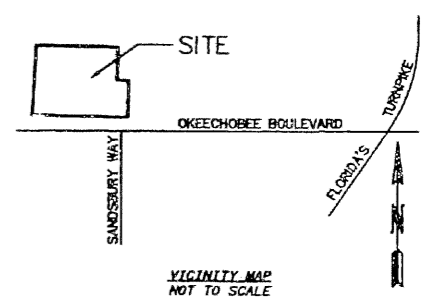


# SHOPPES AT ANDROS ISLE

BEING A REPLAT OF TRACT "C" OF OAKTON LAKES R.P.D.  
AS RECORDED IN PLAT BOOK 80, PAGE 33, OF THE PUBLIC RECORDS IN AND FOR  
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 43 SOUTH,  
RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 2

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1999



64

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record on 5/21/99 this 30 day  
of May, 1999, and duly  
recorded in Plat Book No. 85  
on Pages 21 thru 52.

DOROTHY H. WILKEN  
Clerk Circuit Court  
By Dawn A. Smith S.C.

## DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that SHOPPES AT ANDROS ISLE PARTNERS, LTD., a Florida Limited Partnership, the owners of the land shown hereon as SHOPPES AT ANDROS ISLE, being a Replat of Tract "C" of OAKTON LAKES R.P.D. as recorded in Plat Book 80, Page 33 of the Public Records in and for Palm Beach County, Florida, lying in Section 20, Township 43 South, Range 42 East, City of West Palm Beach, Palm Beach County, Florida being more particularly described as follows:

## DESCRIPTION

All of Tract "C" as shown on the plat of "OAKTON LAKES R.P.D." as recorded in Plat Book 80, Page 33 of the Public Records in and for Palm Beach County, Florida and lying in Section 20, Township 43 South, Range 42 East, Palm Beach County, Florida.

Containing 13.14 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. The landscape buffer easements, as shown hereon, are for open spaces, fencing and landscaping purposes and are hereby reserved by the Shoppes At Andros Isle Partners, LTD., a Florida Limited Partnership, its successors and assigns; said partnership, its successors and assigns, shall have the perpetual obligation to maintain said easements without recourse to the City of West Palm Beach.

2. The utility easement, as shown hereon, is hereby dedicated in perpetuity to all public utilities for the construction and maintenance of utility facilities including cable television systems. The installation of cable television systems shall not interfere with construction and maintenance of other utilities.

3. The lift station easement, as shown hereon, is hereby dedicated in perpetuity to the City of West Palm Beach, its successors and assigns, for lift station and related purposes.

IN WITNESS WHEREOF, the above-named Limited Partnership has caused these presents to be signed by its General Partner and the seal of the General Partner to be affixed hereto this 10<sup>th</sup> day of June, 1999.

BY: SHOPPES AT ANDROS ISLE PARTNERS, LTD.,  
a Florida Limited Partnership  
Witness: SAawn R. McI. Tyne  
BY: SHOPPES AT ANDROS ISLE, INC.,  
a Florida Corporation  
General Partner  
Witness: Stephwn E. Thompson  
BY: Dale G. Hafala, Vice President

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF LEE }SS

BEFORE ME personally appeared Dale G. Hafala who is personally known to me, or has produced NA as identification, and who executed the foregoing instrument as Vice President of the SHOPPES AT ANDROS ISLE, INC., General Partner to SHOPPES AT ANDROS ISLE PARTNERS, LTD., a Florida Limited Partnership, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the 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 10<sup>th</sup> day of June, 1999.

My commission expires: August 26, 2001

Notary Public  
CC# 674581

THIS INSTRUMENT PREPARED BY:  
JAMES A. DAVIS, P.S.M.  
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.  
(FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934)  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33402-1923

## MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF PINELLAS }SS

The undersigned 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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 10636 at page 1154 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 14<sup>th</sup> day of June, 1999.

WITNESS: Karen Branch  
KAREN BRANCH  
AN ALABAMA STATE CHARTERED BANK  
BY: William C. Williams Sr.  
WILLIAM C. WILLIAMS SR., Vice President

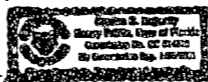
## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PINELLAS }SS

BEFORE ME personally appeared William C. Williams who is personally known to me, or has produced NA as identification, and who executed the foregoing instrument as Vice President of ANKSOUTH BANK, an Alabama State Chartered Bank and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the 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 14<sup>th</sup> day of June, 1999.

My commission expires: January 20, 2001  
Sandra E. DeJandry  
Notary Public  
CC# 614516



## TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF COLLIER }SS

We, the undersigned law firm do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in SHOPPES AT ANDROS ISLE PARTNERS, LTD.; that the current taxes have been paid; that there are no mortgages not satisfied or released of record or otherwise terminated by law, except that certain Mortgage and Security Agreement dated December 18, 1998 and recorded December 20, 1998 in Official Record Book 10833, Page 1154 of the Public Records of Palm Beach County, Florida.

Rostzel & Andrew  
A Legal Professional Association

Dated: 10 June 1999

BY: Stephen E. Thompson, Shareholder

## CITY SURVEYOR'S APPROVAL

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }SS

This plat has been reviewed in accordance with chapter 88-20 Section 177.081, Florida Statutes.

BY: Vincent J. Noel DATE: 6/22/99

Vincent J. Noel, P.S.M.  
Florida Surveyor and Mapper, Reg. # 4189

## CITY APPROVALS AND ACCEPTANCE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }SS

This plat shown hereon has been approved 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 20<sup>th</sup> day of JUNE, 1999.

Approved and accepted by: Joel T. Davis  
Mayor: Joel T. Davis  
William M. Moss  
City Planning Board Chairman: William M. Moss

## SURVEYOR'S CERTIFICATION

This is to 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") and Monuments according to Section 177.001 (9), F.S. 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, Florida.

James A. Davis  
James A. Davis, P.S.M.  
License No. LS4809, State of Florida  
Gee & Jenson  
Engineers-Architects-Planners, Inc.  
One Harvard Circle  
West Palm Beach, Florida 33409  
Certificate of Authorization Number LB2934

## LAND USE

TRACT 1 (COMMERCIAL)	1.02 ACRES
TRACT 2 (COMMERCIAL)	1.01 ACRES
TRACT 3 (COMMERCIAL)	11.11 ACRES
TOTAL	13.14 ACRES

## NOTES

Bearings shown hereon are relative to the monumented South line of the Southwest one-quarter of Section 20, Township 43 South, Range 42 East Palm Beach County Florida as shown on the plat of "Oakton Lakes R.P.D." as recorded in Plat Book 80, Page 33 of the Public Records in and for Palm Beach County, Florida which bears South 88°44'50" East.

The building setbacks shall conform to the City of West Palm Beach zoning code.

No building or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Landscaping on utility easements shall require prior approval of all utilities occupying same.

Where drainage easements and any other type of easements cross, any and all uses for drainage purposes shall take precedence.

All platted utility easements shall also be easements for the construction, installation maintenance and operation of cable television services; provided however, that no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lot lines are non-radial unless otherwise noted.

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.

## LEGEND

- SR — Permanent Reference Monument (#LS4802)
- P.R.M. — Permanent Reference Monument
- O — 1/2" Iron Rod and Cap Set
- O.R.B. — Official Record Book
- U.E. — Utility Easement
- R/W — Right-Of-Way
- CS — Chord Bearing
- CL — Chord Length
- E — Centerline
- L — Arc Length
- P.B. — Plat Book
- R — Radius
- AC — Acres
- D — Date
- PG. — Page

