

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

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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., 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: 10-28/97 BY: Michael S. Greene
MICHAEL S. GREENE, ATTORNEY-AT-LAW

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACT "PS" AS SHOWN HEREON; HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACTS "R-1" AND "R-2" 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 TO, 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

MORTGAGEE'S CONSENT:

STATE OF VIRGINIA)
CITY OF NORFOLK) SS

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 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 9664 AT PAGE 1702 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. as recorded on 9/25/1990

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 28 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) SS

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 (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 28 DAY OF October, 1997.
MY COMMISSION EXPIRES: 1-31-98 NOTARY PUBLIC: Christine A. Santella

[Handwritten signature]



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

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RECORD PLAT
ANDROS ISLE

DWN DJN & STG	FB	DATE	8/25/97	WO.#	P155
CKD	FILE	P155-N1.dwg	SCALE	N.T.S.	SHEET 2 OF 12