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, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND 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, SHOWN HEREON AS WINDSOR AT PALM BEACH LAKES - PLAT 2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF LAGUNA LANE AS SHOWN ON BRIGER PARCELS B, E AND F, RECORDED IN PLAT BOOK 90, PAGES 138 THROUGH 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88 03'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAGUNA LANE, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DEEDED FOR ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL PER OFFICIAL RECORD BOOK 13531, PAGES 1411 THROUGH 1414, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 88°03'17" EAST, A DISTANCE OF 404.47 FEET; THENCE NORTH 84°48'07' EAST, A DISTANCE OF 80.42 FEET; THENCE SOUTH 88°03'17" EAST, A DISTANCE OF 75.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY: THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 20°08'33" AND A DISTANCE OF 337.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°54'45" EAST, A DISTANCE OF 128.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-WESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1143.54 FEET, A CENTRAL ANGLE OF 34°22'33" AND A DISTANCE OF 686.09 FEET TO A POINT OF NON-TANGENCY (THE PRECEDING SIX (6) COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID LAGUNA LANE (TRACT "S-I") AND THE NORTHERLY LINE OF SAID WINDSOR AT PALM BEACH LAKES); THENCE SOUTH 56°27'48" WEST, A DISTANCE OF 352.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 493.00 FEET, A CENTRAL ANGLE OF 24°37'07" AND A DISTANCE OF 211.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 20°05'19" AND A DISTANCE OF 255.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 23°18'31" AND A DISTANCE OF 122.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 128.29 FEET, A CENTRAL ANGLE OF 139°44'40" AND A DISTANCE OF 312.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTH-WESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 29°41'13" AND A DISTANCE OF 55.969 FEET TO A POINT OF TANGENCY: THENCE NORTH 81º29'43" WEST. A DISTANCE OF 248.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID WINDSOR WAY (THE PRECEDING SEVEN (7) COURSES BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT "D"), SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 08°40'II", A CHORD BEARING OF SOUTH 08°16'48" WEST, AND A DISTANCE OF 145.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°56'43" WEST, A DISTANCE OF 166.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDSOR WAY (THE PRECEDING TWO (2) COURSES BEING COINCIDENT TO THE EAST RIGHT-OF-WAY LINE OF SAID WINDSOR WAY); THENCE NORTH 88°03'17" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDSOR WAY, A DISTANCE OF 524.13 FEET; THENCE SOUTH 46°56'43" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 42.43 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE NORTH 01°56'43" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1229.25 FEET TO THE MOST SOUTHERLY POINT OF SAID PARCEL DEEDED FOR ADDITIONAL RIGHT-OF-WAY: THENCE NORTH 15 26'28" WEST. A DISTANCE OF 51.42 FEET; THENCE NORTH OI 56'43" EAST, A DISTANCE OF 345.00 FEET; THENCE NORTH 46 56'43" EAST, A DISTANCE OF 35.36 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL FOR ADDITIONAL RIGHT-OF-WAY) TO THE AFOREMENTIONED POINT OF BEGINNING.

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:

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, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID STREET MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. (THIS REPLAT SUPERSEEDS ANY DEDICATION AND EASEMENTS CREATED IN PLAT BOOK 89, PAGES 117 - 120 WITH RESPECT TO WINDSOR WAY)

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, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

LIFT STATION EASEMENT - THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS 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 I OF 2

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 769 DAY OF 2002.

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

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

EPI-PALM BEACH EQUITY INC., A FLORIDA CORPORATION ITS GENERAL PARTNER 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 _______ DAY OF ________ 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, PHASE II, 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

PAUL L. BORDOGNA VICE PRESIDENT EPI-PALM BEACH EQUITY INC., A FLORIDA CORPORATION ITS GENERAL PARTNER KYLE D. RIVA, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ONE

3. TRACTS

BEFORE ME PERSONALLY APPEARED KYLE D. RIVA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF EPI-PALM BEACH EQUITY, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS _ MY COMMISSION EXPIRES: JUNE 30, 2003 NOTARY PUBLIC COMN. # CC 828793 GRANT T. DOWNING

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF DRANGE

CONM. # CC828793

BEFORE ME PERSONALLY APPEAREDPAULE, BORDOGNA NEW JERSEY CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

NOTARY PUBLIC

GRANT T. DOWNING

MY COMMISSION EXPIRES: TUNE 30 2003

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

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT elle ment PETER L. PIMENTAL PAMELA RAUCH , PRESIDENT SECRETARY, BOARD OF BOARD OF SUPERVISORS 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 RHONDA ARCHER HAROLD EISENACHER SECRETARY, BOARD OF BOARD OF SUPERVISORS SUPERVISORS

MORTGAGEE'S CONSENT

FLORIDA STATE OF ALABAMA 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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 13570 AT PAGES 1705 AND 1783 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

> AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK

> > DAVIO J. KERA

SRVICE PRESIDENT

ACKNOWLEDGMENT

FLORIDA STATE OF ALABAMA COUNTY OF ORANGE

BEFORE ME PERSONALLY APPEARED DOWN & J. Kern WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS JDENTIFICATION KNOWN TO ME, OR HAS PRODUCED _______AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS STO VICE POSICIONO 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, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

_WITNESS MY HAND AND OFFICIAL SEAL THIS June , 2002. Hermy MY COMMISSION EXPIRES: JUNE 13, 2004 NOTARY PUBLIC COMM. # CC916074 JOAN K. HERRING

TABULATION DATA

TRACT "B"O.OO7 ACRES TRACT "E"

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

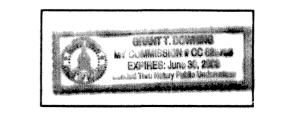
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND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

CRAIG S. PUSEY PROFESSIONAL SUBVEYOR 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.) (PORTOFINO PHASE II LAND, LTD.) EPI-PALM BEACH EQUITY, INC. **DEDICATION NOTARY**



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ORANGE

I, GENE GODBOLD, 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 PORTOFINO PHASE I LAND, LTD. AND PORTOFINO PHASE II LAND, LTD., 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 RECORDS BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

6-24-02 GENE H. GODBOLD, 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 ______ DAY OF ______ 2002. _____ 2002. LAVES, MAYOR PLANNING BOARD PLANNING BOARD CHAIRMAN, KENNETH SPILLIAS 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

I. 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. EXPIRES: 6/13/04 GOMM.# CC916074 = PERMANENT CONTROL POINT

P.R.M. PERMANENT REFERENCE MONUMENT OFFICIAL RECORD BOOK PLAT BOOK PAGE UTILITY EASEMENT DRAINAGE EASEMENT RADIUS ARC LENGTH CURVE CENTRAL ANGLE 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 L.S.E. LIFT STATION EASEMENT LIMITED ACCESS EASEMENT RIGHY-OF-WAY

(PORTOFINO PHASE II LAND, LTD.)

PRUDENTIAL INSURANCE

COMPANY OF AMERICA

DEDICATION NOTARY





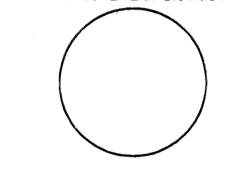
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \\\ \Colonia C.C.

AM, THIS 19th DAY OF Wovenber 2002 AND DULY RECORDED IN PLAT BOOK NO. 96 ON PAGES 124 + 125 DOROTHY H. WILKEN,

CLERK OF THE CIRCUIT COURT L. M. Soldiec

> BRIGER COMMUNITY DEVELOPMENT DISTRICT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



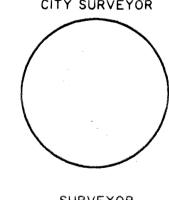
MORTGAGEE

MORTGAGEE NOTARY



WEST PALM BEACH

CITY SURVEYOR



SURVEYOR



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