

WINDSOR AT PALM BEACH LAKES

BEING A REPLAT OF A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED
PLAT BOOK 54, PAGE 35, 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 4

DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, OWNER OF TRACTS "W-1", "W-2", "W-3", "F", "O-2", "O-3", "O-4" AND WINDSOR WAY, AND WINDSOR FLORIDA PROPERTIES II, L.L.C., OWNER OF TRACT "D" OF WINDSOR FLORIDA PROPERTIES II, L.L.C., OWNER OF TRACTS "A", "B", "C", AND "E" 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 A PORTION OF BRIGER TRACT PLAT NO. 1 AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WINDSOR AT PALM BEACH LAKES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BRIGER TRACT PLAT NO. 1, SAID POINT BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 4617, PAGE 1242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°56'43" WEST ALONG THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 1245.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°03'17" EAST, A DISTANCE OF 41.47 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°09'33" AND A DISTANCE OF 337.49 FEET; THENCE SOUTH 67°54'45" EAST, A DISTANCE OF 128.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; 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; THENCE NORTH 07°52'02" EAST, A DISTANCE OF 116.26 FEET TO A POINT ON THE SOUTH LINE OF THE LAKES OF LAGUNA, AS RECORDED IN PLAT BOOK 75, PAGES 162 THROUGH 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87°38'08" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1082.78 FEET TO THE SOUTHEAST CORNER OF SAID LAKES OF LAGUNA AND A POINT ON THE EAST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 02°21'52" WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 87°38'08" WEST, A DISTANCE OF 975.15 FEET; THENCE SOUTH 03°13'34" EAST, A DISTANCE OF 226.38 FEET; THENCE SOUTH 63°31'44" WEST, A DISTANCE OF 286.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 46°00'13" AND A RADIUS OF 239.00 FEET, A DISTANCE OF 191.90 FEET; THENCE SOUTH 17°31'32" WEST, A DISTANCE OF 197.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°18'17" AND A RADIUS OF 250.00 FEET, A DISTANCE OF 62.42 FEET; THENCE SOUTH 03°33'15" WEST, A DISTANCE OF 519.77 FEET; THENCE NORTH 81°30'46" WEST, A DISTANCE OF 459.69 FEET; THENCE NORTH 60°39'38" WEST, A DISTANCE OF 50.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 15°32'03" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 13.56 FEET; THENCE NORTH 45°07'35" WEST, A DISTANCE OF 212.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°02'09" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 10.70 FEET; THENCE NORTH 85°59'44" WEST, A DISTANCE OF 43.41 FEET; THENCE SOUTH 03°56'43" WEST, A DISTANCE OF 38.51 FEET; THENCE NORTH 88°03'17" WEST, A DISTANCE OF 52.15 FEET; THENCE SOUTH 46°36'43" WEST, A DISTANCE OF 42.15 FEET TO SAID WEST LINE OF MILITARY TRAIL; THENCE NORTH 01°56'43" EAST ALONG SAID WEST LINE OF BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 1649.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.681 ACRES MORE OR LESS.

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

1. STREET

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.

2. EASEMENTS

LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE 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.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

LAKE MAINTENANCE EASEMENTS - THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR LAKE MAINTENANCE AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LANDSCAPE BUFFER - THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE AND BUFFER PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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.

3. TRACTS

TRACTS "A", "B", AND "E" ARE HEREBY DEDICATED IN PERPETUITY FOR SAFE SIGHT DISTANCE AND OPEN SPACE BY WINDSOR FLORIDA PROPERTIES III, L.L.C., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY.

TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR WINDSOR FLORIDA PROPERTIES III, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "D" AS SHOWN HEREON, IS HEREBY RESERVED FOR WINDSOR FLORIDA PROPERTIES II, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

TRACT "O-2", "O-3" AND "O-4", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE AND ACCESS PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WATER MANAGEMENT TRACTS "W-1", "W-2" AND "W-3" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR WATER MANAGEMENT AND DRAINAGE PURPOSES TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

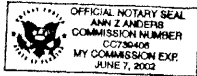
TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAGUNA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING ACCESS AND PARKING AREAS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID TRACT MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

IN WITNESS WHEREOF, THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DOES HERETO SET ITS HAND AND SEAL THIS 24th DAY OF NOVEMBER, 2000.

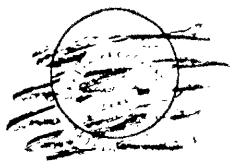
WITNESS: *[Signature]* BY: *David Minkin*
WITNESS: *[Signature]* NOTARY PUBLIC

ACKNOWLEDGMENT

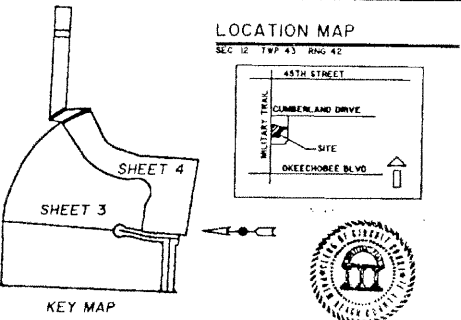
STATE OF FLORIDA
COUNTY OF Florida Palm Beach
BEFORE ME PERSONALLY APPEARED David Minkin, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF NOVEMBER, 2000.
MY COMMISSION EXPIRES: Ann Zanders NOTARY PUBLIC
6-7-2002



DEDICATION
WINDSOR FLORIDA PROPERTIES II, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY



DEDICATION
WINDSOR FLORIDA PROPERTIES III, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:27
M. THE 20th DAY OF January 2000
AND DULY RECORDED IN PLAT BOOK NO. 89
ON PAGE 112-120
DOROTHY WILKIN, CLERK OF THE CLERK COURT
BY: *[Signature]*

IN WITNESS WHEREOF, WINDSOR FLORIDA PROPERTIES II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DOES HERETO SET ITS HAND AND SEAL THIS 8th DAY OF DECEMBER, 2000.

WITNESS: *[Signature]* BY: *James C. Elwood*
WITNESS: *[Signature]* NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES C. ELWOOD, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WINDSOR FLORIDA PROPERTIES II, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF DECEMBER, 2000.
MY COMMISSION EXPIRES: Jill M. Laesp NOTARY PUBLIC
Jill M. Laesp
CC 700457
FEBRUARY 10, 2002

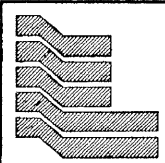


IN WITNESS WHEREOF, WINDSOR FLORIDA PROPERTIES III, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DOES HERETO SET ITS HAND AND SEAL THIS 8th DAY OF DECEMBER, 2000.

WITNESS: *[Signature]* BY: *James C. Elwood*
WITNESS: *[Signature]* NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES C. ELWOOD, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WINDSOR FLORIDA PROPERTIES III, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF DECEMBER, 2000.
MY COMMISSION EXPIRES: Jill M. Laesp NOTARY PUBLIC
Jill M. Laesp
CC 700457
FEBRUARY 10, 2002



Landmark Surveying & Mapping Inc.
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Ph. (561) 433-5405 Suite 100 W.P.B. Florida
WINDSOR AT
PALM BEACH LAKES