

JULY 2001

ANDROS ISLE PARCEL "C" PARTIAL REPLAT

(A PART OF A RESIDENTIAL PLANNED DEVELOPMENT) BEING A REPLAT OF LOTS 35 THROUGH 126, INCLUSIVE, OF ANDROS ISLE PARCEL "C", RECORDED IN PLAT BOOK 89, PAGE 136, AND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5



STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
THIS PLAT WAS FILED FOR RECORD
AT 08:46 AM THIS 18 DAY
OF SEPTEMBER 2001
AND DULY RECORDED IN PLAT BOOK
NO. 92 ON PAGES 1-5
DOROTHY WILKEN
CLERK OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS
CITY OF WEST PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT BRITANNY BAY AT ANDROS ISLE ASSOC., LTD., A FLORIDA LIMITED PARTNERSHIP, BY ZUCKERMAN HOMES AT ANDROS ISLE, INC., A FLORIDA CORPORATION, AND BANKATLANTIC VENTURE PARTNERS 3, INC., A FLORIDA CORPORATION ITS GENERAL PARTNERS, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS ISLE PARCEL "C" PARTIAL REPLAT", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF LOTS 35 THROUGH 126, INCLUSIVE, ANDROS ISLE PARCEL "C", RECORDED IN PLAT BOOK 89, PAGE 136, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 35 THROUGH 126, INCLUSIVE, PARCEL "C" AT ANDROS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 136, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

CONTAINING: 11.14 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:

LOTS 1 THROUGH 60, INCLUSIVE, ARE RESERVED FOR HOUSING UNIT CONSTRUCTION
THE ADDITIONAL LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWER LIFT STATION FACILITIES.

IN WITNESS WHEREOF, BRITANNY BAY AT ANDROS ISLE ASSOC., LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, ZUCKERMAN HOMES AT ANDROS ISLE, INC., A FLORIDA CORPORATION, AND BANKATLANTIC VENTURE PARTNERS 3, INC., A FLORIDA CORPORATION, AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF July 2001.

BRITANNY BAY AT ANDROS ISLE ASSOC., LTD.
BY ITS GENERAL PARTNERS

ZUCKERMAN HOMES AT ANDROS ISLE, INC. AND BANKATLANTIC VENTURE PARTNERS 3, INC.
A FLORIDA CORPORATION A FLORIDA CORPORATION
BY: [Signatures]
ATTEST: [Signatures]

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED ANDREW ZUCKERMAN AND DAVID ZUCKERMAN WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND) (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ZUCKERMAN HOMES AT ANDROS ISLE, INC., 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 24th DAY OF July 2001.

MY COMMISSION EXPIRES: NOTARY PUBLIC: [Signature]

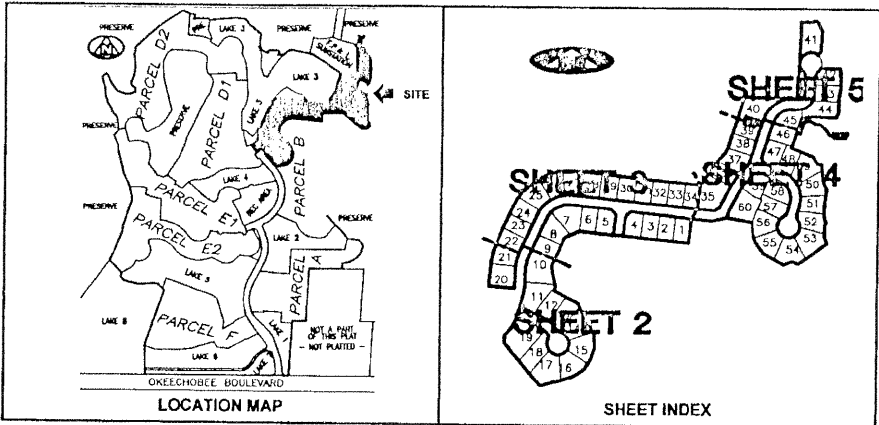
ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED JOHN E. ABDO AND GLEN R. GILBERT WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND) (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BANKATLANTIC VENTURE PARTNERS 3, INC., 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 27th DAY OF July 2001.

MY COMMISSION EXPIRES: NOTARY PUBLIC: [Signature]



MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF BROWARD ) SS

BANKATLANTIC, A FEDERAL SAVINGS BANK, 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 RECORDS BOOK 10354 AT PAGE 213, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKATLANTIC, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARCIA SNYDER, ITS EXECUTIVE VICE PRESIDENT, AND ATTESTED TO BY LINDA DRAPOS, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF July 2001.

BANKATLANTIC A FEDERAL SAVINGS BANK
ATTEST: [Signatures]
LINDA DRAPOS, SECRETARY MARCIA SNYDER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD ) SS

BEFORE ME PERSONALLY APPEARED MARCIA SNYDER AND LINDA DRAPOS WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (AND) (RESPECTIVELY) AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS EXECUTIVE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BANKATLANTIC, A FEDERAL SAVINGS BANK, 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 27th DAY OF July 2001.

MY COMMISSION EXPIRES: NOTARY PUBLIC: [Signature]

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATED THIS 31 DAY OF August 2001.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: [Signatures]
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS SALLY HANDEH, PRESIDENT BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

I, PETER M. HODKIN, 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 BRITANNY BAY AT ANDROS ISLE ASSOC., LTD., A FLORIDA 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.

DATE: July 27, 2001 BY: [Signature]
PETER M. HODKIN, ATTORNEY-AT-LAW

SURVEYOR'S 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.)

THE BASE BEARING, (BB) AS SHOWN HEREON, IS NORTH 39°16'42" WEST ALONG THE WESTERLY BOUNDARY OF PARCEL "C" AND COMMON WITH THE EASTERLY RIGHT-OF-WAY LINE OF VICTORIA POINT, AS SHOWN ON THE PLAT OF ANDROS ISLE, RECORDED IN PLAT BOOK 81, PAGE 87, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

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.
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.
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 ) SS
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 18 DAY OF SEPTEMBER 2001.

BY: [Signature]
JOEL T. DAVES, MAYOR

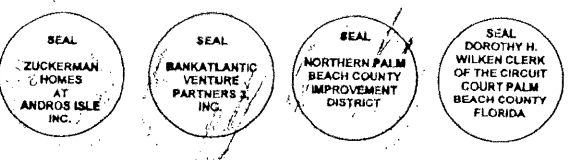
APPROVED: CITY PLANNING BOARD

BY: [Signatures]
WILLIAM MOGG, CHAIRMAN
DAVID SCHULTZ

CITY SURVEYOR'S APPROVAL:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 88-20, SECTION 177.081, FLORIDA STATUTES.

BY: [Signature]
VINCENT J. MOEL, P.S.M. FLORIDA LICENSE NO. 4169



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. 177.091(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, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH.
BY: [Signature]
WM. R. VAN CAMPEN, P.S.M. 2424 DATED THIS 24th DAY OF July 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.

