

ANDROS ISLE PARCEL "E-2" PLAT 1

BEING A REPLAT OF A PORTION OF PARCEL "E-2", 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) SS

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 "E-2" PLAT 1, LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF PARCEL "E-2", 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 NORTHEASTERLY CORNER OF SAID PARCEL "E-2"; THENCE, SOUTH 29°11'44" EAST ALONG THE BOUNDARY OF SAID PARCEL "E-2", A DISTANCE OF 136.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 148.00 FEET; THENCE, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "E-2" THROUGH A CENTRAL ANGLE OF 127°40'08", A DISTANCE OF 323.36 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 81°25'39" WEST CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "E-2", A DISTANCE OF 81.77 FEET; THENCE, NORTH 18°46'86" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 148.14 FEET; THENCE, NORTH 85°04'47" WEST, A DISTANCE OF 82.82 FEET; THENCE, NORTH 88°18'34" WEST, A DISTANCE OF 43.14 FEET; THENCE, NORTH 71°09'06" WEST, A DISTANCE OF 23.72 FEET; THENCE, NORTH 85°13'29" WEST, A DISTANCE OF 20.84 FEET; THENCE, NORTH 85°14'29" WEST, A DISTANCE OF 43.82 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 285.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 88°14'29" WEST; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'18", A DISTANCE OF 81.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "E-2" AND THE END OF SAID CURVE; THENCE, NORTH 82°27'33" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 29.73 FEET; THENCE, NORTH 85°33'29" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 108.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 17°25'56", A DISTANCE OF 106.53 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 81°58'12" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 29.44 FEET; THENCE, SOUTH 18°21'30" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 20.21 FEET; THENCE, NORTH 70°58'30" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 40.00 FEET; THENCE, NORTH 23°15'00" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 29.44 FEET; THENCE, NORTH 85°51'31" EAST CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 78.44 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.18 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 "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 COUNTY 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 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS 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 176.82 FOOT BY 40.00 FOOT UTILITY EASEMENT LYING WITHIN PARCEL "E-2" AS SHOWN ON THE PLAT OF ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, THAT LIES WITHIN THE PROPERTY BEING PLATTED HEREON, IS BEING VACATED AND ANNULLED BY THIS PLAT.
- THE 12 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

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 6th DAY OF June, 2001.

ANDROS ISLE LIMITED PARTNERSHIP BY ITS GENERAL PARTNER SANDLER AT ANDROS ISLE, INC. A VIRGINIA LIMITED PARTNERSHIP A VIRGINIA CORPORATION

ATTEST: [Signature] BY: [Signature]
RAYMOND L. GOTTLIEB, ASSISTANT SECRETARY STEVEN B. SANDLER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH) SS

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 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 6th DAY OF June, 2001.

MY COMMISSION EXPIRES: 8-31-02 NOTARY PUBLIC: [Signature] SEAL

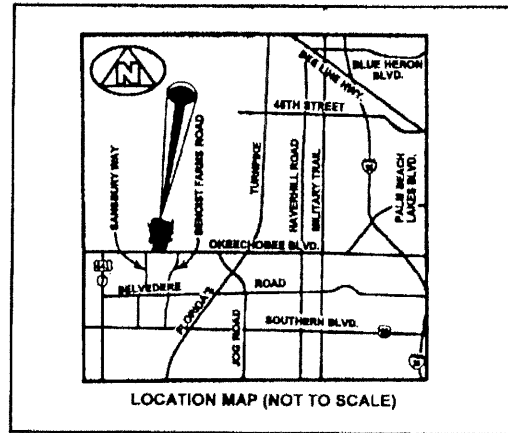
ACCEPTANCE OF DEDICATIONS:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH) SS

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 June, 2001.

ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] BY: [Signature]
THOMAS F. MCKEE, SECRETARY ALAN RESH, PRESIDENT



AREA TABULATION:

TRACT "R" 0.23 ACRES
LOTS (13) 1.96 ACRES
TOTAL 2.19 ACRES

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF VIRGINIA BEACH) SS

BEFORE ME PERSONALLY APPEARED ALAN RESH AND THOMAS F. MCKEE 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 June, 2001.

MY COMMISSION EXPIRES: 8-31-02 NOTARY PUBLIC: [Signature] SEAL

MORTGAGEE'S CONSENT:

STATE OF VIRGINIA)
CITY OF NORFOLK) SS

FIRST UNION NATIONAL BANK, SUCCESSOR IN INTEREST BY MERGER WITH FIRST UNION 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 IS RECORDED IN OFFICIAL RECORD BOOK 9884 AT PAGE 1702, AND IN OFFICIAL RECORD BOOK 8764 AT PAGE 1280, PUBLIC RECORDS, 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 7th DAY OF June, 2001.

FIRST UNION NATIONAL BANK A NATIONAL BANKING ASSOCIATION

ATTEST: [Signature] BY: [Signature]
WILLIAM H. BANDY, VICE PRESIDENT CHRISTOPHER W. BROWN, SR. VICE PRESIDENT
F. MARSHALL HALL, JR.

ACKNOWLEDGMENT:

STATE OF VIRGINIA)
CITY OF NORFOLK) SS

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) (DID NOT) 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 7th DAY OF June, 2001.

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

SURVEYOR'S LEGEND AND NOTES:

- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
- △ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
- ▲ DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.)

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, SAMUEL D. NAVON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ANDROS ISLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, 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.

NAVON, KOPELMAN, O'DONNELL & LAVIN, P.A.

DATE: May 14, 2001 BY: [Signature]
SAMUEL D. NAVON, 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 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 A GALLY HAMADEH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 28th DAY OF May, 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: [Signature] BY: [Signature]
PETER L. PIMENTEL GALLY HAMADEH
SECRETARY, BOARD OF SUPERVISORS PRESIDENT, BOARD OF SUPERVISORS

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- 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.

CITY APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 ON THIS PLAT THIS 6th DAY OF June, 2001.

BY: [Signature]
JOEL DAVES, MAYOR

APPROVED: _____, 2001

BY: [Signature]
DAVID SCHULTZ, CHAIRMAN

CITY SURVEYOR'S APPROVAL:

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

BY: [Signature] DATE: 6/16/01
VINCENT J. NOEL, P.S.M.

SEAL SANDLER AT ANDROS ISLE, INC.

SEAL ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC.

SEAL FIRST UNION NATIONAL BANK

SEAL DOROTHY H. WILKEN CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY FLORIDA

SEAL WM. R. VAN CAMPEN P.S.M. 2424

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; 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) AND MONUMENTS 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.

BY: [Signature] DATED THIS 6th DAY OF June, 2001.
WM. R. VAN CAMPEN, P.S.M. 2424

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

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