

# VILLAGES OF WINDSOR PLAT FIVE

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 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 SECTIONS 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

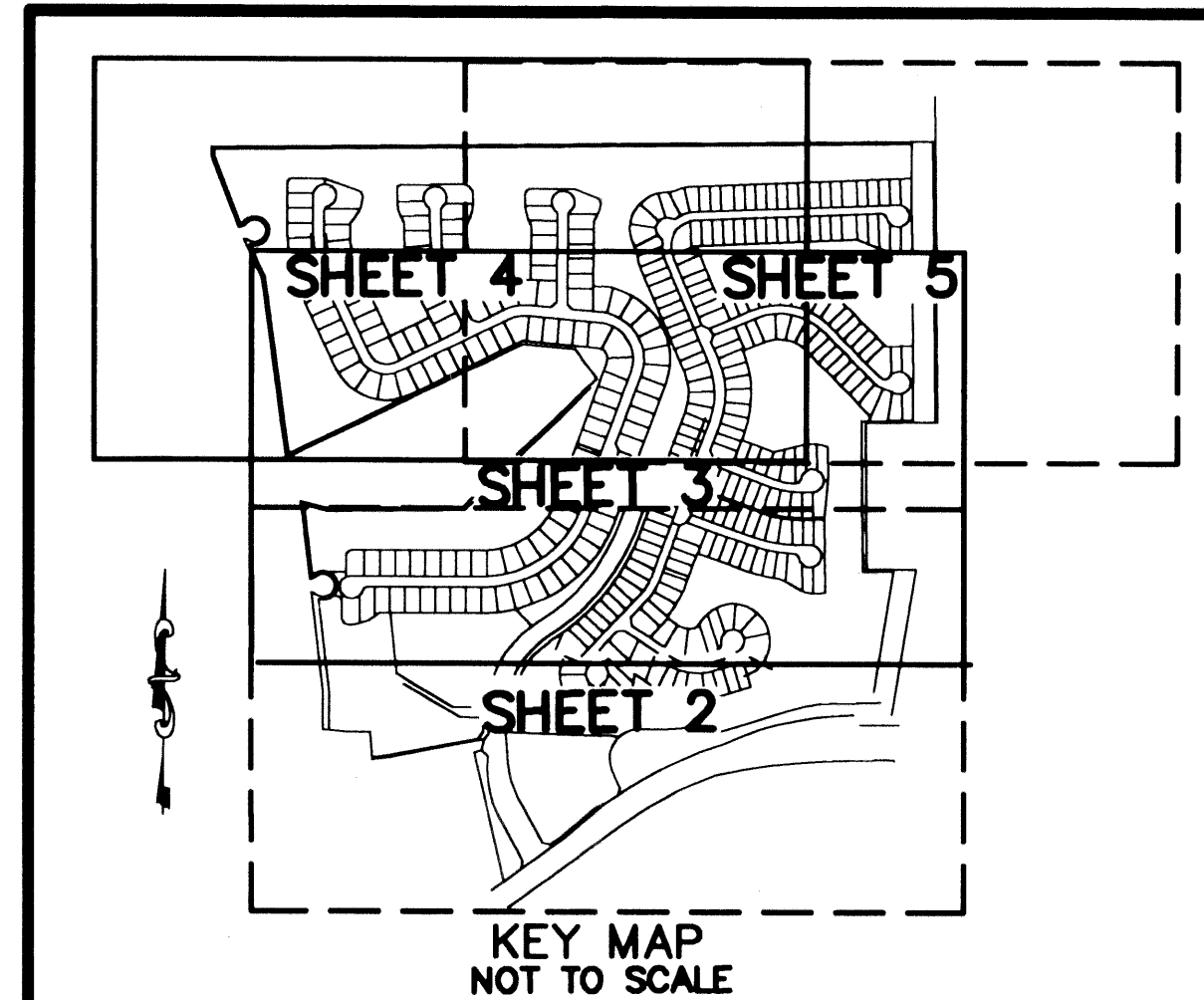
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2002

**37**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:04 A.M.  
THIS DAY OF October  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 100  
PAGES 37 AND 38

DOROTHY H. WILKER  
CLERK CIRCUIT COURT

BY: [Signature]  
DEPUTY CLERK



### 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 FIVE, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF BLOCKS 37 AND 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, LYING IN SECTIONS 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF GREENBRIAR 1 OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 55 THROUGH 57 OF SAID PUBLIC RECORDS, THENCE N00°33'53"W ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 158.00 FEET; THENCE N06°29'13"W ALONG SAID EASTERLY LINE, A DISTANCE OF 468.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S. KENDALE CIRCLE, AS RECORDED IN OFFICIAL RECORD BOOK 7019, PAGE 76 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S00°33'53"E, A RADIAL DISTANCE OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 45°09'36", A DISTANCE OF 19.70 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 27°01'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 250.05 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°09'36"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 19.70 FEET; THENCE S89°28'07"W, A DISTANCE OF 6.22 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID GREENBRIAR 1 OF SHERBROOKE (THE PREVIOUS FOUR COURSES AND DISTANCES BEING ALONG THE RIGHT-OF-WAY LINE OF SAID S. KENDALE CIRCLE); THENCE N06°29'13"W ALONG SAID EASTERLY LINE, A DISTANCE OF 368.79 FEET; THENCE S75°45'48"E, A DISTANCE OF 132.86 FEET; THENCE N89°18'19"E, A DISTANCE OF 620.00 FEET; THENCE N45°42'50"E, A DISTANCE OF 862.93 FEET; THENCE N36°13'57"W, A DISTANCE OF 172.05 FEET; THENCE N84°37'20"W, A DISTANCE OF 236.33 FEET; THENCE S63°53'32"W, A DISTANCE OF 1,223.38 FEET; THENCE N07°44'12"W, A DISTANCE OF 856.46 FEET; THENCE N24°34'01"W, A DISTANCE OF 198.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF KENDALE CIRCLE, AS RECORDED IN OFFICIAL RECORD BOOK 7019, PAGE 76 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S13°24'55"E, A RADIAL DISTANCE OF 25.00 FEET (THE PREVIOUS NINE COURSES AND DISTANCES BEING ALONG THE EASTERLY LINE OF SAID GREENBRIAR 1 OF SHERBROOKE); THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 48°49'39", A DISTANCE OF 21.31 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 27°01'30"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 249.87 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 42°04'52"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 18.36 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 504.00 FEET AND A CENTRAL ANGLE OF 02°07'31"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 18.70 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID GREENBRIAR 1 OF SHERBROOKE (THE PREVIOUS FOUR COURSES AND DISTANCES BEING ALONG THE RIGHT-OF-WAY LINE OF SAID KENDALE CIRCLE); THENCE N20°27'01"W ALONG SAID EASTERLY LINE, A DISTANCE OF 358.12 FEET TO THE NORTHEAST CORNER OF SAID GREENBRIAR 1 OF SHERBROOKE; THENCE N00°33'53"W, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF TRACTS 66 THROUGH 75 OF SAID BLOCK 37, "PALM BEACH FARMS CO. PLAT NO. 3"; THENCE N89°26'07"E ALONG SAID NORTH LINE, A DISTANCE OF 3,340.88 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL AND THE FLORIDA TURNPIKE; THENCE S00°33'53"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,320.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 95 OF SAID BLOCK 37, "PALM BEACH FARMS CO. PLAT NO. 3"; THENCE S89°26'07"W ALONG SAID SOUTH LINE, A DISTANCE OF 320.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 95; THENCE S00°33'53"E ALONG THE WEST LINE THEREOF, A DISTANCE OF 690.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 98; THENCE N89°26'07"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 225.19 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 10031, PAGE 692 OF SAID PUBLIC RECORDS; THENCE S09°08'04"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 688.49 FEET; THENCE S89°31'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HYPOLUXO ROAD, A DISTANCE OF 179.02 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,467.38 FEET AND A CENTRAL ANGLE OF 24°39'18"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 631.43 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S18°28'09"E, A RADIAL DISTANCE OF 1,980.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°43'35", A DISTANCE OF 612.85 FEET; THENCE S50°08'33"W, A DISTANCE OF 250.51 FEET; THENCE S53°48'16"W, A DISTANCE OF 340.26 FEET (THE PREVIOUS FIVE COURSES AND DISTANCES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HYPOLUXO ROAD); THENCE N12°48'36"W, A DISTANCE OF 619.07 FEET; THENCE N79°11'24"E, A DISTANCE OF 34.74 FEET; THENCE N12°43'40"E, A DISTANCE OF 54.54 FEET; THENCE S79°11'24"W, A DISTANCE OF 450.99 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET AND A CENTRAL ANGLE OF 06°02'26"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 76.43 FEET; THENCE N03°58'45"W, A DISTANCE OF 130.02 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N04°56'32"W, A RADIAL DISTANCE OF 595.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°25'06", A DISTANCE OF 108.19 FEET; THENCE N84°31'26"W, A DISTANCE OF 109.96 FEET; THENCE N00°33'53"W, A DISTANCE OF 15.54 FEET TO THE POINT OF BEGINNING.**

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 7,792,743 SQUARE FEET OR 178.897 ACRES, MORE OR LESS.

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

**1. DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE 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.

**2. FUTURE DEVELOPMENT TRACTS**  
TRACTS F/G AND H/I, AS SHOWN HEREON ARE HEREBY RESERVED FOR VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
**3. RESIDENTIAL ACCESS STREET**  
TRACT R AS SHOWN HEREON IS RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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. OPEN SPACE TRACTS**  
TRACTS I 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.  
**5. LIFT STATION EASEMENTS**  
THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.  
**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.  
ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES AND THE INGRESS/EGRESS EASEMENT, 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.  
THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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. LANDSCAPE BUFFER EASEMENTS**  
TRACTS 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.  
**8. 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.  
**9. 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.  
**10. OVERHANG/MAINTENANCE EASEMENTS**  
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
**11. ROADWAY CONSTRUCTION EASEMENT**  
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.  
**12. ADDITIONAL RIGHT-OF-WAY**  
TRACT "RW", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.  
**13. WATER MANAGEMENT TRACTS**  
TRACTS W THROUGH W4, 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 14942, PAGE 1564 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
**14. LIFT STATION EASEMENT (LSE)**  
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

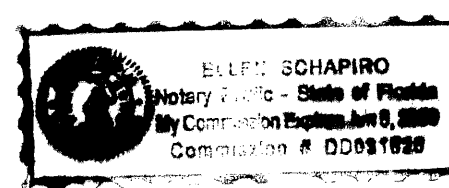
**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195 GROUND DISTANCE X SCALE 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.

N89°26'07"E (PLAT BEARING) 00°24'17" = BEARING ROTATION  
N89°01'50"E (GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE  
NORTH LINE OF THIS PLAT

**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 SHOWS HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF September, 2003.

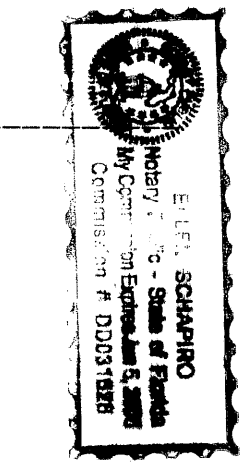
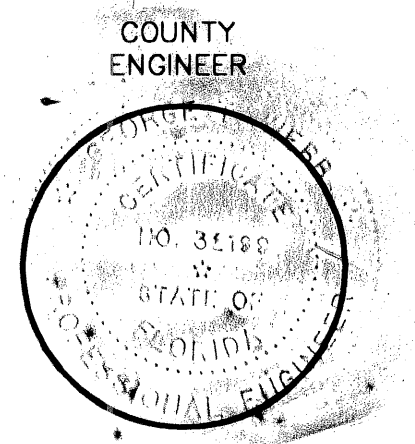
WITNESS: Betty Levi  
WITNESS: Sandra Hoagland  
BY: [Signature]  
RAMZI AKEL, PRESIDENT

**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/SHE 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 17 DAY OF September, 2003.  
MY COMMISSION EXPIRES: 6/5/05  
CC # DD031026  
NOTARY PUBLIC



VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.  
VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.  
NOTARY  
ELLEN SCHAPIRO  
Notary Public - State of Florida  
My Commission Expires June 5, 2005  
Commission # 00981928

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 17 DAY OF September, 2003.  
VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.  
A FLORIDA LIMITED LIABILITY CORPORATION,  
WITNESS: Betty Levi  
PRINT Betty Levi  
WITNESS: Sandra Hoagland  
PRINT Sandra Hoagland  
BY: \_\_\_\_\_  
CHARLES S. SCARDINA  
PRESIDENT/MANAGING MEMBER

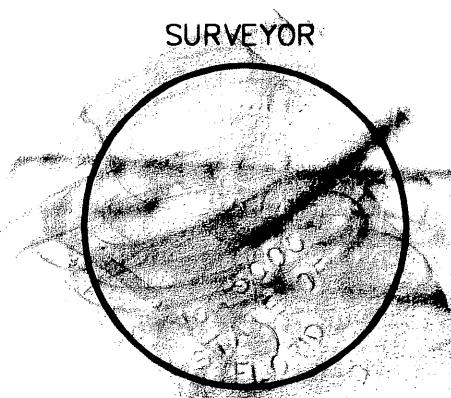


**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/MANAGING MEMBER, VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., A FLORIDA LIMITED LIABILITY CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 17TH DAY OF SEPTEMBER, 2003. MY COMMISSION EXPIRES: CC # DD031026  
Ellen Schapiro  
COUNTY ENGINEER  
NOTARY PUBLIC  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 17 DAY OF September, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: Deoxy T. Wall  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**TITLE CERTIFICATION:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/10/03  
MITCHELL A. SHERMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**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: 9-17-03  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591



SUBDIVISION Villages of Windsor Plat 5  
BOOK 100  
PAGE 37  
FLOOD ZONE # 170A  
QUAD # 49  
ZONING PUD  
ZIP CODE 33467  
TAZ 1026  
PUD NAME VILLAGES OF WINDSOR