UTILITY NOTES**  
ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING 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.
- 8. 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.
- 9. RECREATIONAL AREAS**  
TRACTS F, F1, F2 AND F3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. FUTURE PRIVATE CIVIC PARCELS**  
TRACTS CV, CV1, AND CV2 AS SHOWN HEREON ARE HEREBY RESERVED FOR VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 11. 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.
- 12. TRACT Z**  
TRACT Z, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WETLAND PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, 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 16th DAY OF December 2002.

WITNESS: *David Lindley* DAVID LINDLEY, PRESIDENT/MANAGING MEMBER  
WITNESS: *Alicia Sanchez* ALICIA SANCHEZ

THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF December 2002.

WITNESS: *David Lindley* DAVID LINDLEY  
WITNESS: *Alicia Sanchez* ALICIA SANCHEZ  
BY: *Charles S. Scardina* CHARLES S. SCARDINA, PRESIDENT/MANAGING MEMBER

IN WITNESS WHEREOF, THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF December 2002.

WITNESS: *David Lindley* DAVID LINDLEY  
WITNESS: *Alicia Sanchez* ALICIA SANCHEZ  
BY: *Ramzi Akel* RAMZI AKEL, PRESIDENT

### ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRANCIS S. BOLONIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, 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 19th DAY OF November 2002.  
MY COMMISSION EXPIRES: *Patricia A. Hauff* NOTARY PUBLIC

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 16th DAY OF December 2002.  
WITNESS: *David Lindley* DAVID LINDLEY  
WITNESS: *Alicia Sanchez* ALICIA SANCHEZ  
BY: *Ramzi Akel* RAMZI AKEL, PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

MORTGAGEES CONSENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11929 PAGE 1431 TOGETHER WITH ALL AMENDMENTS AND MODIFICATIONS THEREOF OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF November 2002.  
WITNESS: *Patricia A. Hauff* PATRICIA A. HAUFF  
WITNESS: *Debra A. Semanco* DEBRA A. SEMANCO  
BY: *Frank J. Bolon* FRANK J. BOLON, VICE PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

MORTGAGEES CONSENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11929 PAGE 1431 TOGETHER WITH ALL AMENDMENTS AND MODIFICATIONS THEREOF OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF November 2002.  
WITNESS: *Patricia A. Hauff* PATRICIA A. HAUFF  
WITNESS: *Debra A. Semanco* DEBRA A. SEMANCO  
BY: *Frank J. Bolon* FRANK J. BOLON, VICE PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

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 = 1.000195  
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°24'35"W (PLAT BEARING) 00°24'17" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE  
S89°00'18"W (GRID BEARING)  
SOUTH LINE THIS PLAT

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED FRANCIS S. BOLONIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, 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 19th DAY OF November 2002.  
MY COMMISSION EXPIRES: *Patricia A. Hauff* NOTARY PUBLIC

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED 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 16th DAY OF December 2002.  
MY COMMISSION EXPIRES: *Ellen Schapiro* NOTARY PUBLIC

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 12th DAY OF March 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: *George T. Webb* GEORGE T. WEBB, P.E. COUNTY ENGINEER

TITLE CERTIFICATION: COUNTY OF PALM BEACH STATE OF FLORIDA  
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 HEREON 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, AND VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 12/16/02  
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.  
DATED: 12/16/02  
DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

SUBDIVISION VILLAGES OF WINDSOR PLAT 2 BOOK 97 PAGE 148 FLOOD ZONE B ZONING PUD QUAD # 49 SE TAZ 742 ZIP CODE 33407 PUD NAME VILLAGES OF WINDSOR

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. NOTARY MORTGAGEE MORTGAGEE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION COUNTY ENGINEER SURVEYOR