

BEING A REPLAT OF TRACT "A" AND TRACT "B", OAKTON LAKES R.P.D., RECORDED IN PLAT BOOK 80, PAGE 33, 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, AND OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS ISLE", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A" AND TRACT "B", OAKTON LAKES R.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

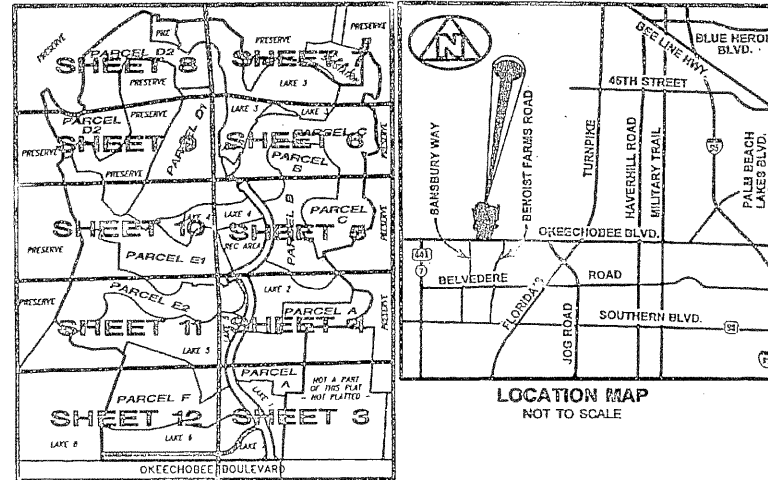
CONTAINING: 251.31 ACRES, MORE OR LESS.

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

- 1. PARCELS "A", "B", "C", "D-1", "D-2", "E-1", "E-2", AND "F", (HOUSING PARCELS) AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOUSING UNIT CONSTRUCTION AND ALL OTHER LEGAL AND LAWFUL PURPOSES.
2. THE CLUBHOUSE PARCEL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR CLUBHOUSE CONSTRUCTION AND RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
...
13. THE LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER UTILITIES.

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 16th 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 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 16th DAY OF October, 1997.
MY COMMISSION EXPIRES: 8-31-98 NOTARY PUBLIC: Debra A. Dietz

IN WITNESS WHEREOF, OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, GEORGE T. ELMORE, AND ATTESTED BY ITS SECRETARY, WILMA A. ELMORE, OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF OCT, 1997.

BY: OAKTON LAKES LAND COMPANY A FLORIDA CORPORATION
ATTEST: WILMA A. ELMORE, SECRETARY BY: GEORGE T. ELMORE, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE 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 OAKTON LAKES LAND COMPANY, A FLORIDA 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 27 DAY OF October, 1997.
MY COMMISSION EXPIRES: 2-25-98 NOTARY PUBLIC: Sharon Chinsky

ACCEPTANCE OF RESERVATIONS:

STATE OF VIRGINIA )
CITY OF VIRGINIA BEACH )

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE 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.

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION
ATTEST: RAYMOND L. GOTTLIEB, ASST. SECRETARY BY: STEVEN B. SANDLER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF VIRGINIA )
CITY OF VIRGINIA BEACH )

BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASST. SECRETARY OF THE 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 16th DAY OF October, 1997.

MY COMMISSION EXPIRES: 8-31-98 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. THE BASE BEARING (BB) FOR THIS PLAT IS THE ASSUMED BEARING OF SOUTH 89°44'50" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
2. NO BUILDINGS 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 / NO SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (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 CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 10-15-97 BY: W. R. VAN CAMPEN, P.S.M. No. 2164

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 17 DAY OF NOVEMBER, 1997.

BY: Nancy L. Graham, Mayor

APPROVED: 10/14/97 CITY PLANNING BOARD

BY: William M. Moss, Chairman

AREA TABULATION:

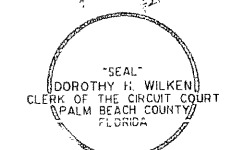
Table with 2 columns: Parcel/Tract Name and Area in Acres. Includes items like PARCEL "A" (13.80 ACRES), TRACT "R-1" (6.81 ACRES), and CLUBHOUSE PARCEL (4.80 ACRES).



STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 11:22 AM, THIS 20th DAY OF November, 1997, AND DULY RECORDED IN PLAT BOOK 81, ON PAGES 87 THROUGH 98

DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT
BY: Debra A. Dietz DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY W. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404

RECORD PLAT ANDROS ISLE
DIVN. D&S & SEC. FD DATE: 9/23/97 WO.# P155
FILE P155-1247 SCALE: N.T.S. SHEET 1 OF 12

