

JULY 1998 ANDROS ISLE RE-PLAT OF PARCEL "B" SHEET 1 of 10

11

(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

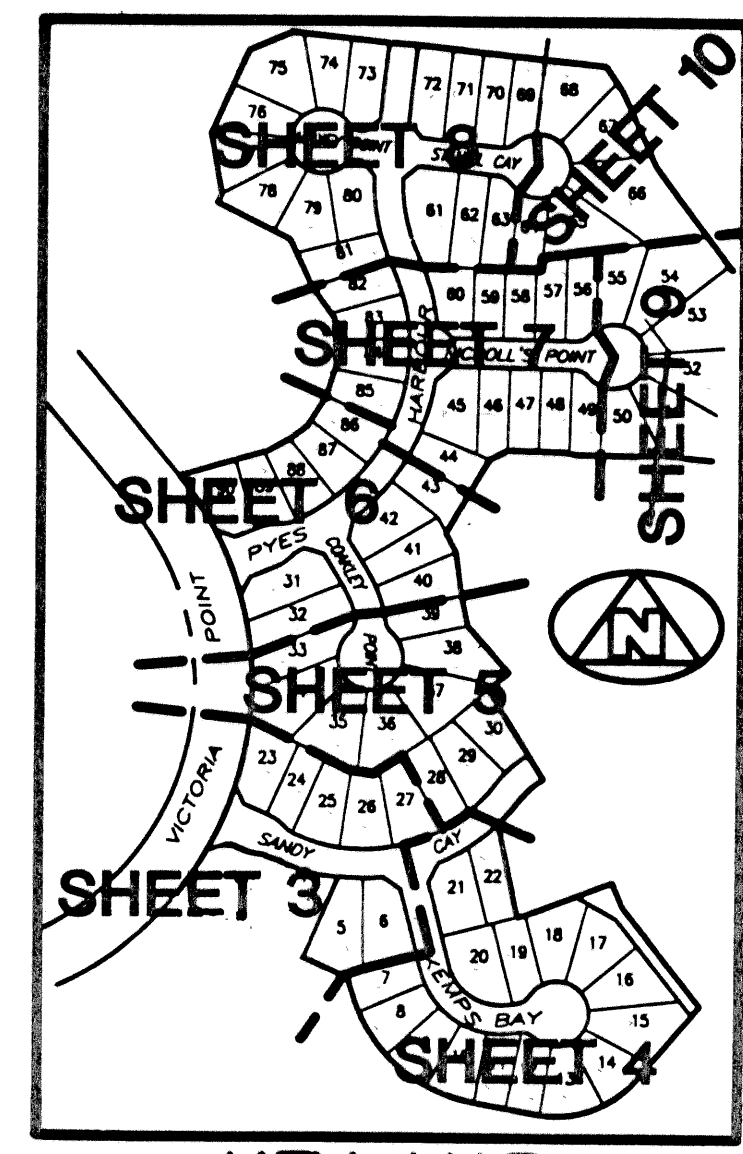
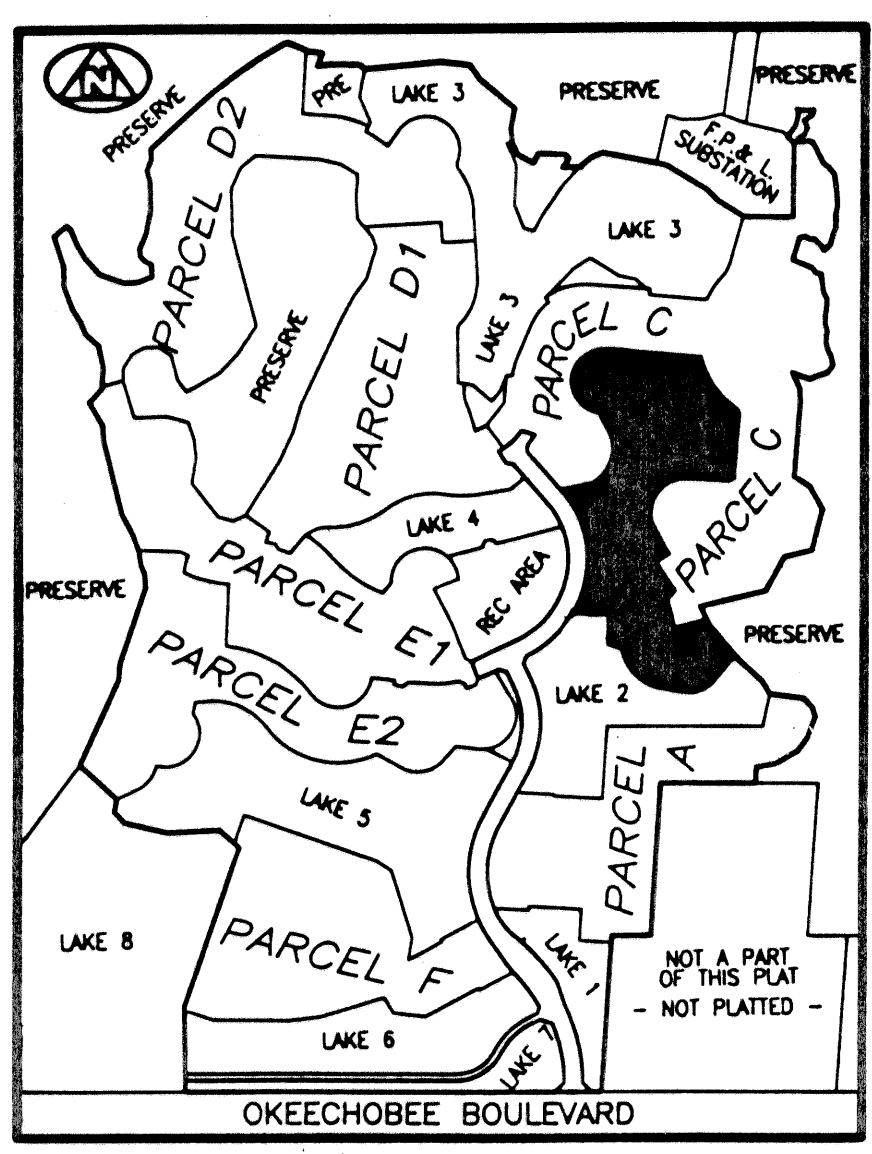


STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THIS PLAT WAS FILED FOR RECORD AT 3:24pm THIS 30th DAY OF JULY, 1998, AND DULY RECORDED IN PLAT BOOK 82, ON PAGES 1 THROUGH 20

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, AND OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS ISLE RE-PLAT OF PARCEL "B", 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 PART OF ANDROS ISLE PARCEL "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 1, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND A PART OF PARCEL "C", ANDROS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF SAID PLAT OF ANDROS ISLE PARCEL "B"; SAID NORTHWEST CORNER BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 460.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 59°52'22" WEST, THENCE NORTHERLY ALONG SAID CURVE, AND ALONG THE BOUNDARY OF SAID PLAT OF ANDROS ISLE PARCEL "B" THROUGH A CENTRAL ANGLE OF 69°17'20"; A DISTANCE OF 556.29 FEET TO THE END OF SAID CURVE; THENCE, NORTH 74°10'09" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 81.93 FEET; THENCE, NORTH 74°07'17" EAST, A DISTANCE OF 26.54 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 74°07'17" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 19.57 FEET; THENCE, NORTH 80°14'18" EAST, A DISTANCE OF 34.25 FEET; THENCE, NORTH 52°54'35" EAST, A DISTANCE OF 29.63 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 52°54'35" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 1.24 FEET; THENCE, NORTH 32°17'31" EAST, A DISTANCE OF 1.71 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 32°17'31" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 48.37 FEET; THENCE, NORTH 16°35'44" EAST, A DISTANCE OF 44.42 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 16°35'44" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 3.21 FEET; THENCE, NORTH 02°45'39" WEST, A DISTANCE OF 2.49 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 02°45'39" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 58.81 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 02°45'39" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 2.31 FEET; THENCE, NORTH 35°01'16" WEST, A DISTANCE OF 1.14 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 35°01'16" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 55.36 FEET; THENCE, NORTH 24°34'29" WEST, A DISTANCE OF 72.79 FEET; THENCE, NORTH 62°41'17" WEST, A DISTANCE OF 2.98 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 62°41'17" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 43.07 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 62°41'17" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 67.05 FEET; THENCE, NORTH 23°16'30" EAST, A DISTANCE OF 13.64 FEET; THENCE, NORTH 09°44'12" WEST, A DISTANCE OF 86.93 FEET; THENCE, NORTH 24°11'54" EAST, A DISTANCE OF 127.17 FEET; THENCE, NORTH 67°00'35" EAST, A DISTANCE OF 64.15 FEET; THENCE, SOUTH 83°47'57" EAST, A DISTANCE OF 135.30 FEET; THENCE, SOUTH 86°39'42" EAST, A DISTANCE OF 40.05 FEET; THENCE, SOUTH 83°47'57" EAST, A DISTANCE OF 263.00 FEET; THENCE, SOUTH 33°19'04" EAST, A DISTANCE OF 5.19 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 33°19'04" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 36.87 FEET; THENCE, SOUTH 24°34'38" EAST, A DISTANCE 116.88 FEET; THENCE, SOUTH 36°25'15" EAST, A DISTANCE OF 179.69 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, SOUTH 05°42'42" WEST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 262.19 FEET; THENCE, CONTINUE SOUTH 05°42'42" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 8.09 FEET; THENCE, NORTH 84°17'18" WEST, A DISTANCE OF 45.96 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 84°17'18" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 31.94 FEET; THENCE, NORTH 83°08'25" WEST, A DISTANCE OF 18.40 FEET; THENCE, NORTH 88°48'41" WEST, A DISTANCE OF 95.53 FEET; THENCE, NORTH 76°55'14" WEST, A DISTANCE OF 14.73 FEET; THENCE, NORTH 88°24'12" WEST, A DISTANCE OF 78.39 FEET; THENCE, SOUTH 62°35'19" WEST, A DISTANCE OF 28.57 FEET; THENCE, SOUTH 30°09'57" WEST, A DISTANCE OF 119.65 FEET; THENCE, SOUTH 28°13'05" EAST, A DISTANCE OF 24.14 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 28°13'05" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 5.87 FEET; THENCE, SOUTH 07°48'31" EAST, A DISTANCE OF 60.00 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 07°48'31" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 1.64 FEET; THENCE, SOUTH 12°08'41" EAST, A DISTANCE OF 42.60 FEET; THENCE, SOUTH 41°33'15" EAST, A DISTANCE OF 41.91 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 41°33'15" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 44.03 FEET; THENCE, SOUTH 49°31'38" WEST, A DISTANCE OF 11.72 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 49°31'38" WEST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 24.45 FEET; THENCE, SOUTH 31°42'26" EAST, A DISTANCE OF 6.10 FEET; THENCE, CONTINUE SOUTH 31°42'26" EAST, A DISTANCE OF 139.34 FEET, TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 31°42'26" EAST; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°45'24", A DISTANCE OF 41.38 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID PLAT BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 01° 52' 28", A DISTANCE OF 3.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, AND CONTINUING ALONG SAID PLAT BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 09°05'07", A DISTANCE OF 42.81 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 11°56'27" EAST, A DISTANCE OF 124.88 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 11°56'27" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 6.81 FEET; THENCE, NORTH 75°29'23" EAST, A DISTANCE OF 11.68 FEET; THENCE, NORTH 69°24'22" EAST, A DISTANCE OF 102.22 FEET TO THE INTERSECTION THEREOF WITH SAID PLAT BOUNDARY LINE; THENCE, CONTINUE NORTH 69°24'22" EAST, DEPARTING SAID PLAT BOUNDARY LINE, A DISTANCE OF 25.59 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY BOUNDARY LINE OF SAID PARCEL "C"; THENCE, SOUTH 23°28'52" EAST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 1.82 FEET TO THE INTERSECTION THEREOF WITH SAID ANDROS ISLE PARCEL "B" PLAT BOUNDARY LINE; THENCE, CONTINUE SOUTH 23°28'52" EAST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 35.50 FEET; THENCE, SOUTH 38°57'57" EAST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 174.15 FEET; THENCE, SOUTH 40°25'04" WEST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 137.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID PLAT BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 60°16'07", A DISTANCE OF 152.52 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 79°18'50" WEST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 92.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID PLAT BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 64° 48' 13", A DISTANCE OF 243.17 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 14° 30' 37" WEST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 16.18 FEET; THENCE, NORTH 66°13'12" WEST, ALONG SAID PLAT BOUNDARY LINE, A DISTANCE OF 67.92 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID PLAT; THENCE, NORTH 23°46'48" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 121.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; SAID NORTHEAST CORNER BEING A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 270.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 06°43'31" EAST; THENCE, THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY LINES OF LOTS 1, 2, 3, AND 4, OF SAID PLAT; THENCE, WESTERLY ALONG THE SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°53'06", A DISTANCE OF 79.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 52.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°23'18", A DISTANCE OF 21.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 88.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'29", A DISTANCE OF 27.96 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 66°13'12" WEST, A DISTANCE OF 35.98 FEET; THENCE, SOUTH 71°16'21" WEST, A DISTANCE OF 29.49 FEET TO THE POINT OF BEGINNING.



AREA TABULATION:
TRACT "PB" 0.10 ACRES
TRACT "R" 2.87 ACRES
LOTS (86) 12.26 ACRES
TOTAL 15.23 ACRES

ACCEPTANCE OF DEDICATIONS:

STATE OF VIRGINIA )
CITY OF VIRGINIA BEACH )

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 17th DAY OF June, 1998.

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

ATTEST: DONALD FREDERICK, SECRETARY BY: ALAN RESH, PRESIDENT

ACKNOWLEDGMENT:

STATE OF VIRGINIA )
CITY OF VIRGINIA BEACH )

BEFORE ME PERSONALLY APPEARED ALAN RESH AND DONALD FREDERICK WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (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 17th DAY OF June, 1998.

MY COMMISSION EXPIRES August 31, 1998 NOTARY PUBLIC: Debra A. Dietz

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNER MONUMENTS WILL BE SET UNDER THE GUARANTEEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS, 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, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 6-26-98 BY: Wm. R. Van Campen, P.S.M. NO. 2424

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 BEARINGS, AS SHOWN HEREON, IS NORTH 66°13'12" WEST ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF ANDROS ISLE PARCEL "B", RECORDED IN PLAT BOOK 82, PAGE 1, 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 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

BY: Nancy M. Graham, Mayor

APPROVED: 7/27 1998 CITY PLANNING BOARD

BY: William M. Moss, Chairman

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 Land Surveying and Mapping, Inc. 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404

RECORD PLAT ANDROS ISLE RE-PLAT OF PARCEL "B"

Table with columns: DWN, D.J.M., FB, DATE, WO, CKD, FILE, SCALE, SHEET

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 17th DAY OF June, 1998.

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

ATTEST: RAYMOND L. GOTTLIEB, ASST. SECRETARY BY: STEVEN B. SANDLER, PRESIDENT

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 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 17th DAY OF June, 1998.

MY COMMISSION EXPIRES August 31, 1998 NOTARY PUBLIC: Debra A. Dietz

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 25th DAY OF JUNE, 1998.

BY: OAKTON LAKES LAND COMPANY A FLORIDA CORPORATION

ATTEST: WILMA A. ELMORE, SECRETARY BY: 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 (AND) (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 25th DAY OF June, 1998.

MY COMMISSION EXPIRES 2-25-02 NOTARY PUBLIC: Sharon Colwell

CONTAINING: 15.23 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "PB" (PRESERVE BUFFER), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRESERVE BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. 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.
3. 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.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THAT THE PERPETUAL MAINTENANCE OBLIGATION 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.
5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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.
6. THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND SIGNAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH

