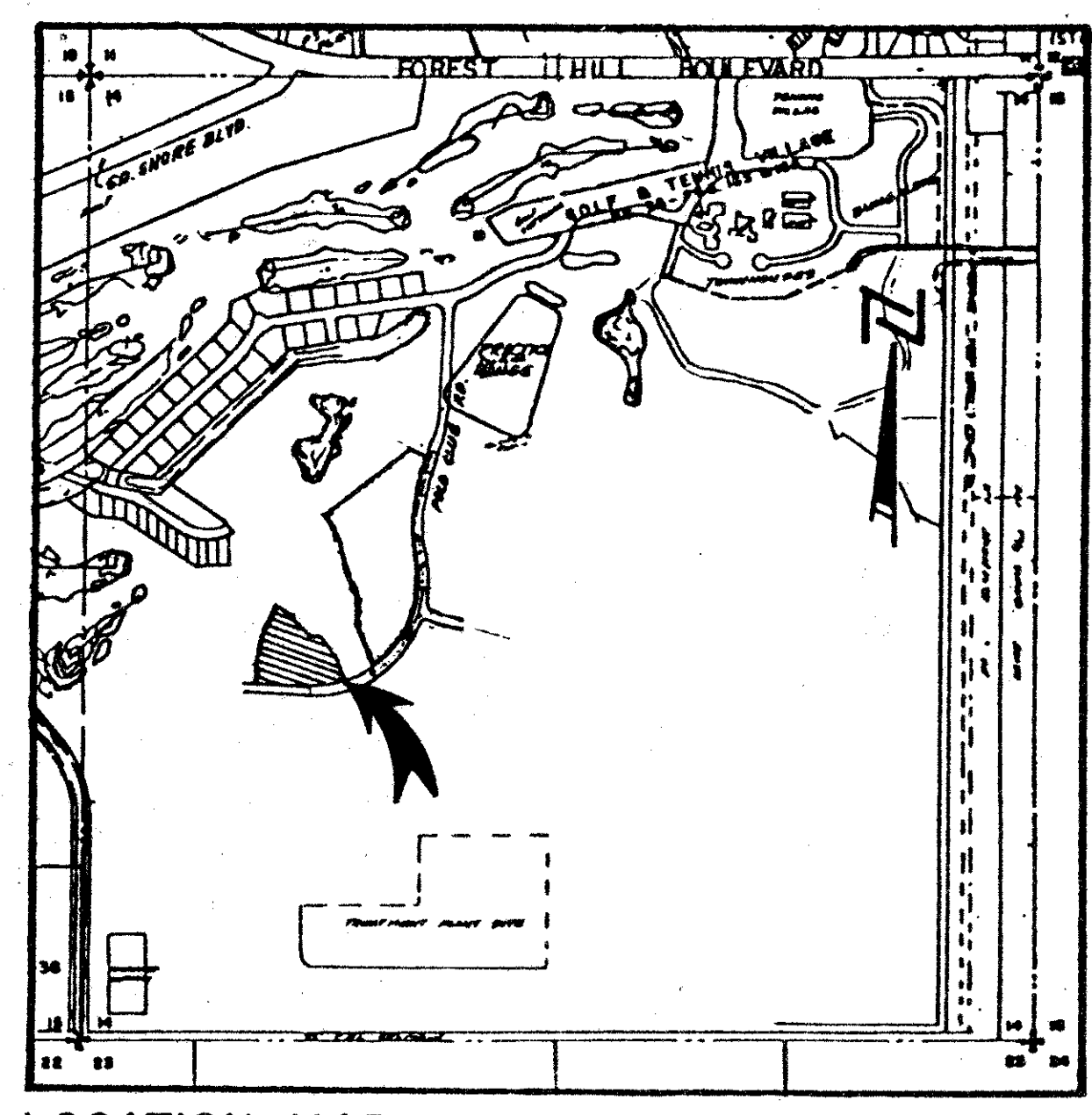
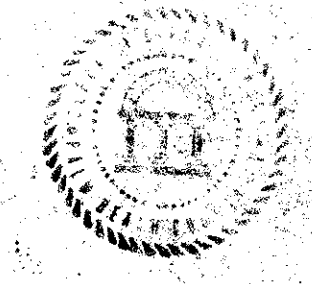


WINDSOR WAY - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D. IN PART OF SECTION 14, TWP. 44 S., RGE. 41 E. PALM BEACH COUNTY, FLORIDA. DATE: SEPT. 1985 SHEET 1 OF 2 SHEETS

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on the 13th day of February 1986, and duly recorded in Plat Book No. 52 on page 176-177.
JOHN B. DUNKLE, Clerk, Circuit Court



LOCATION MAP

LAND USE

ACCESS TRACT	0.307 ACRES
TRACT 'A' (OPEN SPACE - COMMON)	0.134 ACRES
TRACT 'B' (OPEN SPACE - COMMON)	0.049 ACRES
TRACT 'C' (OPEN SPACE - COMMON)	0.097 ACRES
TRACT 'D' (OPEN SPACE - COMMON)	0.205 ACRES
TRACT 'E' (OPEN SPACE - COMMON)	0.020 ACRES
TRACT 'F' (OPEN SPACE - COMMON)	0.017 ACRES
SINGLE FAMILY LOTS (14)	2.333 ACRES
TOTAL	3.162 ACRES
DENSITY (14UNITS)	4.43 UNITS/ACRE

NOTES

- ALL BEARING SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°03'05" EAST ALONG THE WEST LINE OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
- BUILDING SEBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY AND MAINTENANCE EASEMENTS.
- NO STRUCTURE, TREES OR SHRUBS SHALL BE PLACED IN THE DRAINAGE AND MAINTENANCE EASEMENTS.
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENTS SHALL BE OBTAINED WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENTS, INCLUDING WATER AND SEWER.
- WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- DENOTE PERMANENT REFERENCE MONUMENT
- DENOTE PERMANENT CONTROL POINT
- EASEMENTS ARE FOR PUBLIC UTILITIES, WATER AND SEWER, UNLESS OTHERWISE NOTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GOULD FLORIDA INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS WINDSOR WAY - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., BEING IN PART OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED TO THE LEFT UNDER DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

THE LIMITED ACCESS EASEMENTS 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.

THE ACCESS TRACT AS SHOWN IS FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER, AND SEWER; THEY ARE HEREBY DEDICATED TO TOWNHOUSE ONE OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE OPEN SPACE - COMMON AREAS AS SHOWN ARE FOR COMMON PURPOSES AND ARE HEREBY DEDICATED TO TOWNHOUSE ONE OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 9th DAY OF January 1986.

GOULD FLORIDA, INC., A DELAWARE CORPORATION
 ATTEST: Diana L. Curren DIANA L. CURREN, ASSISTANT SECRETARY
 BY: David E. Plymire DAVID E. PLYMIRE, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID E. PLYMIRE AND DIANA L. CURREN, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF GOULD FLORIDA INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE 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 9th DAY OF January 1986.
 MY COMMISSION EXPIRES: 1-1-87
Shirley Ann Kay NOTARY PUBLIC STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, LARRY B. ALEXANDER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GOULD FLORIDA, INC., A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE DIVISION OF THE PROPERTY, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Larry B. Alexander LARRY B. ALEXANDER, ATTORNEY AT LAW
 LICENSED IN FLORIDA, DATE: JAN. 15, 1986

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE (P.R.M.S.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.S.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY MEETS WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 1-20-86
Paul J. Fotornay DALEY-FOTORNAY, INC.
 PROFESSIONAL LAND SURVEYORS
 CERTIFICATE NO. 2297

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PERMANENT REFERENCE MONUMENT (P.R.M.) SHOWN AS THE POINT OF BEGINNING OF THE PLAT OF BROOKSIDE PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 175 AND 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PERMANENT REFERENCE MONUMENT (P.R.M.) BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 612.00 FEET AND MARKING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE PLAT NO. 1, WITH THE EASTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF POLO CLUB ROAD, PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 48, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AT SAID PERMANENT REFERENCE MONUMENT (P.R.M.) TANGENT BEARS NORTH 08°59'24" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 08°59'24", A DISTANCE OF 96.03 FEET TO THE POINT OF TANGENCY; THENCE WEST, A DISTANCE OF 80.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 532.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 76°39'10", A DISTANCE OF 711.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHEASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD THROUGH A CENTRAL ANGLE OF 23°21'50", A DISTANCE OF 216.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°00'00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID POLO CLUB ROAD, A DISTANCE OF 301.52 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITS OF A 45:00 FOOT UTILITY EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 3944, PAGES 273 THROUGH 276 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 09°20'57" EAST ALONG SAID EASTERLY LIMITS, A DISTANCE OF 125.28 FEET; THENCE NORTH 19°08'50" EAST ALONG SAID EASTERLY LIMITS, A DISTANCE OF 44.35 FEET; THENCE NORTH 27°40'36" EAST ALONG SAID EASTERLY LIMITS, A DISTANCE OF 31.77 FEET; THENCE NORTH 29°07'37" EAST, A DISTANCE OF 125.08 FEET; THENCE NORTH 46°30'00" EAST, A DISTANCE OF 94.97 FEET TO THE INTERSECTION WITH SAID EASTERLY LIMITS; THENCE CONTINUE NORTH 46°30'00" EAST, A DISTANCE OF 45.03 FEET; THENCE SOUTH 43°30'00" EAST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 20°00'00" EAST, A DISTANCE OF 60.65 FEET; THENCE SOUTH 32°00'00" EAST, A DISTANCE OF 104.12 FEET; THENCE SOUTH 85°15'00" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 32°00'00" EAST, A DISTANCE OF 125.49 FEET; THENCE SOUTH 20°00'00" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.162 ACRES MORE OR LESS.

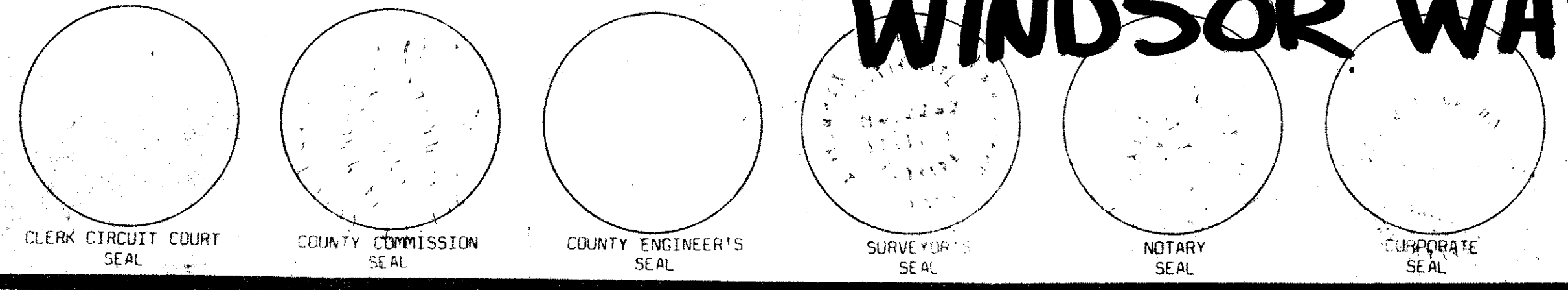
APPROVALS

PALM BEACH COUNTY
 BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 15th DAY OF February 1986
 BY: Karen T. Marcus KAREN T. MARCUS - CHAIRMAN
 ATTEST: JOHN B. DUNKLE, CLERK

BY: John B. Dunkle JOHN B. DUNKLE
 DEPUTY CLERK

COUNTY ENGINEER
 THIS PLAT IS HEREBY APPROVED FOR RECORD
 THIS 15th DAY OF February 1986.
 BY: H. F. Kahler H. F. KAHLER - COUNTY ENGINEER



WINDSOR WAY PLAT #2

THIS INSTRUMENT WAS PREPARED BY:
 PAUL J. FOTORNAY OF DALEY-FOTORNAY, INC.
 5050 TENTH AVENUE NORTH, SUITE B
 LAKE WORTH, FLORIDA 33463

Dailey-Fotornay, inc.
 land surveyors, planners, engineers
 5050 Tenth Ave. North, Lake Worth, Florida 33463 Phone 305-960-8717

DRAWING NUMBER 52/176

DRAWING NUMBER

DRAWING NUMBER

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