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SHEET 1 of 12

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OROTHY H WILKEN

CLERK OF THE CIRCUIT COURT

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SANDLER AT ANOROS IS

SEAL ANDROS ISLE ROPERTY TWEERS

DANTON LAKES CAND

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

HIS PLAT WAS FILED FOR RECORD AT November, 1997, AND DULY RECORDED IN PLAT BOOK 81. ON

THROUGH 98

PART OF A RESIDENTIAL PLANNED DEVELOPMENT (A BEING A REPLAT OF TRACT "A" AND TRACT "B", OAKTON LAKES R.P.D., RECORDED IN PLAT BOOK 80, PAGE 33, AND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS, THAT ANDROS ISLE, L.P., A VIRGINIA LIMITED PARTNERSHIP, BY SANDLER AT ANDROS ISLE, I.NC., A VIRGINIA CORPORATION, ITS GENERAL PARTNER, AND OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, OWNERS OF THE PARCEL OF LAND SHOWN HEREON AS "ANDROS LEE", LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A" AND TRACT "B", OAKTON LAKES R.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 33, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 251.31 ACRES, MORE OR LESS.

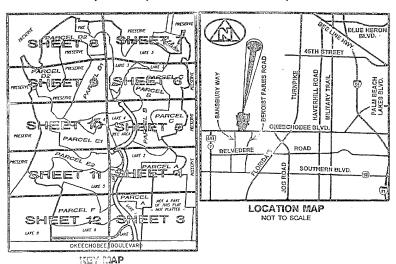
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE

- PARCELS "A", "B", "C", "D-1", "D-2", "E-1", "E-2", AND "F", (HOUSING PARCELS) AS SHOWN HEREON, ARE HEREBY RESERVED FOR HOUSING UNIT CONSTRUCTION AND ALL OTHER LEGAL AND LAWFUL PURPOSES.
- THE CLUBHOUSE PARCEL, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR CLUBHOUSE CONSTRUCTION AND RECREATION PURPOSES AND IS THE PERPETUAL MAINTENACE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACTS TIL1" TIL2" TIL3" TIL4" TIL5" TIL6" AND TIL7" (LAKE TRACTS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACTS "R-1", AND "R-2", (ROADWAYS) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROADWAY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS ANDOR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVERALL OF TRACTS "R-1" AND "R-2", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH 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-PROTT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACTS "LB-1", "LB-2" (LANDSCAPE/BUFFER TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR LANDSCAPING AND 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
- TRACT "O" (OPEN SPACE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND IS THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- TRACTS 'P-1', 'P-2", 'P-3', 'P-4', AND 'P-5', (PRESERVE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRESERVATION AND CONSERVATION PURPOSES, AND NO ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION ARE ALLOWED WITHIN SAID TRACTS
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TFLEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 11. THE LANDSCAPE FASEMENTS, AS SHOWN HEREON, ARE HEDERY DEDICATED TO THE ANDROS ISLE PROPERTY THE ENRISEAPE ASSEMENTS, AS SHOWN HEREBUY, ARE HEREBY DELIVATED TO THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-POFT CORPORATION, ITS SUCCESSORS ANDROR ASSIGNS, FOR LANDSCAPING AND SIGNAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACT "PS", AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR STORM WATER PUMP STATION AND PUMP STATION ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA
- 13. THE LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY CEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF MATER AND SEWER UTILITIES.

IN WITNESS WHEREOF, ANDROS ISLE, L.P., A VIRCINIA 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 6 YOUR DAY OF

ANDROS ISLE, L.P. A VIRGINIA LIMITED PARTNERSHIP BY ITS GENERAL PARTNER SANDLER AT ANDROS ISLE, INC. / NOAmel ATTEST BY: RAYMOND L. GOTTLIEB, ASST. SECRETARY 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 (H-WF) (HAVE NOT) PRODUCED (AND RESPECTIVELY) AS IDENTIFICATION, AND (IDID) (MEN-DAT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASST, SECRETARY, RESPECTIVELY, OF SANDLER AT ANDROS ISLE, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIRED 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 6th DAY OF OCHOBER MY COMMISSION EXPIRES: 8-81-98 NOTARY PUBLIC: Delua a.

IN WITNESS WHEREOF, OAKTON LAKES LAND COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT GEORGET FUNCRE AND ATTESTED BY ITS SECRETARY WILMA A FUNOSE OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF 0,27. 1997.

BY: OAKTON LAKES LAND COMPANY ST Wilman A ELMORE, SECRETAR

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE WHO (ARE) (ARE-NOT)

BEFORE MIE PENSUMALLY APPEARED GEORGE T. ELMORE AND WILMA A. ELMORE WHO (ARE) (HAE—HOPP) PERSONALLY KNOWN TO ME AND HEAVEN, HAVE NOT) PRODUCED (AND RESPECTIVELY) AS IDENTIFICATION, AND (DID) (BID—NOP) TAKE AN OATH, 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 OPFICERS 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 BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT 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 27 DAY OF October MY COMMISSION EXPIRES: 2.25.98 NOTARY PUBLIC:

ACCEPTANCE OF RESERVATIONS:

STATE OF VIRGINIA CITY OF VIRGINIA BEALL!)

THE ANDROS ISLE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAIDASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED MEREON, DATED THIS 600 DAY OF

THE ABDROSISLE PROPERTY OWNERS ASSOCIATION, INC. Minell ATTEST RAYMOND L GOTTLER ASST SECRETAET STEVEN B. SANDLER PRESIDENT ACKNOWLEDGEMENT:

STATE OF VIRGINIA CITY OF VIRGINIA BEACH)

BEFORE ME PERSONALLY APPEARED STEVEN B SANDLER AND RAYMOND LIGOTH LEB WHO ARE PERSONALLY BEFORE ME PERSONALLY APPEARED STEVEN B. SANDLER AND RAYMOND L. GOTTLIEB, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND ASST. SECRETARY OF THE 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 GAT DAY OF OCHO! 1997. MY COMMISSION EXPIRES: 8-31-28 NOTARY PUBLIC: Delug a. Disty

SURVEYOR'S NOTES:

1. ① DENOTES A SET \$2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
2. ② DENOTES A SET \$2424 PERMANENT CONTROL POINT (P.C.P.).
3. ② DENOTES A FOUND \$2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
4. THE BASE BEARING (BB) FOR THIS PLAT IS THE ASSUMED BEARING OF SOUTH 88*44'50" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND ALL OTHER REARINGS ARE RELATIVE THERETO.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- EMBERAL EASEMENT INDIES & RESTRICTIVE COVERNANTS.

 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 CONCEINE WITHIN THE AMERICAN TO THE PROPERTY OF THE PROPERTY OF A UTILITY EASEMENT WHICH CONCEINE WITHIN THE AMERICAN THE PROPERTY OF THE PROPERTY OF A UTILITY EASEMENT WHICH CONCEINE WITHIN THE AMERICAN THE PROPERTY OF THE PRO
- COINCIDES WITH A LAKE MAINTENANCE EASEMENT.
- 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

I HERERY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION / NO SUPERVISION. THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PROBLEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, DIG.

27 Du Canacean DATE: 19013097

CITY APPROVAL:

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

THIS PLAT, AS SHOWN HEREON, IS HE, THY YORROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLONIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFETS TO DEDICATE CONTAINED ON THIS PLAT THIS 7 DAY OF 1997

... m. ... back

AREA TABULATION:

PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "E-1"
PARCEL "E-2"
PARCEL "F"
TRACT "R-1" 6.61 ACRES
TRACT "R-2" 1.12 ACRES
TRACT "LB-1" 1.85 ACRES
TRACT "LB-2"
TRACT "L-1" 3.62 ACRES
TRACT "L-2"
TRACT "L-3" 19.04 ACRES
TRACT "L-4" 5.34 ACRES
TRACT "L-5"
TRACT "L-6"
TRACT "L-7"
TRACT "O"
TRACT "P-1"
TRACT "P-2"
TRACT "P-3" 1.24 ACRES
TRACT "P-4"
TRACT "P-5" 0.46 ACRES
TRACT "PS" 0.19 ACRES
CULENOUSE PARCEL 480 ACRES
TETAL
1 Copulation

SEAL

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENICH MARK LAND SURVEYING & MAPPING, INC 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



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ANDROS ISLE