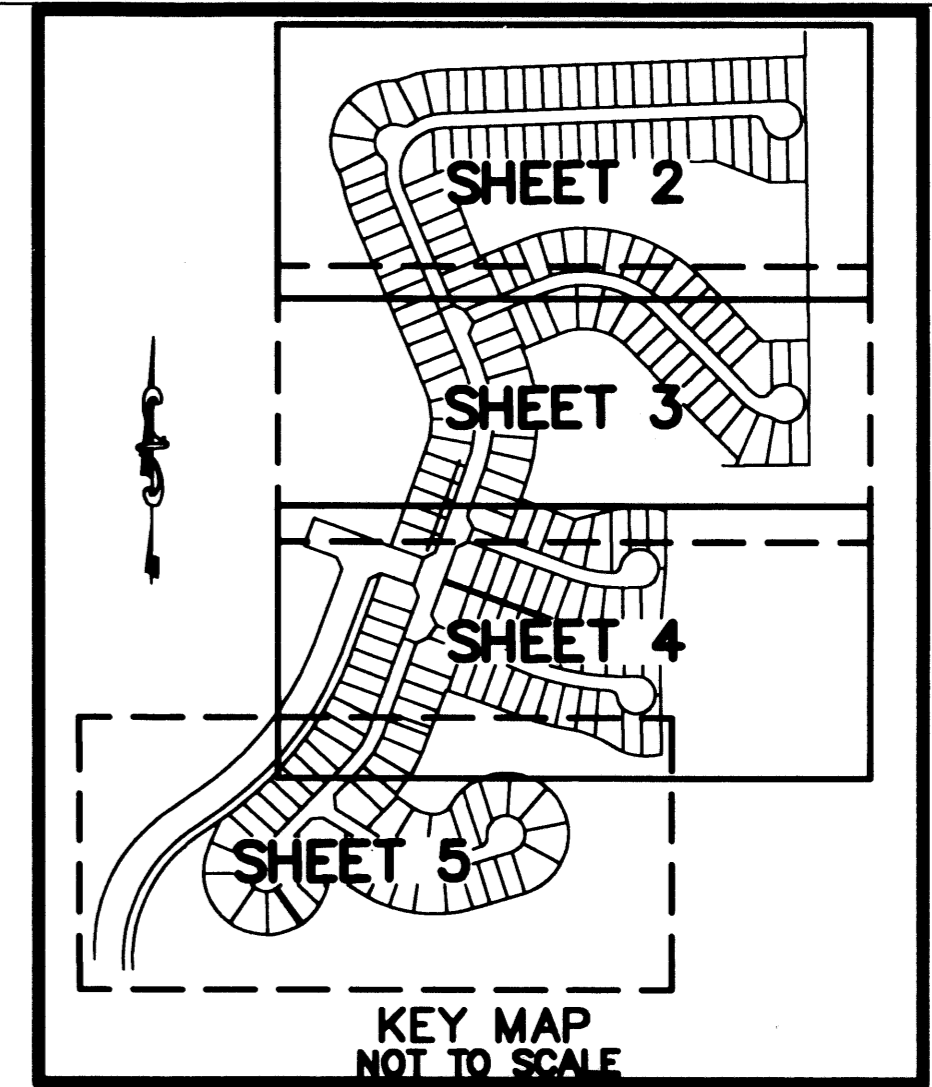


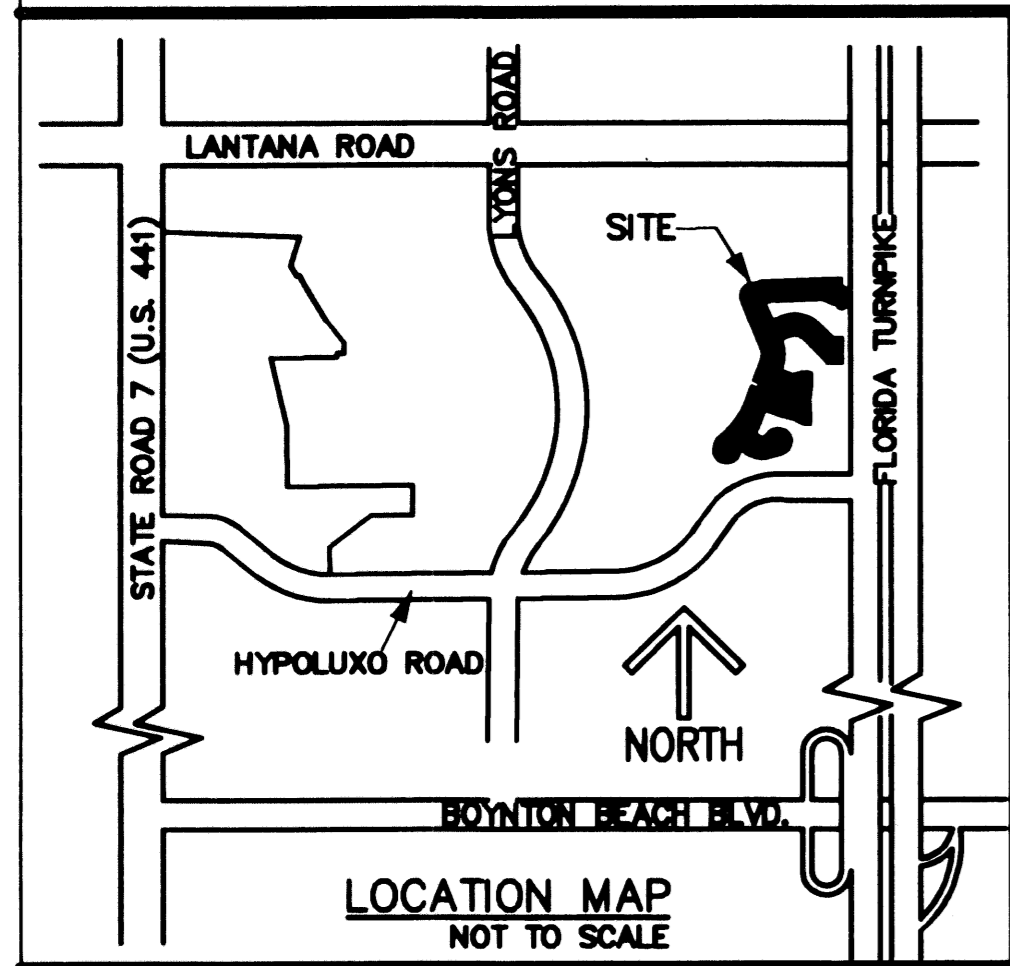
# VILLAGES OF WINDSOR TRACT H/I REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD BEING A REPLAT OF TRACT H/I, VILLAGES OF WINDSOR PLAT 5, AS RECORDED IN PLAT BOOK 102 PAGES 37 THROUGH 41 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



2003-067948  
**55**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:45 P. M.  
THIS 3<sup>rd</sup> DAY OF November  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 102 ON  
PAGES 55 AND 57  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK  
**SHEET 1 OF 5**



TABULAR DATA	
TOTAL AREA THIS PLAT	41.456 ACRES
AREA OF PRIVATE ROAD TRACTS R-R5	7.017 ACRES
AREA OF RESIDENTIAL	33.407 ACRES
AREA OF TRACTS F THROUGH F2	0.644 ACRES
AREA OF TRACTS L THROUGH L4	0.388 ACRES
TOTAL NUMBER OF UNITS	212 UNITS
DENSITY PROPOSED THIS PLAT	5.11 UNITS/ACRE
USE ZERO LOT LINE	
PETITION NO. PDD 96-081(B)	

### 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 TRACT H/I REPLAT, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF TRACT H/I, VILLAGES OF WINDSOR PLAT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGES 37, THROUGH 41 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

CONTAINING 1,805,825 SQUARE FEET OR 41.456 ACRES, MORE OR LESS.

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

#### 1. 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.

#### 2. PRIVATE STREET

TRACTS R1 THROUGH R5, AS SHOWN HEREON ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 3. OPEN SPACE TRACTS

TRACTS THROUGH L4 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.

#### 4. 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, 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.

#### 5. 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.

#### 6. 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.

### DEDICATION AND RESERVATIONS CONTINUED:

#### 7. DRAINAGE AND 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 ACCESS EASEMENT, AS SHOWN HEREON, IS 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 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. 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 AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

#### 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. LANDSCAPE BUFFER EASEMENTS

THE 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.

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 26<sup>th</sup> DAY OF September, 2003.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.  
A FLORIDA LIMITED LIABILITY CORPORATION,

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT Elizabeth M. Nereo CHARLES S. SCARDINA  
PRINT Elaw M. Mackechmie PRESIDENT/MANAGING MEMBER

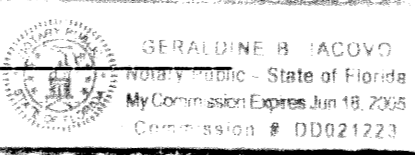
#### ACKNOWLEDGMENT:

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 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.

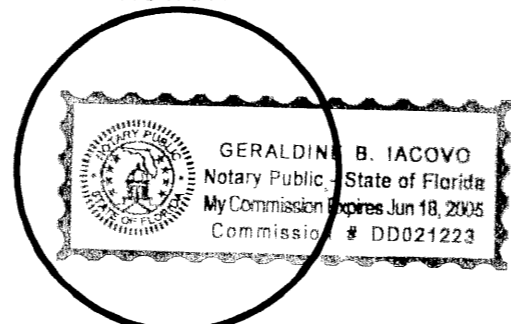
WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF September, 2003.

MY COMMISSION EXPIRES: 6/18/05 *[Signature]*  
CC# DD021223 NOTARY PUBLIC



VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.  
NOTARY



#### 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 26<sup>th</sup> DAY OF September, 2003.

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
Elizabeth M. Nereo RAMZI AKEL, PRESIDENT  
WITNESS: Elaw M. Mackechmie

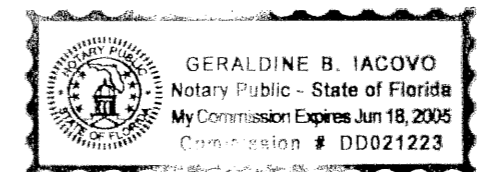
#### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAMZI AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS 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 26<sup>th</sup> DAY OF September, 2003.

MY COMMISSION EXPIRES: 6/18/05 *[Signature]*  
CC# DD021223 NOTARY PUBLIC

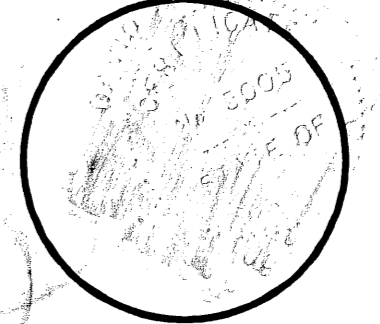
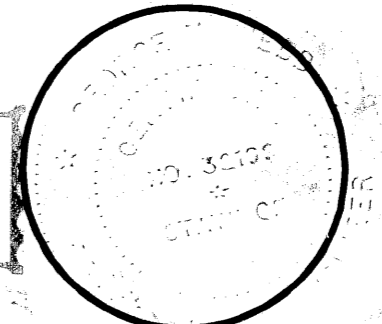
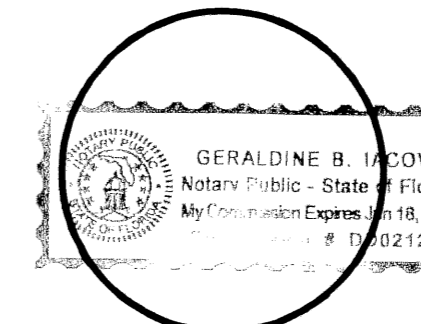


VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION  
NOTARY

COUNTY ENGINEER

SURVEYOR



#### 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.

N2°02'09"E (PLAT BEARING) 00°24'17" = BEARING ROTATION  
N19°37'52"E (GRID BEARING) (PLAT TO GRID)  
WEST LINE THIS PLAT COUNTERCLOCKWISE

#### 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 THERE ARE NO MORTGAGES OR RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/26/03 *[Signature]*  
MITCHELL A. SHERMAN  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

#### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-13, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 26<sup>th</sup> 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: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

#### 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: 10/1/03 *[Signature]*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

SUBDIVISION VILLAGES OF WINDSOR TRACT H/I REPLAT  
BOOK 100  
PAGE 55  
PLAT ZONE B  
FILE # 49  
JOB # 33467  
TAZ 1026  
PUD NAME VILLAGES OF WINDSOR