

(A PART OF A RESIDENTIAL PLANNED DEVELOPMENT)

BEING A REPLAT OF A PART OF ANDROS ISLE PARCEL "B", RECORDED IN PLAT BOOK 82, PAGE 1, AND BEING A REPLAT OF A PART OF PARCEL "C", ANDROS ISLE, AS RECORDED IN PLAT BOOK 81, PAGE 87, 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)
) SS
COUNTY OF PALM BEACH)

I, SAMUEL D. NAVON, 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 LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, AND TO OAKTON LAKES LAND COMPANY, 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: June 5, 1998 @ 8:00 a.m.
BY: S. D. Navon Esq.
SAMUEL D. NAVON, ATTORNEY-AT-LAW

MORTGAGEE'S CONSENT:

STATE OF VIRGINIA)
) SS
CITY OF NORFOLK)

FIRST UNION NATIONAL BANK, SUCCESSOR IN INTEREST BY MERGER WITH FIRST UNION NATIONAL BANK OF VIRGINIA, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 9664 AT PAGE 1702 AND IN OFFICIAL RECORD BOOK 9755 AT PAGE 1280, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRISTOPHER W. BROWN, ITS SR. VICE PRESIDENT, AND ATTESTED TO BY William H. Bandy, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF JUNE, 1998.

FIRST UNION NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

ATTEST: William H. Bandy
MARSHALL HALL, JR., VICE PRESIDENT
By: Christopher W. Brown
CHRISTOPHER W. BROWN, SR. VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
) SS
CITY OF NORFOLK)

BEFORE ME PERSONALLY APPEARED CHRISTOPHER W. BROWN AND WILLIAM H. BANDY WHO (ARE) ~~(ARE NOT)~~ PERSONALLY KNOWN TO ME AND (HAVE) ~~(HAVE NOT)~~ PRODUCED (AND) _____, RESPECTIVELY AS IDENTIFICATION, AND (DID) ~~(DO)~~ TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS SR. VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF FIRST UNION NATIONAL BANK, SUCCESSOR IN INTEREST BY MERGER WITH FIRST UNION NATIONAL BANK OF VIRGINIA, A NATIONAL BANKING ASSOCIATION, 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 18th DAY OF June, 1998.

MY COMMISSION EXPIRES: 1-31-2002 NOTARY PUBLIC: [Signature]



CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: Vincent J. Noel DATE: 7/23/98
VINCENT J. NOEL, PSM

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

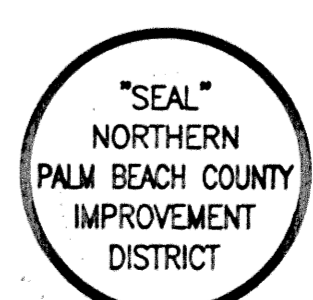
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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 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 RAYMOND W. ROYCE, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS, 17th DAY OF JULY, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Raymond W. Royce
PETER L. PIMENTEL SECRETARY, BOARD OF SUPERVISORS RAYMOND W. ROYCE PRESIDENT, BOARD OF SUPERVISORS



THIS INSTRUMENT WAS PREPARED BY WM. 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
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RECORD PLAT
ANDROS ISLE RE-PLAT OF PARCEL "B"

DWN	D.J.M.	FB	DATE	6-1-98	WO #	P3008
CKD	FILE	88-A-109	SCALE	N.T.S.	SHEET	2 OF 10

TAP 1093
 PAGE 12
 FLOOD MAP # -
 FLOOD ZONE -
 ZONING -
 ROAD # -
 ZIP CODE -
 PUB NAME City of West Palm Beach