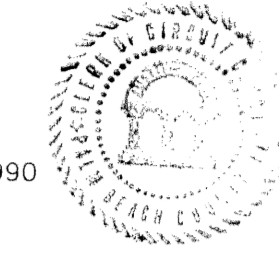


# VILLAGES OF WINDSOR PARCEL E - PHASE I PLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF A PORTION OF BLOCK 42, "PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

### 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.

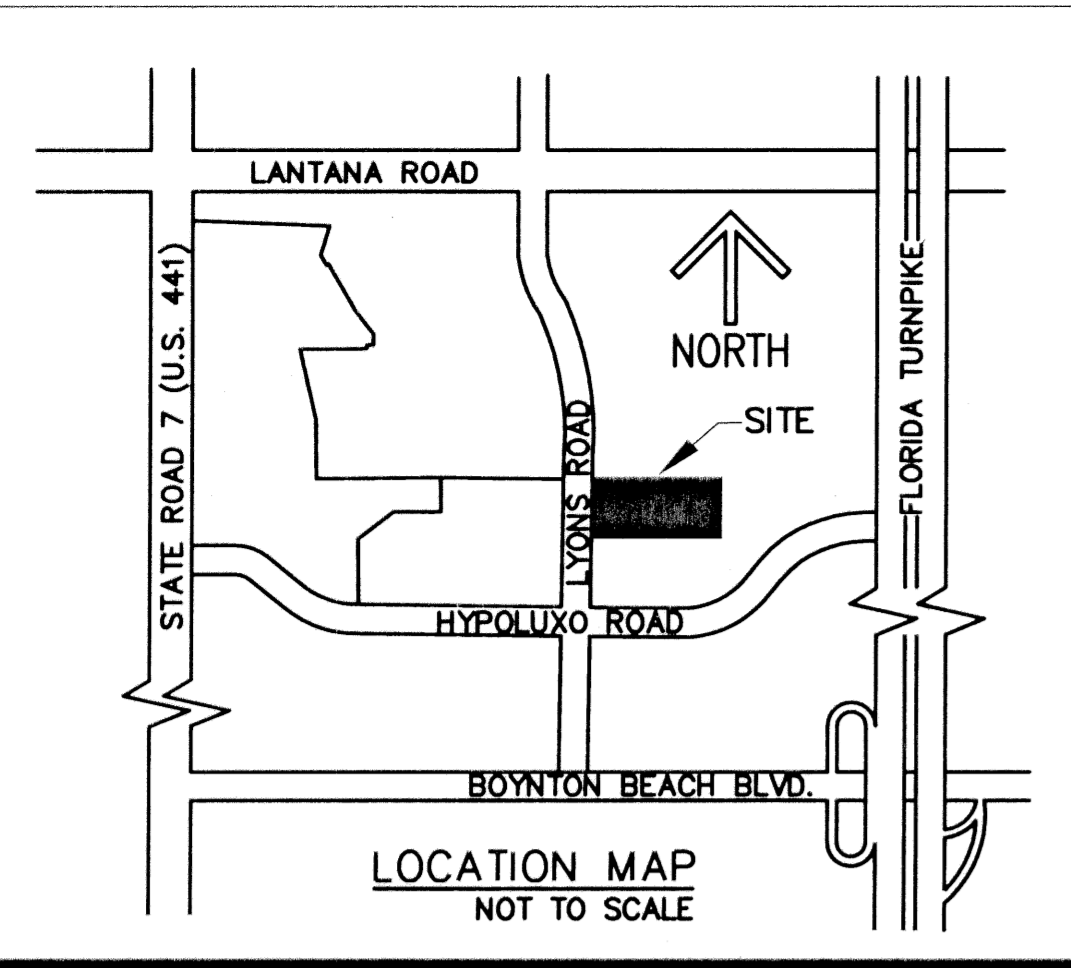


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:26 A.M.  
THIS 15 DAY OF JULY 2002  
A.D. 2002 AND DULY RECORDED  
IN PLAT BOOK 516  
PAGES 122 AND 123

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2



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  
MARCH - 2002

### DEDICATION AND RESERVATIONS CONTINUED:

- 4. UTILITIES NOTE**  
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.
- 5. PRIVATE STREET** *MASTER*  
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.
- 6. RECREATIONAL AREA:** *MASTER*  
TRACT F 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.
- 7. OPEN SPACE TRACTS** *MASTER*  
TRACTS L1, L2 AND L3, 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.
- 8. LANDSCAPE BUFFER EASEMENTS** *MASTER*  
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. 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.
- 10. ADDITIONAL RIGHT-OF-WAY**  
TRACT "RW", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 11. ROADWAY CONSTRUCTION EASEMENT:**  
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS 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 THOROUGHFARE ROAD.
- 12. FUTURE DEVELOPMENT PARCEL:**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR VILLAGES OF WINDSOR BY ANSCA HOMES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 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 10 DAY OF Sept 2002.  
MY COMMISSION EXPIRES: *[Signature]* ELLEN SCHAPIRO  
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 12 DAY OF Sept 2002.

WITNESS: *[Signatures]*  
BY: *[Signature]* RAMZI AKEL, P.E. 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 10 DAY OF Sept 2002.  
MY COMMISSION EXPIRES: *[Signature]* ELLEN SCHAPIRO  
NOTARY PUBLIC

MORTGAGEES CONSENT  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE UNDERSIGNED HEREBY CERTIFIES THAT THEY THE HOLDER OF THIS MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DESCRIBED IN AND IN 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF SEPTEMBER 2002.

WITNESS: *[Signatures]*  
NAME PATRICIA A. HUNTO  
NAME ERIC EDLUND  
VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED ERIC EDLUND 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/SHE 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 10 DAY OF SEPTEMBER 2002.  
MY COMMISSION EXPIRES: *[Signature]* PATRICIA A. HUNTO  
NOTARY PUBLIC

### 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 I PLAT, A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD, BEING A REPLAT OF A PORTION OF BLOCK 42, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 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:

COMMENCING AT THE SOUTHEAST CORNER OF "GREENBRIAR I OF SHERBROOKE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 55 THROUGH 57 OF SAID PUBLIC RECORDS; THENCE S89°26'07"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 700.42 FEET TO THE POINT OF BEGINNING; THENCE S00°33'52"E, A DISTANCE OF 436.72 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET AND A CENTRAL ANGLE OF 15°08'20"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 147.44 FEET; THENCE S14°34'28"W, A DISTANCE OF 177.06 FEET; THENCE S53°48'16"W, A DISTANCE OF 20.00 FEET; THENCE N36°11'44"W, A DISTANCE OF 48.48 FEET; THENCE S89°26'07"W, A DISTANCE OF 1,282.58 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 689 OF SAID PUBLIC RECORDS; THENCE N00°33'53"W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 725.61 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID "GREENBRIAR I OF SHERBROOKE"; THENCE N89°26'07"E ALONG SAID SOUTH LINE, 1,392.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. WATER MANAGEMENT TRACTS:

TRACTS W1 AND W2 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, 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. UTILITY EASEMENTS

THE TEN FOOT WIDE 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. 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.

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 10 DAY OF Sept 2002.

WITNESS: *[Signatures]*  
NAME CHARLES S. SCARDINA  
PRESIDENT/MANAGING MEMBER

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. NOTARY

MORTGAGEE OHIO SAVINGS BANK A FEDERAL SAVINGS BANK

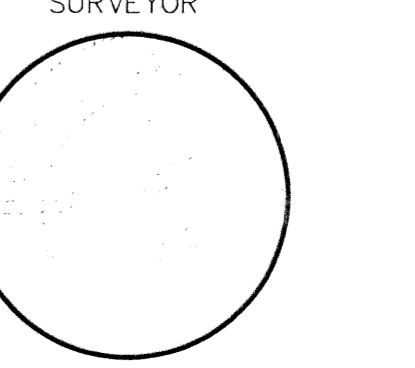
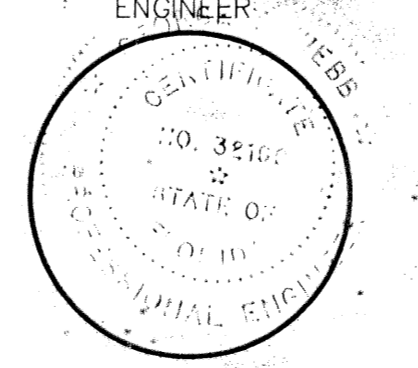
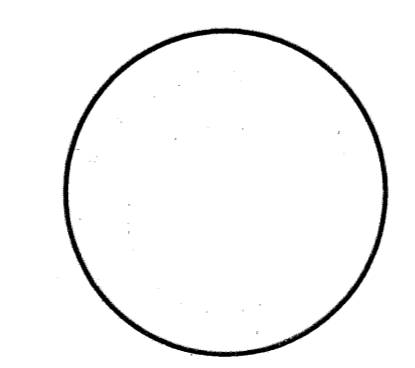
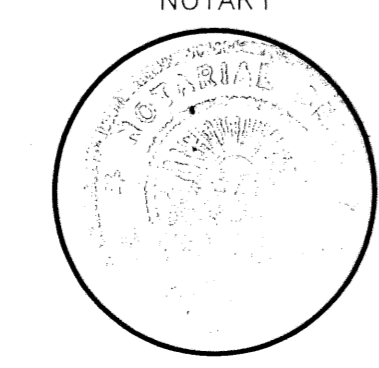
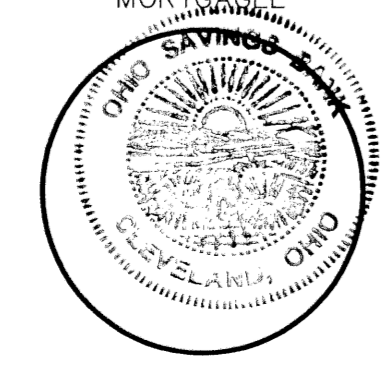
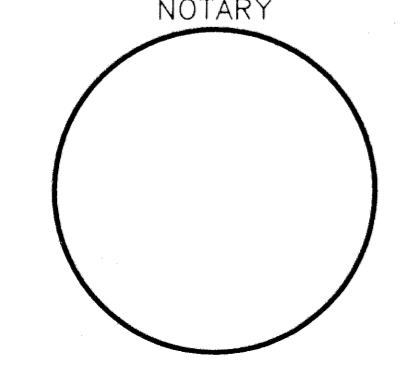
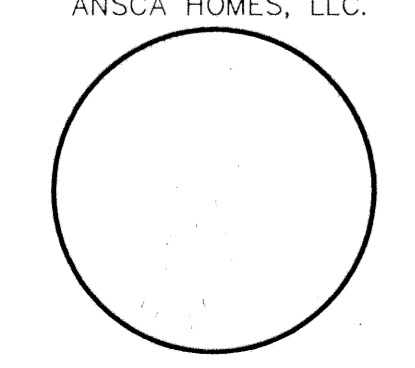
MORTGAGEE NOTARY

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION NOTARY

COUNTY ENGINEER GEORGE T. WEBB, P.E.

SURVEYOR



PHASE I PLAT  
SUBDIVISION VILLAGES OF WINDSOR PARCEL E  
BOOK 96  
FLOOD ZONE B3  
QUAD # 49  
SE  
TAZ 74-3  
PUD NAME VILLAGES OF WINDSOR