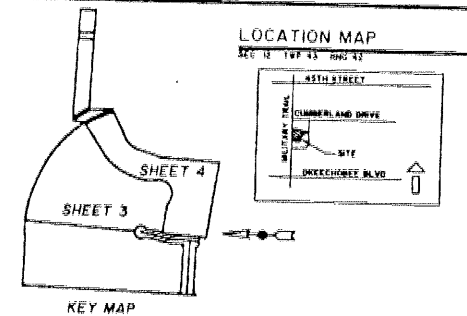


WINDSOR AT PALM BEACH LAKES

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 2 OF 4



118

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT
 M. THE DAY OF 2000
 AND DULY RECORDED IN PLAT BOOK NO.
 ON PAGE
 DOROTHY H. WILKIN, CLERK OF THE CIRCUIT COURT
 BY

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, JOEL A. SAUITT, 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 TRACTS DESCRIBED AS "W-1", "W-2", "W-3", "W-4", "O-1", "O-2", "O-3", "O-4" AND WINDSOR WAY ARE VESTED TO THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, AND THE TITLE TO THE TRACT DESCRIBED AS "D" IS VESTED TO COMPANY, AND THE TITLE TO THE TRACTS DESCRIBED AS "A", "B", "C" AND "E" ARE VESTED TO WINDSOR FLORIDA PROPERTIES III, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES EXCEPT FOR THE MORTGAGES HELD BY THE TBM GENERAL PARTNERSHIP AND CITY NATIONAL BANK OF FLORIDA.

DATE: December 1, 2000
Joel A. SaUITT
 ATTORNEY-AT-LAW LICENSED IN FLORIDA

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: Dec. 27, 2000
 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 ATTEST: Peter L. Pimental BY: Theresa N. Stewart
 PETER L. PIMENTAL, SECRETARY, BOARD OF SUPERVISORS
 THERESA N. STEWART, PRESIDENT, BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATION

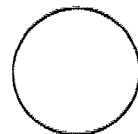
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S.) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.09(9) WILL BE SET UNDER THE GUARANTEE OF IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCE OF THE CITY OF WEST PALM BEACH, FLORIDA.
 DATE: DEC. 21, 2000
Craig S. Pusey
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5019

AREA TABULATION

LANDSCAPE BUFFER	0.172 ACRES
TRACT "A"	00.007 ACRES
TRACT "B"	00.007 ACRES
TRACT "C"	19.659 ACRES
TRACT "E"	19.659 ACRES
TRACT "F"	00.007 ACRES
TRACT "W-1"	00.007 ACRES
TRACT "W-2"	12.000 ACRES
TRACT "W-3"	12.484 ACRES
TRACT "O-1"	0.386 ACRES
TRACT "O-2"	0.007 ACRES
TRACT "O-3"	0.007 ACRES
TRACT "O-4"	0.155 ACRES
WINDSOR WAY	2.215 ACRES
TOTAL	57.681 ACRES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



SURVEYOR



MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 121W AT PAGES 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, DOES HERETO SET ITS HAND AND SEAL THIS 14th DAY OF November 2000.

THE TBM GENERAL PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP

WITNESS: [Signature] BY: David Mintin
 WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF Florida
 COUNTY OF Palm Beach
 BEFORE ME PERSONALLY APPEARED David Mintin 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 Nov 2000.
 MY COMMISSION EXPIRES: 6-7-2008
David Mintin is personally known to me.
David Mintin
 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 121W AT PAGES 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CITY NATIONAL BANK OF FLORIDA 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 14th DAY OF December 2000.

CITY NATIONAL BANK OF FLORIDA
 A FLORIDA CORPORATION
 WITNESS: [Signature] BY: [Signature]
Grace E. Vendryes

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED RALPH GILBERT WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED PROPER AUTHORITY, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THE SEAL AFFIXED TO SAID 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 14th DAY OF December 2000.

MY COMMISSION EXPIRES: 1/1/01
Grace E. Vendryes
 NOTARY PUBLIC

MORTGAGE
 CITY NATIONAL BANK OF FLORIDA
 A FLORIDA CORPORATION



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 18th DAY OF JANUARY 2000.
 BY: Joel Daves
 JOEL DAVES, MAYOR
 CITY PLANNING BOARD
 BY: David Schultz
 PLANNING BOARD CHAIRMAN, DAVID SCHULTZ

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.08, FLORIDA STATUTES.
 BY: [Signature] DATE: 1/23/01
 VINCENT A. NOEL, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER, REG.#4189

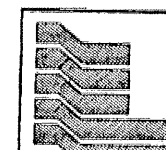
SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.S.M. NO. 5019), SHOWN THUS DENOTES PERMANENT CONTROL POINT.
 P.C.P. SHOWN THUS
 P.O.B. DENOTES POINT OF BEGINNING
 R. DENOTES RADIUS
 C/L DENOTES CENTRAL ANGLE
 C.B. DENOTES CHORD BEARING
 C/L DENOTES CHORD LENGTH
 R.L. DENOTES CENTERLINE
 G.R.B. DENOTES RADIAL LINE
 P.O.C. DENOTES POINT OF COMMENCEMENT
 O.R.B. DENOTES OFFICIAL RECORD BOOK
 L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 F.P.L. DENOTES FLORIDA POWER AND LIGHT
 L.S.E. DENOTES LIFT STATION EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL. (RL).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF OF THE WEST HALF 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.
- 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.

GRACE E. VENDRYES
 CC 902220
 JANUARY 20, 2004

CITY OF WEST PALM BEACH



Landmark Surveying & Mapping Inc.
 L.S. NO. 4356
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida

WINDSOR AT
 PALM BEACH LAKES