

LYING AND BEING 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 SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, AND OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, AND ANDROS ISLE, L.P., 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 "OAKTON LAKES R.P.D.", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE, NORTH 05°21'47" EAST, ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 200.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD FOR A POINT OF BEGINNING.

THENCE, NORTH 05°21'47" EAST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2421.46 FEET TO THE EAST ONE-QUARTER SECTION CORNER OF SAID SECTION 20; THENCE, NORTH 05°21'21" EAST, CONTINUING ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2622.53 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE, NORTH 88°01'40" WEST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 2775.43 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 20; THENCE, NORTH 88°02'13" WEST, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 2775.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; THENCE, SOUTH 03°20'05" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2652.49 FEET TO THE WEST ONE-QUARTER SECTION CORNER OF SAID SECTION 20; THENCE, SOUTH 03°20'08" WEST, CONTINUING ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2452.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE BOULEVARD; THENCE, SOUTH 88°44'50" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 200.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 2677.57 FEET; THENCE, SOUTH 88°45'53" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 514.76 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST ONE-QUARTER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, NORTH 04°31'37" EAST, ALONG AFORESAID WEST LINE AND DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 677.72 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-THIRD OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, SOUTH 88°38'15" EAST ALONG AFORESAID NORTH LINE, A DISTANCE OF 168.73 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, NORTH 04°35'27" EAST ALONG AFORESAID WEST LINE, A DISTANCE OF 658.3 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-THIRD OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, SOUTH 88°32'34" EAST ALONG AFORESAID NORTH LINE, A DISTANCE OF 677.79 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE, SOUTH 04°50'51" WEST, ALONG AFORESAID EAST LINE, A DISTANCE OF 657.35 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-THIRD OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, SOUTH 88°38'15" EAST, ALONG AFORESAID NORTH LINE, A DISTANCE OF 168.73 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-QUARTER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE, SOUTH 04°54'42" WEST, ALONG AFORESAID EAST LINE, A DISTANCE OF 675.74 FEET TO THE INTERSECTION THEREOF WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD; THENCE, SOUTH 88°45'53" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1161.51 FEET; THENCE, SOUTH 88°45'31" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7953, PAGE 1581, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 605.55 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. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR ANDROS ISLE, L.P., A VIRGINIA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
3. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
4. TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
5. TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
6. TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.

IN WITNESS WHEREOF, SCOTIA PROPERTY 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 17 DAY OF APRIL, 1997.

BY: SCOTIA PROPERTY COMPANY
A FLORIDA CORPORATION

ATTEST: WILMA A. ELMORE, SECRETARY; GEORGE T. ELMORE, PRESIDENT

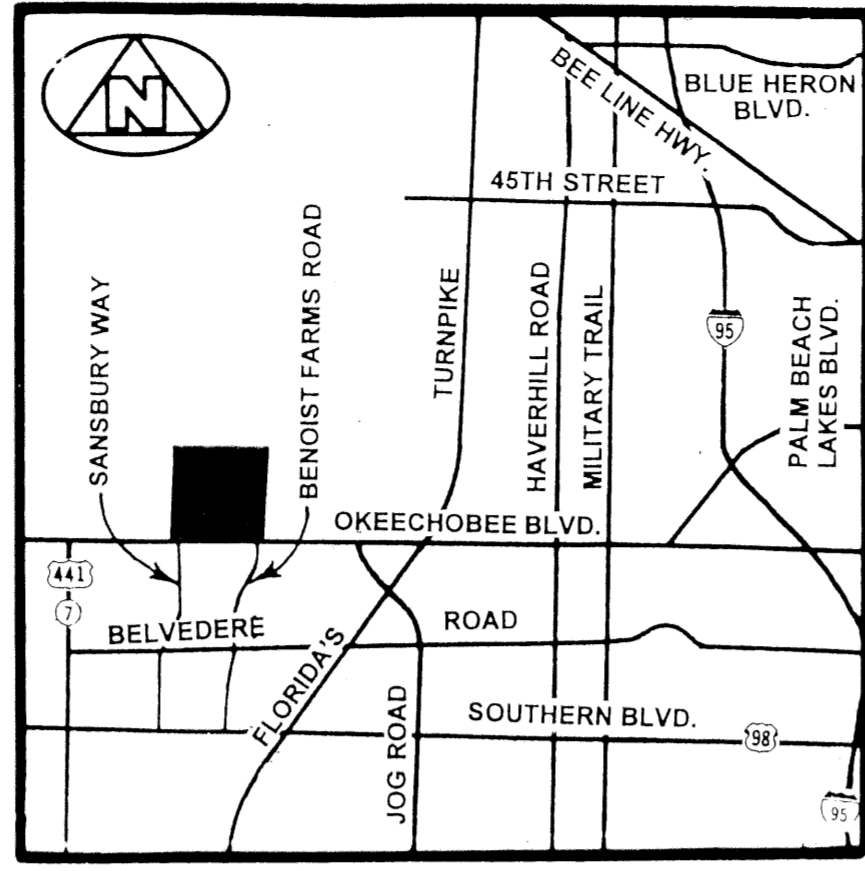
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

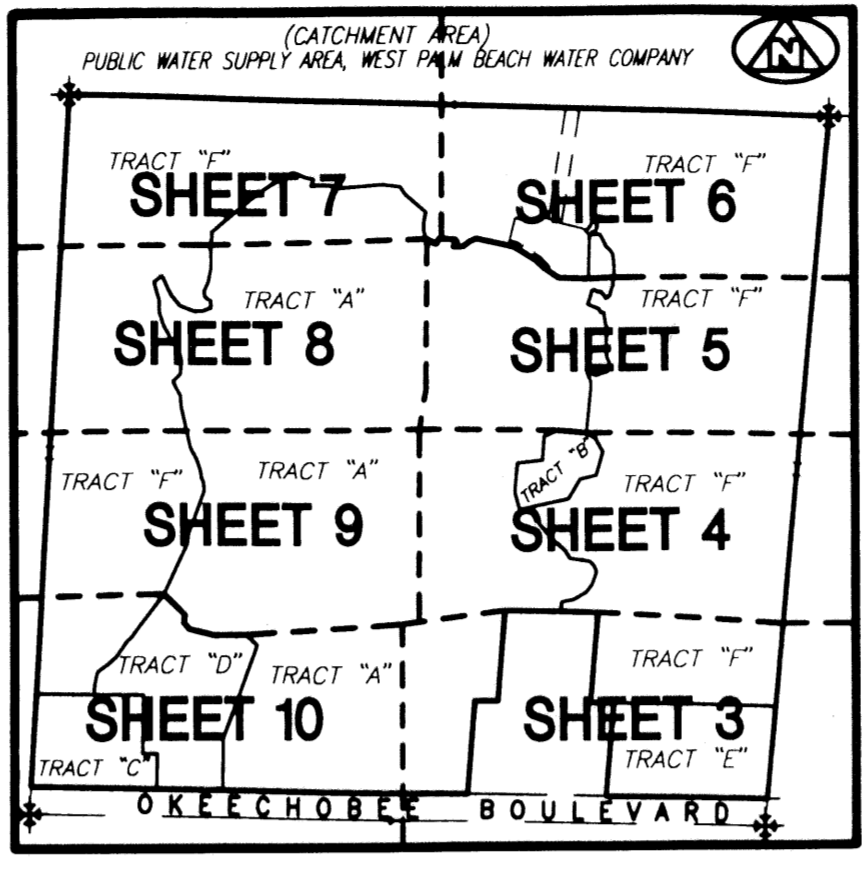
BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (N/A) (AND) (N/A) (AND) (N/A) RESPECTIVELY AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SCOTIA PROPERTY 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 17 DAY OF April, 1997. MY COMMISSION EXPIRES 2-25-98. Sharon P. Shively, NOTARY PUBLIC

NOTARY SEAL



LOCATION MAP (NOT TO SCALE)



KEY MAP (NOT TO SCALE)

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 17 DAY OF APRIL, 1997.

BY: OAKTON LAKES LAND COMPANY
A FLORIDA CORPORATION

ATTEST: WILMA A. ELMORE, SECRETARY; 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 (N/A) (AND) (N/A) (AND) (N/A) 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 17 DAY OF April, 1997. MY COMMISSION EXPIRES 2-25-98. Sharon P. Shively, NOTARY PUBLIC

NOTARY SEAL

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 8th DAY OF APRIL, 1997.

ANDROS ISLE, L.P.
A VIRGINIA LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER SANDLER AT ANDROS ISLE, INC. A VIRGINIA CORPORATION
ATTEST: RAYMOND L. GOTTLIEB, ASST. SECRETARY; STEVEN B. SANDLER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM 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 (N/A) (AND) (N/A) (AND) (N/A) 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 8th DAY OF April, 1997. MY COMMISSION EXPIRES 8-21-98. Debra A. Dietz, NOTARY PUBLIC

NOTARY SEAL

SURVEYOR'S NOTES:

- 1. [Symbol] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
2. THE BASE BEARING (BB) FOR THIS PLAT IS THE ASSUMED BEARING OF S88°44'50"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

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 AND 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 4-3-97 BY: Wm. R. Van Campen, R.L.S. 2424

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, WILLIAM R. BOOSE, III, 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 SCOTIA PROPERTY COMPANY, A FLORIDA CORPORATION, AND OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, AND ANDROS ISLE, L.P., 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.

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, McBANE & O'CONNELL

DATE: 4-17-97 BY: WILLIAM R. BOOSE, III, ATTORNEY-AT-LAW

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 7 DAY OF April, 1997.

BY: NANCY M. GRAHAM, MAYOR
APPROVED: 4/17/97 1997. CITY PLANNING BOARD
BY: WILLIAM M. MOSS, CHAIRMAN

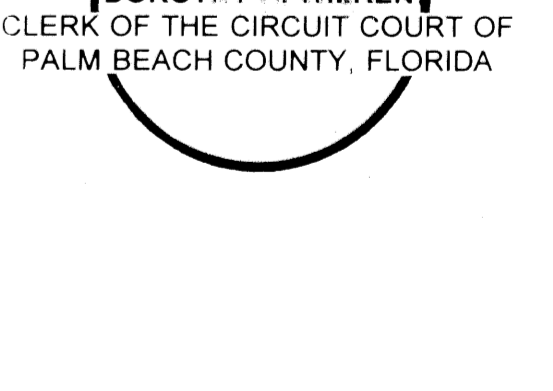
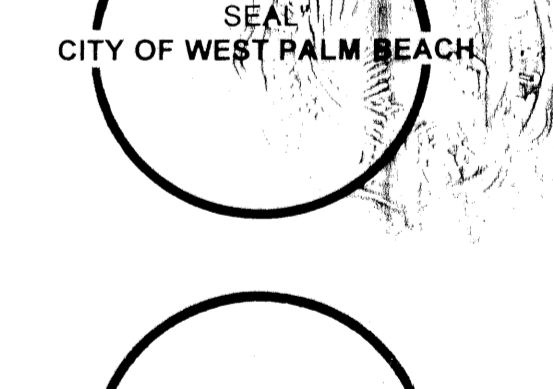
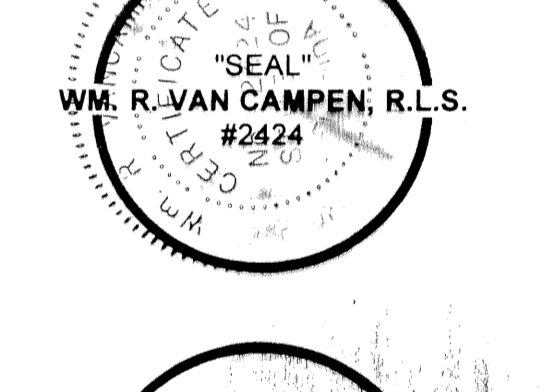
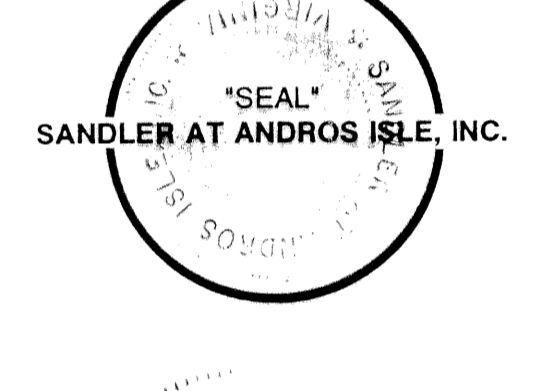
AREA TABULATION:

Table with 2 columns: Tract Name and Acres. Rows include Tract A (245.78), Tract B (5.53), Tract C (13.14), Tract D (20.77), Tract E (18.21), Tract F (302.12), and TOTAL (605.55 ACRES).

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 2:10 P.M. THIS 8th DAY OF July, 1997, AND DULY RECORDED IN PLAT BOOK 80, PAGES 33 THROUGH 42.

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT, BY: Leigh A. Standley, DEPUTY CLERK



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



RECORD PLAT OAKTON LAKES R.P.D.

Table with 4 columns: DWN, DWG, & SED, FILE, DATE, SCALE, WO#, SHEET. Values include P156-TB.dwg, 09/01/96, N.T.S., 156, 1 OF 10.

SUBDIVISION # OAKTON LAKES R.P.D. BOOK 80 PAGE 33 FLOOD MAP # FLOOD ZONE # QUAD # SE ZIP CODE PUD NAME City of West Palm Beach

142 870