

ANDROS ISLE PARCEL "C"

(A PART OF A RESIDENTIAL PLANNED DEVELOPMENT)

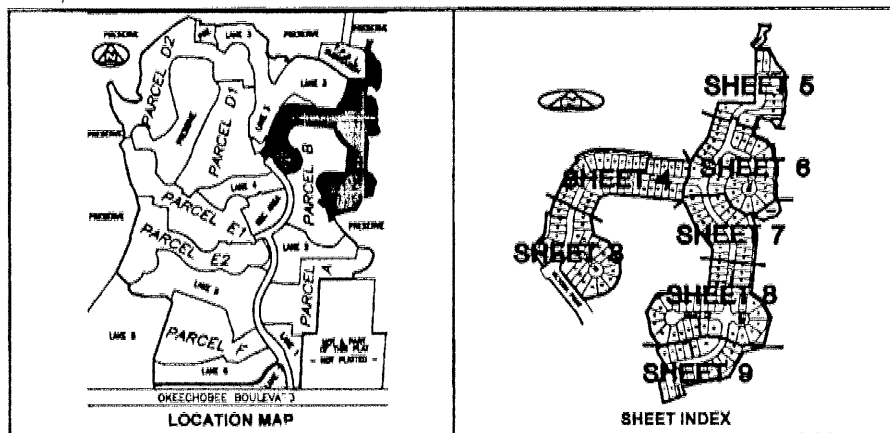
BEING A REPLAT OF PORTIONS OF ANDROS ISLE PARCEL "B", RECORDED IN PLAT BOOK 82, PAGE 1, AND BEING A REPLAT OF PORTIONS OF PARCEL "C", AND TRACT "L-3", ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, AND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS, THAT ANDROS ISLE LIMITED PARTNERSHIP, 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 "C", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF PORTIONS OF ANDROS ISLE PARCEL "B", RECORDED IN PLAT BOOK 82, PAGE 1, AND BEING A REPLAT OF PORTIONS OF PARCEL "C", AND TRACT "L-3", ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF ANDROS ISLE PARCEL "C-3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 146, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 05°06'02" EAST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 64.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 03°29'09", A DISTANCE OF 20.90 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 81°22'49" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 320.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 81°22'49" EAST; THENCE, NORTHERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 87.01 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 24°11'54" EAST, A DISTANCE OF 165.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 28°49'31", A DISTANCE OF 120.74 FEET TO THE END OF SAID CURVE; THENCE, NORTH 36°58'35" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 285.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 36°58'35" EAST; THENCE, EASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 43°10'36", A DISTANCE OF 199.70 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 83°47'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 260.95 FEET; THENCE, SOUTH 85°12'03" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 29.00 FEET; THENCE, SOUTH 83°47'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 241.90 FEET; THENCE, NORTH 33°12'26" EAST, DEPARTING SAID BOUNDARY, A DISTANCE OF 95.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°48'32", A DISTANCE OF 55.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°06'33", A DISTANCE OF 39.26 FEET TO THE POINT OF TANGENCY; SAID POINT OF TANGENCY BEING A POINT ON THE BOUNDARY OF SAID PARCEL "C" AND SAID TRACT "L-3"; THENCE, NORTH 16°52'05" EAST, ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 169.24 FEET; THENCE, NORTH 17°02'23" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 47.49 FEET; THENCE, SOUTH 88°08'58" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 213.93 FEET; THENCE, NORTH 01°53'02" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 317.35 FEET; THENCE, NORTH 40°52'07" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 43.21 FEET; THENCE, THE FOLLOWING SIXTY FOUR (64) COURSES ALONG THE BOUNDARY OF SAID PARCEL "C"; THENCE, NORTH 39°40'11" EAST, A DISTANCE OF 54.91 FEET; THENCE, NORTH 15°48'49" EAST, A DISTANCE OF 57.95 FEET; THENCE, NORTH 18°11'15" WEST, A DISTANCE OF 20.09 FEET; THENCE, SOUTH 78°46'55" EAST, A DISTANCE OF 38.58 FEET; THENCE, NORTH 84°41'13" EAST, A DISTANCE OF 33.72 FEET; THENCE, SOUTH 11°37'36" WEST, A DISTANCE OF 23.80 FEET; THENCE, SOUTH 56°14'57" WEST, A DISTANCE OF 41.42 FEET; THENCE, SOUTH 20°56'39" EAST, A DISTANCE OF 34.35 FEET; THENCE, SOUTH 26°08'47" WEST, A DISTANCE OF 28.97 FEET; THENCE, SOUTH 58°51'23" WEST, A DISTANCE OF 32.60 FEET; THENCE, SOUTH 21°16'50" WEST, A DISTANCE OF 16.93 FEET; THENCE, SOUTH 87°52'00" EAST, A DISTANCE OF 24.98 FEET; THENCE, NORTH 77°41'12" EAST, A DISTANCE OF 28.97 FEET; THENCE, SOUTH 89°10'10" EAST, A DISTANCE OF 19.03 FEET; THENCE, SOUTH 28°24'29" EAST, A DISTANCE OF 65.51 FEET; THENCE, SOUTH 24°47'40" EAST, A DISTANCE OF 33.93 FEET; THENCE, SOUTH 51°31'29" EAST, A DISTANCE OF 32.17 FEET; THENCE, SOUTH 34°03'48" EAST, A DISTANCE OF 40.00 FEET; THENCE, SOUTH 05°58'29" EAST, A DISTANCE OF 48.28 FEET; THENCE, SOUTH 03°08'15" EAST, A DISTANCE OF 63.07 FEET; THENCE, SOUTH 01°41'47" EAST, A DISTANCE OF 34.71 FEET; THENCE, SOUTH 11°27'33" WEST, A DISTANCE OF 35.71 FEET; THENCE, SOUTH 00°34'37" WEST, A DISTANCE OF 60.06 FEET; THENCE, SOUTH 24°01'50" WEST, A DISTANCE OF 26.25 FEET; THENCE, SOUTH 16°39'58" WEST, A DISTANCE OF 62.61 FEET; THENCE, SOUTH 80°11'25" WEST, A DISTANCE OF 34.05 FEET; THENCE, NORTH 30°55'16" WEST, A DISTANCE OF 26.89 FEET; THENCE, NORTH 43°30'34" WEST, A DISTANCE OF 37.39 FEET; THENCE, SOUTH 88°43'26" WEST, A DISTANCE OF 20.50 FEET; THENCE, NORTH 87°52'59" WEST, A DISTANCE OF 24.31 FEET; THENCE, SOUTH 70°51'11" WEST, A DISTANCE OF 14.22 FEET; THENCE, SOUTH 16°11'11" WEST, A DISTANCE OF 53.80 FEET; THENCE, SOUTH 16°52'08" WEST, A DISTANCE OF 48.95 FEET; THENCE, SOUTH 87°35'58" EAST, A DISTANCE OF 41.56 FEET; THENCE, SOUTH 66°15'47" EAST, A DISTANCE OF 46.50 FEET; THENCE, SOUTH 31°15'38" EAST, A DISTANCE OF 28.37 FEET; THENCE, SOUTH 81°20'23" EAST, A DISTANCE OF 22.56 FEET; THENCE, SOUTH 07°08'10" EAST, A DISTANCE OF 35.25 FEET; THENCE, SOUTH 07°48'49" EAST, A DISTANCE OF 48.37 FEET; THENCE, SOUTH 22°23'08" EAST, A DISTANCE OF 33.89 FEET; THENCE, SOUTH 05°17'49" WEST, A DISTANCE OF 37.10 FEET; THENCE, SOUTH 07°12'51" WEST, A DISTANCE OF 36.72 FEET; THENCE, SOUTH 02°35'48" WEST, A DISTANCE OF 30.38 FEET; THENCE, SOUTH 11°44'12" EAST, A DISTANCE OF 37.77 FEET; THENCE, SOUTH 17°28'07" WEST, A DISTANCE OF 14.85 FEET; THENCE, SOUTH 00°03'05" EAST, A DISTANCE OF 40.02 FEET; THENCE, SOUTH 14°15'10" EAST, A DISTANCE OF 28.04 FEET; THENCE, SOUTH 22°33'41" EAST, A DISTANCE OF 24.31 FEET; THENCE, SOUTH 10°59'57" EAST, A DISTANCE OF 43.85 FEET; THENCE, SOUTH 17°24'32" WEST, A DISTANCE OF 39.11 FEET; THENCE, SOUTH 75°33'19" WEST, A DISTANCE OF 46.93 FEET; THENCE, SOUTH 83°25'53" WEST, A DISTANCE OF 33.11 FEET; THENCE, NORTH 67°01'34" WEST, A DISTANCE OF 78.46 FEET; THENCE, SOUTH 20°50'02" EAST, A DISTANCE OF 45.86 FEET; THENCE, SOUTH 23°34'21" EAST, A DISTANCE OF 29.86 FEET; THENCE, SOUTH 01°27'16" EAST, A DISTANCE OF 61.44 FEET; THENCE, SOUTH 05°42'42" WEST, A DISTANCE OF 324.21 FEET; THENCE, SOUTH 56°11'11" EAST, A DISTANCE OF 77.97 FEET; THENCE, SOUTH 27°30'02" EAST, A DISTANCE OF 113.36 FEET; THENCE, SOUTH 15°07'04" WEST, A DISTANCE OF 182.79 FEET; THENCE, SOUTH 76°57'19" WEST, A DISTANCE OF 122.40 FEET; THENCE, SOUTH 30°08'20" WEST, A DISTANCE OF 168.62 FEET; THENCE, SOUTH 78°03'33" WEST, A DISTANCE OF 287.15 FEET; THENCE, SOUTH 23°28'52" EAST, A DISTANCE OF 91.81 FEET; THENCE, SOUTH 89°24'22" WEST, DEPARTING THE BOUNDARY OF SAID PARCEL "C", AND ALONG THE BOUNDARY OF ANDROS ISLE RE-PLAT OF PARCEL "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 11, SAID PUBLIC RECORDS, A DISTANCE OF 127.81 FEET; THENCE THE FOLLOWING THIRTY EIGHT (38) COURSES ALONG THE BOUNDARY OF SAID PLAT OF ANDROS ISLE RE-PLAT OF PARCEL "B"; THENCE, SOUTH 75°29'23" WEST, A DISTANCE OF 11.66 FEET; THENCE, NORTH 11°56'27" WEST, A DISTANCE OF 131.69 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 44°18'11" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°05'07", A DISTANCE OF 42.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°37'52", A DISTANCE OF 48.30 FEET TO THE END OF SAID CURVE; THENCE, NORTH 31°42'28" WEST, A DISTANCE OF 148.44 FEET; THENCE, NORTH 49°31'38" EAST, A DISTANCE OF 36.17 FEET; THENCE, NORTH 41°33'15" WEST, A DISTANCE OF 85.94 FEET; THENCE, NORTH 12°06'41" WEST, A DISTANCE OF 42.80 FEET; THENCE, NORTH 07°46'31" WEST, A DISTANCE OF 61.55 FEET; THENCE, NORTH 28°13'06" WEST, A DISTANCE OF 30.01 FEET; THENCE, NORTH 30°09'57" EAST, A DISTANCE OF 119.65 FEET; THENCE, NORTH 62°35'19" EAST, A DISTANCE OF 28.57 FEET; THENCE, SOUTH 88°24'12" EAST, A DISTANCE OF 78.39 FEET; THENCE, SOUTH 76°55'14" EAST, A DISTANCE OF 14.73 FEET; THENCE, SOUTH 84°48'41" EAST, A DISTANCE OF 95.53 FEET; THENCE, NORTH 83°08'25" EAST, A DISTANCE OF 18.40 FEET; THENCE, SOUTH 84°17'18" EAST, A DISTANCE OF 77.90 FEET; THENCE, NORTH 05°42'42" EAST, A DISTANCE OF 271.28 FEET; THENCE, NORTH 36°25'15" WEST, A DISTANCE OF 179.89 FEET; THENCE, NORTH 24°34'38" WEST, A DISTANCE OF 118.68 FEET; THENCE, NORTH 33°19'04" WEST, A DISTANCE OF 42.08 FEET; THENCE, NORTH 83°47'57" WEST, A DISTANCE OF 263.00 FEET; THENCE, NORTH 06°39'42" WEST, A DISTANCE OF 40.05 FEET; THENCE, NORTH 83°47'57" WEST, A DISTANCE OF 135.30 FEET; THENCE, SOUTH 87°00'39" WEST, A DISTANCE OF 64.16 FEET; THENCE, SOUTH 24°11'54" WEST, A DISTANCE OF 127.17 FEET; THENCE, SOUTH 09°44'12" EAST, A DISTANCE OF 86.93 FEET; THENCE, SOUTH 23°16'30" WEST, A DISTANCE OF 13.64 FEET; THENCE, SOUTH 62°41'17" EAST, A DISTANCE OF 113.10 FEET; THENCE, SOUTH 24°34'20" EAST, A DISTANCE OF 72.79 FEET; THENCE, SOUTH 35°01'16" EAST, A DISTANCE OF 56.50 FEET; THENCE, SOUTH 02°46'39" EAST, A DISTANCE OF 83.61 FEET; THENCE, SOUTH 18°35'44" WEST, A DISTANCE OF 47.63 FEET; THENCE, SOUTH 32°17'31" WEST, A DISTANCE OF 50.06 FEET; THENCE, SOUTH 52°54'35" WEST, A DISTANCE OF 30.87 FEET; THENCE, SOUTH 60°14'18" WEST, A DISTANCE OF 34.23 FEET; THENCE, SOUTH 74°07'17" WEST, A DISTANCE OF 46.11 FEET; THENCE, SOUTH 74°10'09" WEST, A DISTANCE OF 61.93 FEET; THENCE, NORTH 39°16'42" WEST, DEPARTING SAID BOUNDARY OF ANDROS ISLE RE-PLAT OF PARCEL "B", AND ALONG THE BOUNDARY OF SAID PARCELS "B" AND "C", OF SAID PLAT OF ANDROS ISLE, A DISTANCE OF 223.33 FEET; THENCE, NORTH 01°44'10" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", A DISTANCE OF 30.18 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 48°50'38" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "C", AND ALONG THE BOUNDARY OF SAID PLAT OF ANDROS ISLE PARCEL "C-3", THROUGH A CENTRAL ANGLE OF 11°30'56", A DISTANCE OF 72.35 FEET TO THE END OF SAID CURVE; THENCE, NORTH 16°05'33" EAST, CONTINUING ALONG THE BOUNDARY OF SAID ANDROS ISLE PARCEL "C-3", A DISTANCE OF 80.49 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 73°16'31"



WEST, THENCE, NORTHEASTERLY ALONG SAID CURVE, AND CONTINUING ALONG THE BOUNDARY OF SAID ANDROS ISLE PARCEL "C-3", THROUGH A CENTRAL ANGLE OF 08°29'13", A DISTANCE OF 51.85 FEET TO THE END OF SAID CURVE; THENCE, NORTH 84°44'48" WEST, CONTINUING ALONG THE BOUNDARY OF SAID ANDROS ISLE PARCEL "C-3", A DISTANCE OF 168.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 26.77 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. THE 20 FOOT ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVED DISTRICT FOR ACCESS PURPOSES.
2. TRACTS "PB-1", "PB-2" AND "PB-3" (PRESERVE BUFFERS), AS SHOWN HEREON, ARE HEREBY DECLARED CONSERVATION AND COMMON PROPERTY...
3. TRACT "R" (RESIDENTIAL ACCESS STREET) IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
4. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVED DISTRICT...
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES...
6. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES...
7. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
8. TRACT "O" (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...
9. IT IS ALSO THE INTENT OF THIS PLAT TO VACATE, ABANDON AND RELEASE THE DEDICATIONS OF THOSE PORTIONS OF LAKE MAINTENANCE EASEMENTS AND TRACT L-3 AS SET FORTH ON THE PLAT OF ANDROS ISLE...

IN WITNESS WHEREOF, ANDROS ISLE LIMITED PARTNERSHIP, 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 20th DAY OF September, 2000.

ANDROS ISLE LIMITED PARTNERSHIP BY ITS GENERAL PARTNER SANDLER AT ANDROS ISLE, INC.
ATTEST: RAYMOND L. GOTTLIEB, ASSISTANT SECRETARY BY: STEVEN B. SANDLER, PRESIDENT

AREA TABULATION:

Table with 2 columns: Tract Name and Area in Acres. Includes Tract 'O', 'PB-1', 'PB-2', 'PB-3', 'R', and Lots 1-64.

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) (AND-NOT) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SANDLER AT ANDROS ISLE, INC., A VIRGINIA CORPORATION, AS GENERAL PARTNER OF ANDROS ISLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, 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 20th DAY OF September, 2000.

MY COMMISSION EXPIRES: 8-31-02 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) AS SHOWN HEREON, IS NORTH 39°16'42" WEST ALONG THE WESTERLY BOUNDARY OF PARCEL "C", AS COMMON WITH THE EASTERLY RIGHT-OF-WAY LINE OF VICTORIA POINT, AS SHOWN ON THE PLAT OF ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

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.

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 24th DAY OF JANUARY, 2001.

BY: JOEL T. DAVES, MAYOR

APPROVED: JANUARY 24th 2001. CITY PLANNING BOARD

BY: DAVID M. SCHAULTZ, WILLIAM B. SCHROEDER, CHAIRMAN

CITY SURVEYOR'S APPROVAL:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 90-26, SECTION 177.081, FLORIDA STATUTES.

BY: VINCENT J. NOEL, P.S.M. FLORIDA LICENSE NO. 4169

Seals for SANDLER AT ANDROS ISLE, INC., NOTARY PUBLIC, CITY OF WEST PALM BEACH, and DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION... NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN... THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 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 & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404. PHONE: (561) 848-2102 FAX: (561) 844-9559 L.B. NO. 2177 EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm