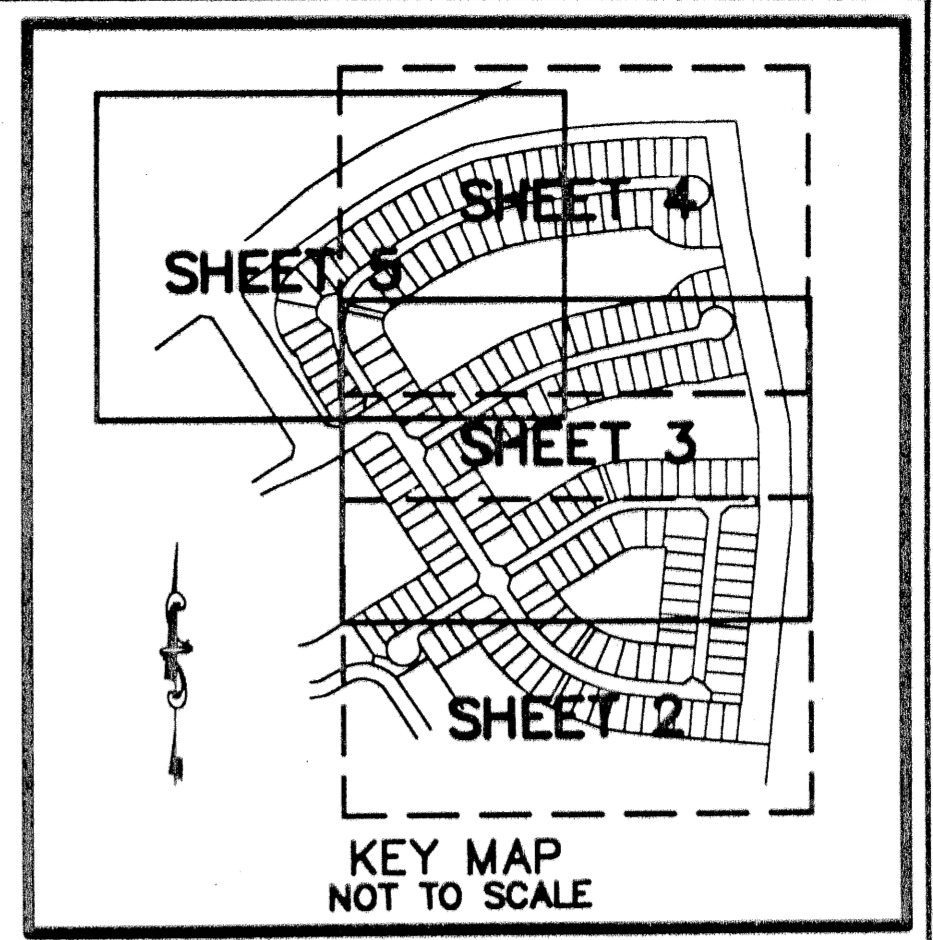


VILLAGES OF WINDSOR PLAT FOUR

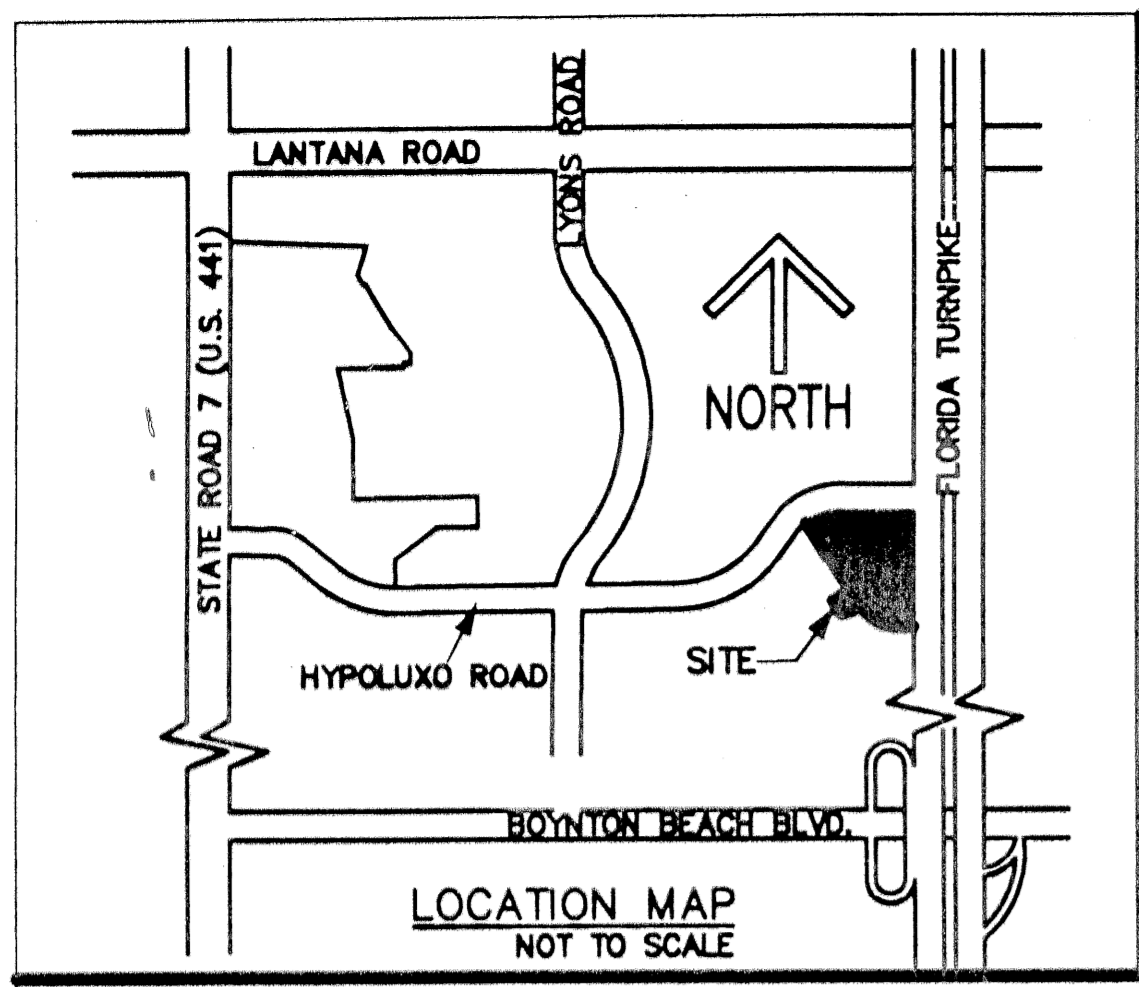
BEING A REPLAT OF A PORTION OF BLOCK 42, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2002



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:00 A.M.
THIS 22nd DAY OF FEBRUARY
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK 48 ON
PAGE 162
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *Sharon R. McDaniel*
DEPUTY CLERK

SHEET 1 OF 5



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., A FLORIDA LIMITED LIABILITY CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS VILLAGES OF WINDSOR PLAT FOUR, A PLANNED UNIT DEVELOPMENT BEING A PORTION OF BLOCK 42, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF VILLAGES OF WINDSOR PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 121 THROUGH 136 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "HYPOLUXO ROAD" AS RECORDED IN OFFICIAL RECORDS BOOK 10031, PAGE 692, OFFICIAL RECORD BOOK 9745, PAGES 1407 AND 1419, AND OFFICIAL RECORD BOOK 8795, PAGE 1492 OF SAID PUBLIC RECORDS; THENCE N53°48'16"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.71 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 152°9'45", AN ARC DISTANCE OF 501.66 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S12°20'54"E, HAVING A RADIUS OF 3115.92 FEET, A CENTRAL ANGLE OF 115°2'45", AN ARC DISTANCE OF 646.03 FEET TO A POINT OF TANGENCY; THENCE N89°31'51"E, A DISTANCE OF 186.22 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE APPROACH FOR SAID "HYPOLUXO ROAD" (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE); THENCE S07°19'39"E ALONG SAID WEST LINE, A DISTANCE OF 334.70 FEET; THENCE S11°19'21"E ALONG SAID WEST LINE, A DISTANCE OF 638.82 FEET; THENCE S00°38'28"E, A DISTANCE OF 311.87 FEET; THENCE S05°38'28"W, A DISTANCE OF 720.57 FEET; THENCE N84°23'34"W, A DISTANCE OF 424.51 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 51°14'31"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 576.85 FEET; THENCE N32°40'12"W, A DISTANCE OF 10.00 FEET; THENCE S57°20'28"W, A DISTANCE OF 160.02 FEET; THENCE N32°39'32"W, A DISTANCE OF 42.07 FEET; THENCE S57°20'28"W, A DISTANCE OF 121.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S49°22'11"W, A RADIAL DISTANCE OF 138.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°54'37", A DISTANCE OF 88.90 FEET; THENCE N12°27'34"E, A DISTANCE OF 28.53 FEET; THENCE N32°39'32"W, A DISTANCE OF 139.58 FEET; THENCE N57°20'28"E, A DISTANCE OF 300.00 FEET; THENCE N32°39'32"W, A DISTANCE OF 456.09 FEET; THENCE N32°25'59"W, A DISTANCE OF 80.00 FEET; THENCE N77°39'32"W, A DISTANCE OF 35.34 FEET; THENCE N32°39'32"W, A DISTANCE OF 487.03 FEET; THENCE N10°34'22"E, A DISTANCE OF 38.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 2,418,407 SQUARE FEET OR 55,519 ACRES, MORE OR LESS.

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

- 1. WATER MANAGEMENT TRACTS**
TRACTS W, W1 AND W2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11112, PAGE 1550 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS**
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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. 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 3. PRIVATE STREET**
TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. RESIDENTIAL ACCESS STREET**
TRACTS R1 THROUGH R5 AS SHOWN HEREON ARE RESERVED FOR THE VILLAGE OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. OPEN SPACE TRACTS**
TRACTS L1 THROUGH L6 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TABULAR DATA	
TOTAL AREA THIS PLAT	55,519 ACRES
AREA OF PRIVATE ROAD TRACT R	2,082 ACRES
AREA OF PRIVATE ROAD TRACTS R1-R5	4,583 ACRES
AREA OF RESIDENTIAL	29,058 ACRES
AREA OF TRACTS W, W1, W2	11,814 ACRES
AREA OF RECREATION TRACTS F, F1, F2	0,825 ACRES
AREA OF TRACTS L-1,6	7,357 ACRES
TOTAL NUMBER OF UNITS	193 UNITS
DENSITY PROPOSED THIS PLAT	3.48 UNITS/ACRE
USE	SINGLE FAMILY
PETITION NO.	PDD 98-081(B)

DEDICATION AND RESERVATIONS CONTINUED:

- 6. UTILITY EASEMENTS**
THE UTILITY EASEMENTS 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 7. UTILITY NOTES**
ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 8. LANDSCAPE BUFFER EASEMENTS**
LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 9. RECREATIONAL AREAS**
TRACTS F, F1 AND F2 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 10. LIMITED ACCESS EASEMENTS**
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.
- 11. OVERHANG/MAINTENANCE EASEMENTS**
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ADJUTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF February, 2003.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.
A FLORIDA LIMITED LIABILITY CORPORATION.
WITNESS: *Elizabeth M. Nereo*
PRINT Elizabeth M. Nereo
WITNESS: *Betty Levi*
PRINT Betty Levi
BY: *Charles S. Scardina*
CHARLES S. SCARDINA
PRESIDENT/MANAGING MEMBER

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000195
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.
S05°36'26"W (PLAT BEARING) 00°24'17" = BEARING ROTATION
S05°12'09"W (GRID BEARING) (PLAT TO GRID)
EAST LINE THIS PLAT COUNTERCLOCKWISE

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA,
WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS PRESIDENT/MANAGING MEMBER OF VILLAGES OF WINDSOR BY ANSCA
HOMES, LLC, A FLORIDA LIMITED LIABILITY 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 10th DAY OF
February, 2003.
MY COMMISSION EXPIRES: 6/5/03
Commission No. DD031626
Ellen Schapiro
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE VILLAGES OF WINDSOR 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 10th DAY OF
February, 2003.
VILLAGES OF WINDSOR HOMEOWNERS
ASSOCIATION, INC., A FLORIDA
CORPORATION
WITNESS: *Elizabeth M. Nereo*
PRINT Elizabeth M. Nereo
WITNESS: *Betty Levi*
PRINT Betty Levi
BY: *Ramzi Akel*
RAMZI AKEL, PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RAMZI AKEL,
WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED
THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGES OF WINDSOR 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 10th DAY OF
February, 2003.
MY COMMISSION EXPIRES: 6/5/05
Commission No. DD031626
Ellen Schapiro
NOTARY PUBLIC

MORTGAGES 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 11000, PAGE 877, TOGETHER WITH ALL
AMENDMENTS AND MODIFICATIONS THEREOF 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 VICE PRESIDENT AND ITS
CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF
ITS BOARD OF DIRECTORS THIS 10th DAY OF February, 2003.
WITNESS: *Arthur Oliwa*
NAME Arthur Oliwa
WITNESS: *James D. Beane*
NAME JAMES D. BEANE
VICE PRESIDENT

TITLE CERTIFICATION:
COUNTY OF PALM BEACH)
STATE OF FLORIDA)
I, MITCHELL A. SHERMAN, PA, 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 VILLAGES OF
WINDSOR BY ANSCA HOMES, LLC., A FLORIDA LIMITED LIABILITY CORPORATION; 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 RECORD BUT THOSE ENCUMBRANCES DO
NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
WITNESS MY HAND AND OFFICIAL SEAL THIS 2/14/03 DAY OF February, 2003.
MY COMMISSION EXPIRES: 2/1/03
Commission # DD031626
Ellen Schapiro
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:
THIS IS TO 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 PERMANENT CONTROL
POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(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 THE ORDINANCES OF
PALM BEACH COUNTY, FLORIDA.
DATED: 2/14/03
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. NOTARY MORTGAGEE NOTARY MORTGAGEE NOTARY VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION NOTARY COUNTY ENGINEER SURVEYOR

SUBDIVISION: VILLAGES OF WINDSOR
PAGE: 102
BOOK: 98
FLOOD ZONE: B
QUAD: 49
SE
TAZ: 743
ZONING: MUPD
ZIP CODE: 33407
PUD NAME: VILLAGES OF WINDSOR