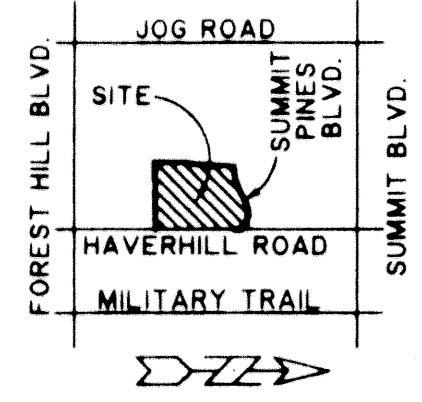




# WINDSOR PARK - PHASE II

LYING IN THE NORTHEAST QUARTER ( NE. 1/4 ) OF SECTION II,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING PART OF A P.U.D.  
SHEET 1 OF 2



LOCATION MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:31 P.M. THIS 20 DAY OF April 2000  
AND DULY RECORDED IN PLAT BOOK NO. 88  
ON PAGE 273  
DOROTHY WILKEN, CLERK OF THE CIRCUIT COURT  
BY *Shawn Gilman*

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT G.E.L. LAND, INC., A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING IN THE NORTHEAST QUARTER OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING PART OF A P.U.D., SHOWN HEREON AS WINDSOR PARK - PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION II; THENCE SOUTH 89°29'41" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION II, 52.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD (O.R.B. 519, PGS. 44 & 48); THENCE NORTH 6°52'51" WEST ALONG SAID RIGHT-OF-WAY LINE, 13.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 6°52'51" WEST ALONG SAID RIGHT-OF-WAY LINE, 22.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 3°25'57"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 174.02 FEET; THENCE NORTH 3°26'54" WEST ALONG SAID RIGHT-OF-WAY LINE, 444.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 3°24'55"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 173.15 FEET; THENCE NORTH 48°26'54" WEST, 26.73 FEET TO THE SOUTH LINE OF SUMMIT PINES BOULEVARD (TRACT A), AS SHOWN ON THE PLAT OF SUMMIT PINES UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 31 THRU 34, INCLUSIVE; THENCE SOUTH 86°33'06" WEST, ALONG SAID SOUTH LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 22°33'06"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF TRACT A, 161.38 FEET; THENCE SOUTH 64°00'00" WEST, ALONG SAID SOUTH LINE, 139.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 2°33'59"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF TRACT A, 235.75 FEET TO THE EAST LINE OF THE PLAT OF SUMMIT PINES UNIT FOUR, AS RECORDED IN PLAT BOOK 55, PAGES 83 AND 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 30°00'00" WEST, ALONG SAID EAST LINE, 392.22 FEET; THENCE SOUTH 10°51'01" WEST, ALONG SAID EAST LINE, 120.39 FEET; THENCE SOUTH 0°30'19" EAST, ALONG SAID EAST LINE, 314.70 FEET; THENCE NORTH 89°29'41" EAST, ALONG A LINE 13.20 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION II, 743.88 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 14.480 ACRES MORE OR LESS.

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

### TRACTS:

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR SUMMIT PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR G.E.L. LAND, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR SUMMIT PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "C", "D", AND "E" AS SHOWN HEREON, ARE HEREBY RESERVED FOR G.E.L. LAND, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.

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.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SUMMIT PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR G.E.L. LAND, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF G.E.L. LAND, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION 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 20 DAY OF March, 2000

WITNESS: *[Signature]*  
PRINT: *Peter Singer*  
WITNESS: *[Signature]*  
PRINT: *STEPHEN R. WARREN*  
G.E.L. LAND, INC., A FLORIDA CORPORATION  
BY: *[Signature]* FELIX GRANADOS, JR., PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FELIX GRANADOS, JR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF G.E.L. LAND, 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 24 DAY OF March 2000  
COMM. NO. CC747890  
MY COMMISSION EXPIRES: 12-31-02  
*[Signature]*  
NOTARY PUBLIC JAYNE A. CROUCH

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE SUMMIT PLACE 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 31st DAY OF March, 2000

WITNESS: *[Signature]*  
BY: *Charles Hollingsworth*  
CHARLES HOLLINGSWORTH, PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES HOLLINGSWORTH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUMMIT PLACE 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 31st DAY OF March 2000  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC BARBARA L. PANUSKA

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GENE MOORE, 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 G.E.L. LAND, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 3/28/00  
*[Signature]*  
GENE MOORE, ATTORNEY

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION II, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89° 29'41" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LEGEND  
P.O.B. DENOTES POINT OF BEGINNING  
R DENOTES RADIUS  
P.B. DENOTES PLAT BOOK  
PGS. DENOTES PAGES  
L DENOTES ARC LENGTH  
A DENOTES DELTA ANGLE  
C DENOTES CENTERLINE  
NR DENOTES NON RADIAL LINE  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
FND DENOTES FOUND  
P.B.C. DENOTES PALM BEACH COUNTY  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENTS  
D.E. DENOTES DRAINAGE EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENTS  
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENTS  
L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT  
P.U.D. DENOTES PLANNED UNIT DEVELOPMENT  
P.O.C. DENOTES POINT OF COMMENCEMENT
- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

### TABULAR DATA (PETITION NO. 84-160)

TOTAL AREA THIS PLAT	14.480 ACRES
TRACT "A"	11.211 ACRES
TRACT "W"	2.103 ACRES
TRACT "B"	0.101 ACRES
TRACT "C"	0.092 ACRES
TRACT "D"	0.257 ACRES
TRACT "E"	0.716 ACRES

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS DAY OF April 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

BY: *[Signature]*  
EDWIN A. JACK, P.E.  
DEPUTY COUNTY ENGINEER

### SURVEYOR AND MAPPER'S CERTIFICATION

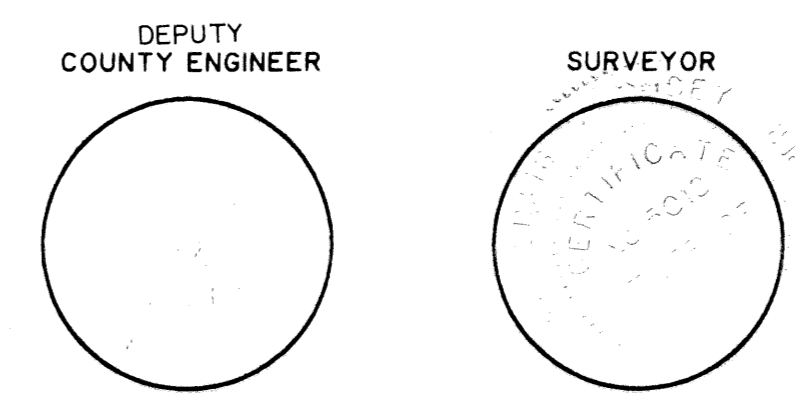
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; 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 MONUMENTS ACCORDING TO SEC. 177.09(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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3/31/2000  
*[Signature]*  
CRAIG PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
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 JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.



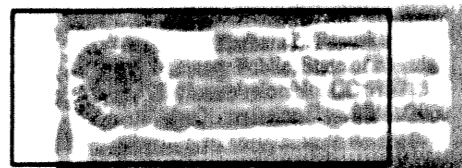
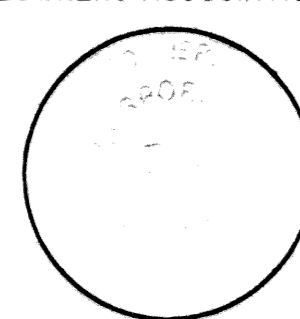
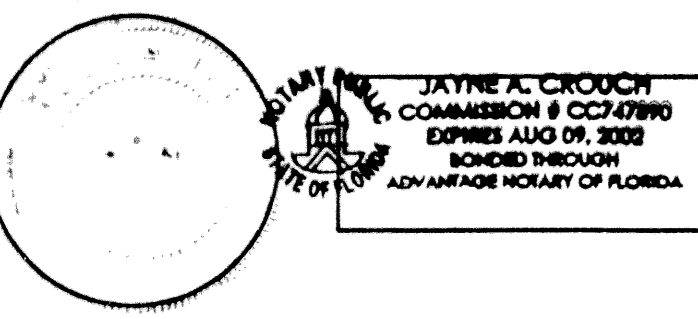
G.E.L. LAND INC.

NOTARY

SUMMIT PLACE HOMEOWNERS ASSOCIATION, INC.

NOTARY

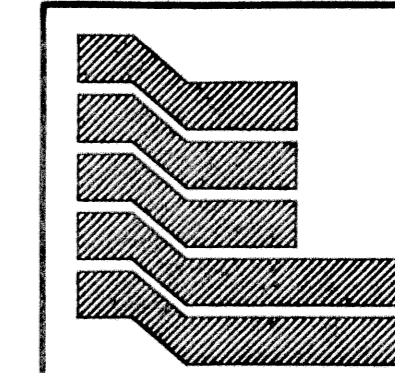
NOTARY



BARBARA L. PANUSKA  
Commission No. CC518719  
My Commission Expires: 8/11/2000

DEPUTY COUNTY ENGINEER

SURVEYOR



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

### WINDSOR PARK - PHASE II

Windsor Park  
88  
32  
286