

OCTOBER 1997

ANDROS ISLE PARCEL "A" SHEET 1 of 4

99

BEING A RE-PLAT OF PARCEL "A", ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87-92, AND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
CITY OF WEST PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ANDROS ISLE, L.P. A VIRGINIA LIMITED PARTNERSHIP, BY SANDLER AT ANDROS ISLE, INC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS ISLE PARCEL "A", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PARCEL "A", ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87-92, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL "A", ANDROS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 87-92, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 13.80 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "PB" (PRESERVE BUFFER), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRESERVE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- THE 5' BUFFER TRACT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "R" (RESIDENTIAL ACCESS STREET) IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH IMPROVEMENT DISTRICT FOR ACCESS AND FOR THE CONSTRUCTION OF WATER AND SEWER UTILITIES AND TO THE CITY OF WEST PALM BEACH FOR THE PURPOSE OF MAINTAINING SAID FACILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THAT THE PERPETUAL MAINTENANCE OBLIGATION OF THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- THE UTILITY EASEMENTS, AS 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 LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND SIGNAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "N", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PUMP STATION ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, ANDROS ISLE, L.P., A VIRGINIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, SANDLER AT ANDROS ISLE, INC., A VIRGINIA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF October, 1997.

ANDROS ISLE, L.P. BY ITS GENERAL PARTNER SANDLER AT ANDROS ISLE, INC. A VIRGINIA LIMITED PARTNERSHIP A VIRGINIA CORPORATION
ATTEST: Raymond L. Gottlieb, ASST. SECRETARY BY: Steven B. Sandler, PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH)

BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB WHO (ARE) (ARE-NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF SANDLER AT ANDROS ISLE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

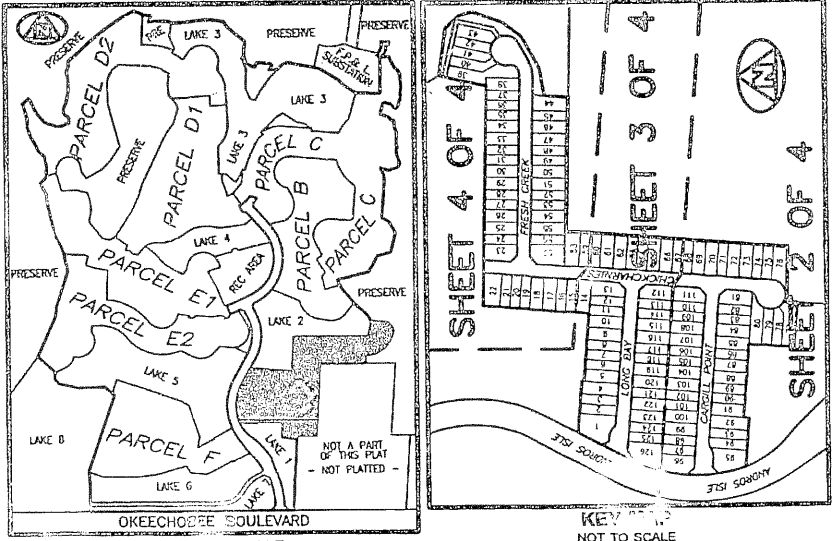
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF October, 1997.
MY COMMISSION EXPIRES: 8-31-98 NOTARY PUBLIC: Debra A. Dietz

ACCEPTANCE OF DEDICATIONS:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH)

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF October, 1997.

ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
ATTEST: Raymond L. Gottlieb, ASST. SECRETARY BY: Steven B. Sandler, PRESIDENT



ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH)

BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB WHO (ARE) (ARE-NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6th DAY OF October, 1997.
MY COMMISSION EXPIRES: 8-31-98 NOTARY PUBLIC: Debra A. Dietz

MORTGAGEE'S CONSENT:

STATE OF VIRGINIA)
CITY OF NORFOLK)

FIRST UNION NATIONAL BANK OF VIRGINIA, A VIRGINIA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE(S), UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE(S) WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 92511 AT PAGE 1702 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON 026 955/1680

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF VIRGINIA HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRISTOPHER W. BROWN, ITS SR. VICE PRESIDENT, AND ATTESTED TO BY F. MARSHALL HALL, JR., ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF October, 1997.

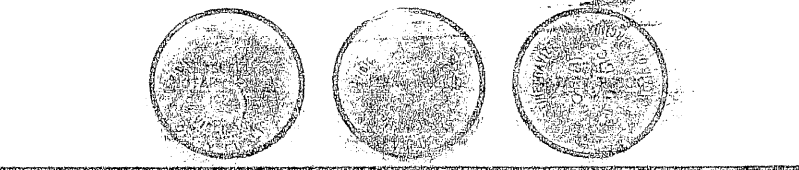
FIRST UNION NATIONAL BANK OF VIRGINIA A VIRGINIA BANKING CORPORATION
ATTEST: F. Marshall Hall Jr. BY: Christopher W. Brown
F. MARSHALL HALL, JR., VICE PRESIDENT CHRISTOPHER W. BROWN, SR. VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF NORFOLK)

BEFORE ME PERSONALLY APPEARED CHRISTOPHER W. BROWN AND F. MARSHALL HALL, JR. WHO (ARE) (ARE-NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS SR. VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF VIRGINIA, A VIRGINIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 6th DAY OF October, 1997.
MY COMMISSION EXPIRES: 1-31-98 NOTARY PUBLIC: Debra A. Dietz



SURVEYOR'S NOTES:

1. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
2. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
3. DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
4. DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
5. THE BASE BEARING (BB) FOR THIS PLAT IS THE ASSUMED BEARING OF N 29°01'36" E ALONG THE WEST BOUNDARY OF PARCEL "A", AS SHOWN HEREON.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
2. NO WALLS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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; 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) 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 10-15-97 BY: William M. Moss
WM. R. VAN CAMPEN, P.S.M. No. 8324

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MICHAEL S. GREENE, 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 ANDROS ISLE, L.P., AND ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.
DATE: 10-15-97 BY: Michael S. Greene
MICHAEL S. GREENE, ATTORNEY-AT-LAW

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "N" AS SHOWN HEREON; HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 22 DAY OF October, 1997.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Peter L. Pimentel BY: William L. Kerslake
PETER L. PIMENTEL, SECRETARY, BOARD OF SUPERVISORS WILLIAM L. KERSLAKE, PRESIDENT, BOARD OF SUPERVISORS

CITY APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
CITY OF WEST PALM BEACH)

THIS PLAT, AS SHOWN HEREON, IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 27 DAY OF October, 1997.

BY: Nancy M. Graham
NANCY M. GRAHAM, MAYOR
APPROVED: William M. Moss 1997.
CITY PLANNING BOARD
BY: William M. Moss
WILLIAM M. MOSS, CHAIRMAN

AREA TABULATION:

TRACT "N"	0.08 ACRES
TRACT "PB"	0.27 ACRES
BUFFER TRACT	0.15 ACRES
TRACT "R"	2.75 ACRES
LOTS (126)	10.67 ACRES
TOTAL	13.80 ACRES

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. IN THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA. Tel: (407) 844-5558 Fax: (407) 844-5558

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Tel: (407) 844-5558 Fax: (407) 844-5558

RECORD PLAT
ANDROS ISLE PARCEL "A"
OWN SEC FB DATE 12-01-98 WD # 0350M
CIRD FILE # 2001-12-09 SCALE N.T.S. SHEET 1 OF 4

99

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 11:24am THIS 20th DAY OF November, 1997, AND DULY RECORDED IN PLAT BOOK 81, ON PAGES 99 THROUGH 108.
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: Luigi A. Stabile
DEPUTY CLERK

