

LOCATION MAP (NOT TO SCALE)

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PORTOFINO PHASE I LAND, LTD., A FLORIDA LIMITED PARTNERSHIP, AND PORTOFINO PHASE II LAND, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON...

COMMENCING AT THE NORTHWEST CORNER OF SAID WINDSOR AT PALM BEACH LAKES, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN OFFICIAL RECORD BOOK 4617, PAGE 1242...

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 41.467 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THE PRIVATE STREET AS SHOWN HEREON AS "WINDSOR WAY" IS HEREBY DEDICATED TO THE LAGUNA II NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING ACCESS AND PARKING AREAS...

2. EASEMENTS

AN ACCESS EASEMENT OVER AND ACROSS WINDSOR WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR ACCESS AND MAINTENANCE OF UTILITIES.

LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...

LIFT STATION EASEMENT - THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.

WINDSOR AT PALM BEACH LAKES-PLAT 2

BEING A REPLAT OF TRACTS "B", "C", "D" AND "E" AND WINDSOR WAY, WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 89, PAGES 117 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

3. TRACTS

TRACTS "B", AND "E" ARE HEREBY DEDICATED IN PERPETUITY FOR SAFE SIGHT DISTANCE AND OPEN SPACE TO THE LAGUNA II NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY.

TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE - NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNER, THIS 24th DAY OF JUNE 2002.

PORTOFINO PHASE I LAND, LTD., A FLORIDA LIMITED PARTNERSHIP BY: PORTOFINO PHASE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: PALM BEACH APARTMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS MEMBER

BY: EPI-PALM BEACH EQUITY INC., A FLORIDA CORPORATION ITS GENERAL PARTNER

WITNESS: Kyle D. Riva, Vice President

IN WITNESS WHEREOF, THE ABOVE - NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNER, THIS 24th DAY OF JUNE 2002.

PORTOFINO PHASE II LAND, LTD., A FLORIDA LIMITED PARTNERSHIP BY: PORTOFINO PHASE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: PALM BEACH APARTMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS MEMBER

BY: PRUDENTIAL - PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, SOLE MEMBER

WITNESS: Kyle D. Riva, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ORANGE BEFORE ME PERSONALLY APPEARED KYLE D. RIVA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PORTOFINO PHASE I, LLC, A FLORIDA CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF JUNE 2002.

MY COMMISSION EXPIRES: JUNE 30, 2003 GRANT T. DOWNING NOTARY PUBLIC COM.# CC828793

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ORANGE BEFORE ME PERSONALLY APPEARED PAUL L. BORDOGNA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH APARTMENT ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF JUNE 2002.

MY COMMISSION EXPIRES: JUNE 30, 2003 GRANT T. DOWNING NOTARY PUBLIC COM.# CC828793

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: 8/15/02 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Pamela Rauch, President Secretary, Board of Supervisors

BRIGER COMMUNITY DEVELOPMENT DISTRICT ACKNOWLEDGMENT

THE BRIGER COMMUNITY DEVELOPMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATE: 10-23-2002 BRIGER COMMUNITY DEVELOPMENT DISTRICT

ATTEST: Rhonda Archer, Secretary, Board of Supervisors; Harold Eisenacher, Board of Supervisors

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF ORANGE THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION...

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF JUNE 2002.

WITNESS: David J. Kera, Service President; AmSouth Bank, an Alabama State Chartered Bank

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ORANGE BEFORE ME PERSONALLY APPEARED David J. Kera, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Service President of AmSouth Bank an Alabama State Chartered 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...

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF JUNE 2002.

MY COMMISSION EXPIRES: JUNE 13, 2004 JOAN K. HERRING NOTARY PUBLIC COM.# CC914074

TABULATION DATA

Table with 2 columns: Tract Name, Area in Acres. Total Area: 41.467 ACRES. Tract B: 0.007 ACRES. Tract C: 19.687 ACRES. Tract D: 19.850 ACRES. Tract E: 0.007 ACRES. Windsor Way: 1.916 ACRES.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF...

DATE: 10/17/02 CRAIG S. PUSEY PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA CERTIFICATE No. 5019 LANDMARK SURVEYING AND MAPPING, INC. 1850 FOREST HILL BLVD., SUITE 100 WEST PALM BEACH, FLORIDA 33406 CERTIFICATE OF AUTHORIZATION L.B.# 4396

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...

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION (PORTOFINO PHASE I LAND, LTD.) DEDICATION (PORTOFINO PHASE II LAND, LTD.) DEDICATION NOTARY

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ORANGE I, GENE GODDOLD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY...

DATE: 6-24-02 GENE H. GODDOLD, ESQUIRE ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVALS - CITY OF WEST PALM BEACH

COUNTY OF PALM BEACH STATE OF FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 27th DAY OF JUNE 2002.

BY: Joe Daves, Mayor; Kenneth Spillias, Planning Board Chairman

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

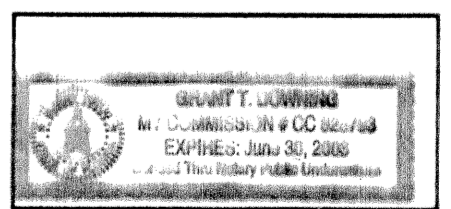
DATE: 10-25-02 VINCENT J. NOEL, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, REG.#4169

SURVEYOR'S NOTES

- 1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH. 2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON UTILITY EASEMENTS. 3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE. 4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME. 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED. 6. ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NOT RADIAL UNLESS OTHERWISE NOTED AS RADIAL. 7. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°56'43" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

- 8. P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT O.R.B. = OFFICIAL RECORD BOOK P.B. = PLAT BOOK PG. = PAGE U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT R = RADIUS L = ARC LENGTH Δ = CURVE CENTRAL ANGLE P.O.B. = POINT OF BEGINNING ● = DENOTES SET P.C.P. LB 4396 ■ = DENOTES SET P.R.M. LB 4396 □ = DENOTES P.R.M. FOUND (AS NOTED) ○ = CHORD BEARING ○ = CHORD LENGTH ⊙ = SET NAIL AND DISK P.R.M. 4396 ⊕ = LAKE MAINTENANCE EASEMENT ⊖ = LIFT STATION EASEMENT ⊗ = LIMITED ACCESS EASEMENT R/W = RIGHT-OF-WAY

DEDICATION NOTARY

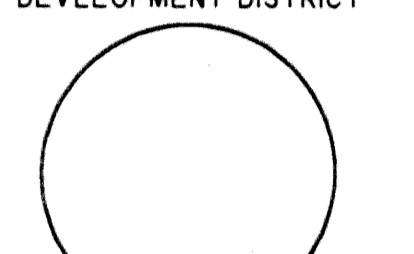


Landmark Surveying & Mapping Inc. 1850 Forest Hill Boulevard Ph. (561) 433-5405 Suite 100 W.P.B. Florida LB # 4396

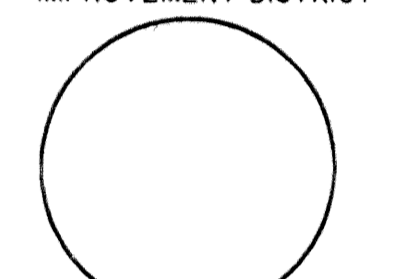
WINDSOR AT PALM BEACH LAKES-PLAT 2

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:11 AM, THIS 27th DAY OF November 2002 AND DULY RECORDED IN PLAT BOOK NO 96 ON PAGES 124 + 125 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY: [Signature]

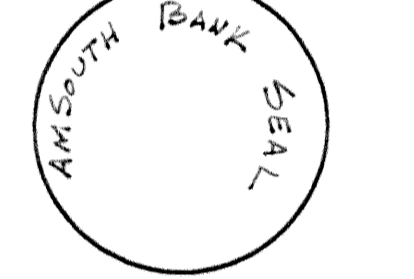
BRIGER COMMUNITY DEVELOPMENT DISTRICT



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



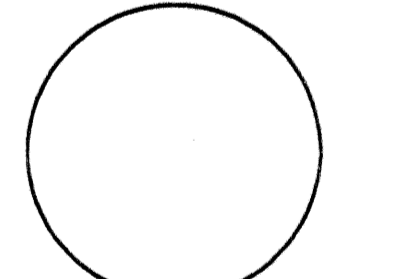
MORTGAGEE



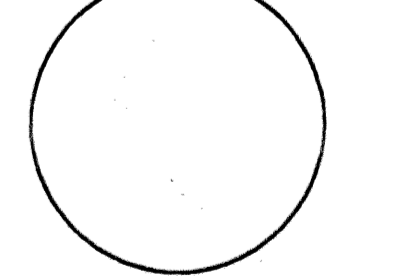
MORTGAGEE NOTARY



CITY OF WEST PALM BEACH



CITY SURVEYOR



SURVEYOR

