STATE OF FLORIDA

DOROTHY WILKEN

COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

AND DULY RECORDED IN PLAT BOOK

CLERK OF THE CIRCUIT COURT

94 ON PAGES 189-192

DERUTY CLERK

ANDROS ISLE PARCEL "E-2" PLAT 2

SHEET 1 OF 4

(A PART OF A RESIDENTIAL PLANNED DEVELOPMENT) 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

KNOW ALL MEN BY THESE PRESENTS, THAT PRIDE HOMES BY GARCO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS ISLE PARCEL "E-2" PLAT 2, LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PARCEL "E-2", ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL "E-2", ANDROS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

EXCEPTING THAT PORTION OF SAID PARCEL "E-2" PLATTED AS ANDROS ISLES PARCEL "E-2" PLAT 1, AS RECORDED IN PLAT BOOK 91, PAGE 166, SAID PUBLIC RECORDS.

CONTAINING: 15.37 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 "PB" (PRESERVE BUFFER) AS SHOWN HEREON, IS HEREBY DECLARED CONSERVATION AND COMMON PROPERTY. IT 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, DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 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.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "R" IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT STATE OF VIRGINIA 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 CITY OF VIRGINIA BEACH) 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.
- TRACT "L-5A" (LAKE), 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 STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- 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 STORM WATER MANAGEMANT 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.
- 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 SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, STATE OF FLORIDA INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- 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.

IN WITNESS WHEREOF, PRIDE HOMES BY GARCO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGING MEMBER THIS 21 DAY OF FEBUARY, 2002.

PRIDE HOMES BY GARCO, L.L.C.

FELIX SIERRA, ITS MANAGING MEMBER

PRINTED NAME: LAURA M. JORDAN PRINTED NAME: KIMBBRLY E. SPANO

ACKNOWLEDGMENT: STATE OF FLORIDA

COUNTY OF PALM BEACH)

FOREGOING AS MANAGING MEMBER, OF PRIDE HOME BY GARCO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS GROUP SR. VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF UNION PLANTERS AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF February MY COMMISSION EXPIRES: 7/8/03

SEAL: COM.NO.CC852869 L NOIAL TIAL RULALIAN COLUMN

CE ALL PUBLIC STATE OF A LA COMMISSION NO. COMMISSION

MY COMMISSION EXP. JULY 4, 200

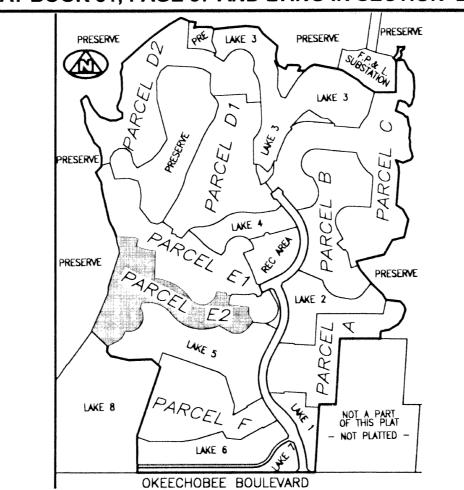
MANAGING MEMBER

ACCEPTANCE OF DEDICATIONS: STATE OF VIRGINIA

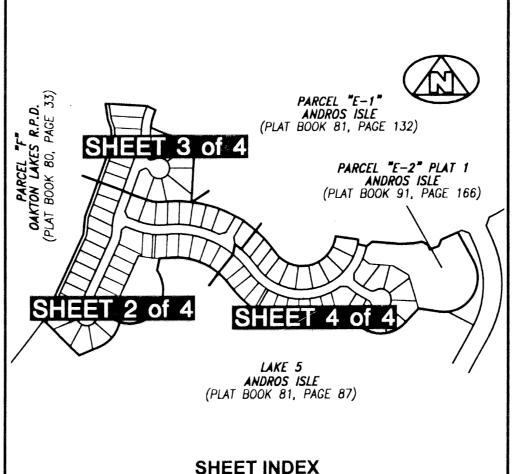
CITY OF VIRGINIA BEACH)

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE 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 21 DAY OF FEBRUARY

ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC.



LOCATION MAP



ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED ALAN S. RESH AND THOMAS M. MCKEE WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN (HAVE) (HAVE NOT) PRODUCED 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 C ORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MORTGAGEE'S CONSENT

COUNTY OF PALM BEACH)

UNION PLANTERS BANK, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK —— AT PAGE —— AND OFFICIAL RECORD BOOK 12927 AT PAGE 1925, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, UNION PLANTERS BANK, A NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY A. SALLY

INION PLANTERS BANK

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

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.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 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
- 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
- 4. NO ABOVE GROUND UTILITY FACILITIES SHALL BE PLACED WITHIN ANY PORTION OF A UTILITY EASEMENT WHICH COINCIDES WITH A LAKE MAINTENANCE EASEMENT

AREA TABULATION:

0.34 ACRES . 0.92 ACRES TRACT "R" .. 2.67 ACRES LOTS (96) 11.44 ACRES 15.37 ACRES



SURVEYOR'S LEGEND AND NOTES:

DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)

A 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.)

THE BASE BEARING, AS SHOWN HEREON, IS NORTH 25°13'52" EAST ALONG THE WESTERLY BOUNDARY OF PARCEL "E-2" AS SHOWN ON THE PLAT OF ANDROS ISLE AS RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LINES THAT INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

I, PAUL KUPFER, 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 IN PRIDE HOMES BY GARCO, L.L.C., A FLOR-IDA LIMITED LIABILITY COMPANY, THAT THE TAXES DUE PRIOR TO 12-31-2001 HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

PAUL H. KUPFER ATTORNEY-AT-LAW, MEMBER OF THE FLORIDA BAR

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

COUNTY OF PALM BEACH)

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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

A.SALLY HAMADEH PETER L. PIMENTEL PRESIDENT, BOARD OF SUPERVISORS SECRETARY, BOARD OF SUPERVISORS

CITY APPROVAL:

STATE OF FLORIDA

COUNTY OF 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 2619 DAY OF 401 DAY OF 2002.

CITY SURVEYOR'S APPROVAL:

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

VINCENT J. NOEL. P.S.M

DATE: 5-2-02

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 TH OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



JOEL T. DAVES, MAYO

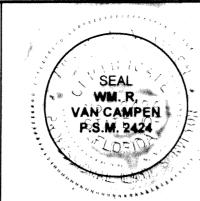
PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171

EMAIL: bmlsm @ aol.com WEB: http://members.aol.com//bmlsm

SEAL **ANDROS ISLE PROPERTY** OWNERS ASSOCIATION, INC

UNION **PLANTERS**

SEAL NORTHERN PALM BEACH COUNTY **IMPROVEMENT**



SURVEYOR'S CERTIFICATION:

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

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. 177.091(9), 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 177, FLORID STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH.

BY: DAY OF FEBRUARY