

# ANDROS ISLE PARCEL "D-2"

DRAWN

# 129

BEING A REPLAT OF PARCEL "D-2", TRACT "P-2", AND A PORTION OF 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 )

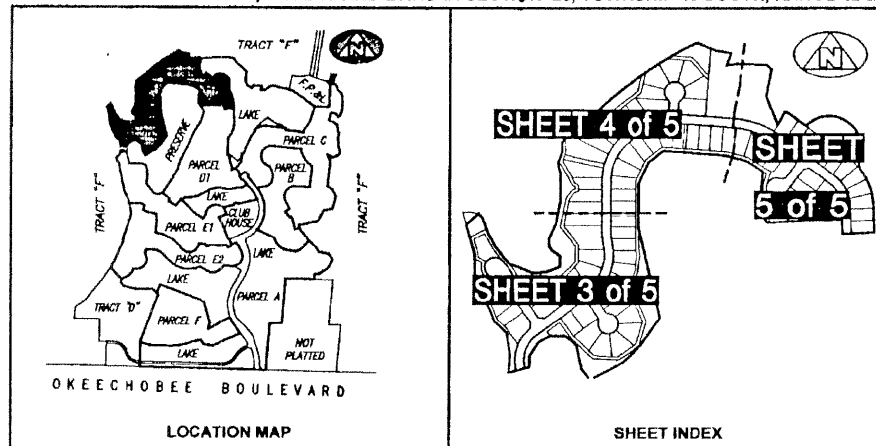
KNOW ALL MEN BY THESE PRESENTS, THAT ANDROS ISLE LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, BY SANDLER AT ANDROS ISLE, INC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, AND ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "ANDROS ISLE PARCEL "D-2", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARCEL "D-2", TRACT "P-2" AND A PORTION OF TRACT "L-3" ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "D-2"; THENCE THE FOLLOWING TWENTY-EIGHT (28) COURSES ALONG THE BOUNDARY OF SAID PARCEL "D-2": THENCE NORTH 04° 21' 03" EAST, A DISTANCE OF 89.34 FEET; THENCE NORTH 09° 50' 29" WEST, A DISTANCE OF 99.46 FEET; THENCE NORTH 46° 36' 23" WEST, A DISTANCE OF 75.69 FEET; THENCE NORTH 21° 36' 55" WEST, A DISTANCE OF 57.01 FEET; THENCE NORTH 29° 13' 11" WEST, A DISTANCE OF 67.80 FEET; THENCE NORTH 18° 36' 38" WEST, A DISTANCE OF 103.41 FEET; THENCE NORTH 00° 37' 48" WEST, A DISTANCE OF 91.01 FEET; THENCE NORTH 15° 56' 45" WEST, A DISTANCE OF 135.11 FEET; THENCE NORTH 48° 52' 58" EAST, A DISTANCE OF 72.42 FEET; THENCE SOUTH 43° 27' 08" EAST, A DISTANCE OF 25.53 FEET; THENCE SOUTH 20° 22' 37" EAST, A DISTANCE OF 74.67 FEET; THENCE SOUTH 28° 58' 05" EAST, A DISTANCE OF 64.01 FEET; THENCE SOUTH 39° 34' 47" EAST, A DISTANCE OF 97.31 FEET; THENCE SOUTH 68° 57' 46" EAST, A DISTANCE OF 111.43 FEET; THENCE NORTH 87° 59' 24" EAST, A DISTANCE OF 57.04 FEET; THENCE NORTH 69° 56' 37" EAST, A DISTANCE OF 67.07 FEET; THENCE NORTH 00° 00' 01" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 57° 59' 42" WEST, A DISTANCE OF 37.74 FEET; THENCE NORTH 39° 48' 21" WEST, A DISTANCE OF 23.43 FEET; THENCE NORTH 03° 28' 07" WEST, A DISTANCE OF 33.06 FEET; THENCE NORTH 24° 30' 25" EAST, A DISTANCE OF 74.73 FEET; THENCE NORTH 11° 25' 15" EAST, A DISTANCE OF 101.00 FEET; THENCE NORTH 00° 00' 01" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 13° 10' 23" WEST, A DISTANCE OF 48.27 FEET; THENCE NORTH 20° 48' 23" EAST, A DISTANCE OF 53.49 FEET; THENCE NORTH 02° 17' 28" WEST, A DISTANCE OF 43.50 FEET; THENCE NORTH 48° 52' 58" EAST, A DISTANCE OF 257.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 57' 13", A DISTANCE OF 487.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78° 51' 27" EAST, A DISTANCE OF 13.87 FEET; THENCE SOUTH 65° 16' 23" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "D-2" AND ALONG THE BOUNDARY OF SAID TRACT "P-2", A DISTANCE OF 83.67 FEET; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID TRACT "P-2": THENCE SOUTH 80° 23' 43" EAST, A DISTANCE OF 65.92 FEET; THENCE SOUTH 20° 22' 19" WEST, A DISTANCE OF 59.18 FEET; THENCE NORTH 80° 33' 25" EAST, A DISTANCE OF 50.30 FEET; THENCE SOUTH 87° 27' 25" EAST, A DISTANCE OF 130.94 FEET; THENCE SOUTH 46° 46' 35" EAST, A DISTANCE OF 27.69 FEET; THENCE SOUTH 10° 50' 59" WEST, A DISTANCE OF 122.18 FEET; THENCE SOUTH 22° 10' 00" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT "P-2" AND ITS SOUTHEASTERLY PROLONGATION, A DISTANCE OF 135.80 FEET; THENCE NORTH 28° 12' 45" EAST, A DISTANCE OF 66.87 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 520.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 29° 50' 27" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8° 51' 24", A DISTANCE OF 62.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 53° 18' 09" EAST, A DISTANCE OF 54.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 145.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 45° 36' 30" EAST; SAID POINT BEING A POINT ON THE BOUNDARY OF SAID PARCEL "D-2"; THENCE NORTHERLY, EASTERLY, AND SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "D-2" THROUGH A CENTRAL ANGLE OF 159° 40' 05", A DISTANCE OF 393.95 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE THE FOLLOWING TWENTY-SEVEN (27) COURSES ALONG THE BOUNDARY OF SAID PARCEL "D-2": THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56° 36' 49", A DISTANCE OF 49.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34° 29' 30", A DISTANCE OF 162.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02° 03' 50" EAST, A DISTANCE OF 124.79 FEET; THENCE SOUTH 87° 56' 10" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 02° 03' 50" WEST, A DISTANCE OF 63.06 FEET; THENCE SOUTH 87° 56' 10" WEST, A DISTANCE OF 333.49 FEET; THENCE NORTH 37° 32' 07" WEST, A DISTANCE OF 43.45 FEET; THENCE NORTH 01° 57' 10" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 04° 56' 44" EAST, A DISTANCE OF 104.39 FEET; THENCE NORTH 56° 40' 27" WEST, A DISTANCE OF 87.37 FEET; THENCE NORTH 75° 30' 38" WEST, A DISTANCE OF 91.92 FEET; THENCE NORTH 85° 39' 54" WEST, A DISTANCE OF 277.79 FEET; THENCE SOUTH 52° 25' 52" WEST, A DISTANCE OF 62.01 FEET; THENCE SOUTH 24° 48' 50" WEST, A DISTANCE OF 102.46 FEET; THENCE SOUTH 00° 00' 01" EAST, A DISTANCE OF 204.00 FEET; THENCE SOUTH 13° 27' 28" EAST, A DISTANCE OF 408.21 FEET; THENCE SOUTH 34° 46' 07" WEST, A DISTANCE OF 147.30 FEET; THENCE SOUTH 44° 59' 59" WEST, A DISTANCE OF 114.55 FEET; THENCE SOUTH 61° 33' 24" WEST, A DISTANCE OF 163.77 FEET; THENCE NORTH 35° 38' 25" WEST, A DISTANCE OF 65.22 FEET; THENCE NORTH 12° 28' 15" WEST, A DISTANCE OF 106.51 FEET; THENCE NORTH 52° 16' 31" WEST, A DISTANCE OF 67.01 FEET; THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 61° 41' 56" WEST, A DISTANCE OF 58.06 FEET; THENCE SOUTH 33° 41' 23" WEST, A DISTANCE OF 72.11 FEET; THENCE SOUTH 00° 00' 01" EAST, A DISTANCE OF 51.56 FEET; THENCE SOUTH 74° 29' 40" WEST, A DISTANCE OF 95.57 FEET TO THE POINT OF BEGINNING

CONTAINING: 23.58 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. TRACTS "P-1A", "P-1B", "P-2A", "P-6", "P-7", "P-8", "P-9" AND "P-10" (PRESERVE TRACTS), 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 PRESERVE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, 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, ITS SUCCESSORS AND/OR ASSIGNS, 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.
- 4. THE DRAINAGE 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 DRAINAGE PURPOSES; THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN AND THE PERPETUAL MAINTENANCE OBLIGATION OF THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., 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 20 FOOT ACCESS/EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS AND UTILITY PURPOSES. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO REVEGETATE AND STABILIZE THE EASEMENT AREA AS NECESSARY FOR UTILITIES AND PURPOSES OF ACCESS BY PERSONNEL AND EQUIPMENT. NO PLANTINGS, BUILDING OR CONSTRUCTION OF ANY KIND SHALL BE ALLOWED WITHIN THIS EASEMENT AREA.



### AREA TABULATION:

TRACT "R"	3.46 ACRES
TRACT "L-3A"	0.63 ACRES
TRACT "L-3B"	1.72 ACRES
TRACT "P-1A"	0.98 ACRES
TRACT "P-1B"	0.12 ACRES
TRACT "P-2A"	0.25 ACRES
TRACT "P-6"	0.10 ACRES
TRACT "P-7"	0.12 ACRES
TRACT "P-8"	0.07 ACRES
TRACT "P-9"	0.62 ACRES
TRACT "P-10"	0.28 ACRES
TRACT "PB-1A"	0.96 ACRES
TRACT "PB-2A"	0.07 ACRES
TRACT "PB-6"	0.76 ACRES
TRACT "PB-7"	0.13 ACRES
LOTS (6A)	13.31 ACRES
TOTAL	23.58 ACRES



### ACKNOWLEDGMENT:

STATE OF VIRGINIA )  
CITY OF VIRGINIA BEACH )

BEFORE ME PERSONALLY APPEARED ALAN S. RESH AND THOMAS M. 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 31<sup>st</sup> DAY OF August, 2000.  
MY COMMISSION EXPIRES: 8-31-02 NOTARY PUBLIC: Debra A. Dwyer

### 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 N 48°52'58" W ALONG THE NORTHWESTERLY BOUNDARY OF PARCEL "D-2", AS SHOWN ON THE PLAT OF ANDROS ISLE, AS RECORDED IN PLAT BOOK 81, PAGE 87, 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 3<sup>rd</sup> DAY OF May, 2001

APPROVED: May 2<sup>nd</sup> 2001  
CITY PLANNING BOARD  
BY: David Schultz, Chairman

### CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 95-20, SECTION 177.081, FLORIDA STATUTES

BY: Vincent Noel, P.S.M. DATE: 5/10/01

- 7. TRACTS "L-3A" AND "L-3B" (LAKE), 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 STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- 8. THE LAKE MAINTENANCE EASEMENT 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 ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- 9. TRACTS "PB-1A", "PB-2A", "PB-6" AND "PB-7" (PRESERVE BUFFERS) AS SHOWN HEREON, ARE HEREBY DECLARED CONSERVATION AND COMMON PROPERTY. THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR THEIR VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DINKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 10. IT IS ALSO THE INTENT OF THIS PLAT TO VACATE, ABANDON AND RELEASE THE DEDICATIONS OF THOSE PORTIONS OF LAKE MAINTENANCE EASEMENTS, TRACT "L-3" AND TRACT "P-2" AS SET FORTH ON THE PLAT OF ANDROS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THAT LIE WITHIN THE LIMITS OF THIS PLAT.

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 31<sup>st</sup> DAY OF August, 2000.

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

### ACKNOWLEDGMENT:

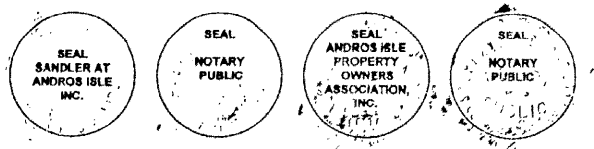
STATE OF VIRGINIA )  
CITY OF VIRGINIA BEACH )

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) (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 31<sup>st</sup> DAY OF August, 2000.  
MY COMMISSION EXPIRES: 8-31-02 NOTARY PUBLIC: Debra A. Dwyer

IN WITNESS WHEREOF, THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31<sup>st</sup> DAY OF August, 2000.

ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC.  
ATTEST: THOMAS M. MCKEE, SECRETARY BY: ALAN S. RESH, PRESIDENT



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 ACCORDING TO SEC. 177.09(1)(b), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH.  
BY: Wm. R. Van Campen, P.S.M. DATED THIS 12 DAY OF April, 2001

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  
PHONE: (561) 848-2102 FAX: (561) 844-9659  
EMAIL: bmlam@aol.com WEB: http://members.aol.com/bmlsm