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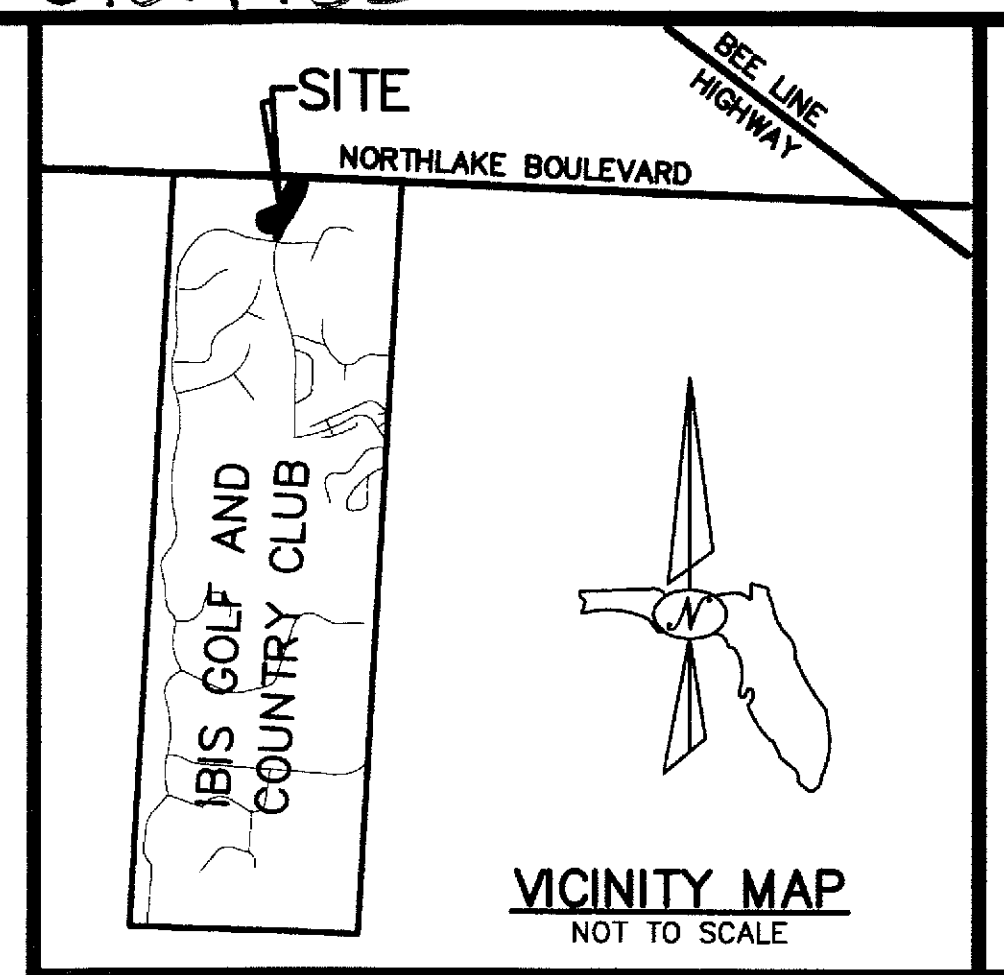
IBIS GOLF AND COUNTRY CLUB PLAT No.36

PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PARCEL CC AND PARCEL MM, IBIS GOLF AND COUNTRY CLUB PLAT No. 14, RECORDED IN PLAT BOOK 75, AT PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING LAND IN THE SOUTHWEST QUARTER OF SECTION 13, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

MARCH 2012 SHEET 1 OF 2

00074-300



78

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record on 2/20/12
this 3 day of April 2012
and duly recorded in Plat Book 115
on Page(s) 78-79
Sharon R. ... Clerk & Comptroller

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTIONS 13 AND 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT No.36

BEING A REPLAT OF PARCEL CC AND PARCEL MM, IBIS GOLF AND COUNTRY CLUB PLAT No.14, RECORDED IN PLAT BOOK 75, AT PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL CC IN IBIS GOLF AND COUNTRY CLUB PLAT NO.14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, AT PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND

PARCEL MM IN IBIS GOLF AND COUNTRY CLUB PLAT NO.14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, AT PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCELS LL AND MM, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY BY IBIS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A COMMON ELEMENT TO BE USED AS OFFICE SPACE, LEISURE SPACE AND RECREATIONAL AREAS FOR THE EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS AT IBIS GOLF AND COUNTRY CLUB, WHO COMPRISE THE MEMBERSHIP OF IBIS PROPERTY OWNERS ASSOCIATION, INC., PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR IBIS GOLF AND COUNTRY CLUB, AS RECORDED IN OFFICIAL RECORDS BOOK 6534 AT PAGE 1173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL AMENDMENTS MADE THERETO.

SAID PARCELS ARE NOT TO BE USED FOR ANY RESIDENTIAL HOME DEVELOPMENT OR CONSTRUCTION.

SAID PARCELS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID IBIS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE IBIS PROPERTY OWNERS ASSOCIATION, INC. 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 29 DAY OF March, 2012.

IBIS PROPERTY OWNERS ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Jay L. Chaskin (print name and title)
President

WITNESS: Ed Attaladi (print name)
Patricia A. Erdman (print name)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jay L. Chaskin WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO TO FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF March, 2012.

MY COMMISSION EXPIRES: April 18, 2012 COMMISSION NO. DD 77 4033

Roberta Leggett
NOTARY PUBLIC

Roberta Leggett
PRINTED NAME

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON PARCEL CC 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 RECORD BOOK 24237 PAGE 1034, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BB&T HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, THIS 29 DAY OF MARCH, 2012.

BB&T

BY: Ken Galaska (PRINT NAME)
Vice President (PRINT TITLE)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Ken Galaska, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BB&T, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH Vice President OF SAID BB&T, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF MARCH, 2012.

MY COMMISSION EXPIRES: 3/11/2014 COMMISSION NO. 08940729

Donna M. Bannard (PRINTED NAME)
NOTARY PUBLIC

Donna M. Bannard (PRINTED NAME)

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED, OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT; AND FURTHER ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 7641, AT PAGES 675 THROUGH 741, INCLUSIVE, AND ACCESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 7661, AT PAGES 255 THROUGH 268, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

DATED THIS 29 DAY OF MARCH, 2012.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT 18

ATTEST: Clare Bardin, Jr. (PRINTED NAME)
O'NEAL BARDIN, JR., ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: Ronald M. Ash (PRINTED NAME)
RONALD ASH, PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DANIEL A. KASKEL, 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 THE IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES 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.

SACHS SAX CAPLAN, P.L.

BY: Daniel A. Kaskel (PRINTED NAME)
DANIEL A. KASKEL
ATTORNEY-AT-LAW LICENSED IN FLORIDA

DATED: March 29, 2012

SURVEYOR'S CERTIFICATE

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), ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

John E. Phillips, III (PRINTED NAME)
JOHN E. PHILLIPS, III, P.S.M.
License No. 4826
State of Florida

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

Vincent J. Noel (PRINTED NAME)
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO.4169

CITY APPROVAL

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 30 DAY OF APRIL, 2012.

BY: Jerri Muonio (PRINTED NAME)
JERRI MUONIO, MAYOR

BY: Steven Manans (PRINTED NAME)
STEVEN MANANS, CHAIR
CITY PLANNING BOARD

NOTES:

- BEARINGS ARE CONSISTENT WITH ALL IBIS PLATS OF RECORD AND ARE BASED ON A BEARING OF N87°38'58"W ALONG THE CENTERLINE OF SANDHILL WAY WEST, IBIS GOLF AND COUNTRY CLUB PLAT No.1, PLAT BOOK 66, PAGE 58.
 - PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET, UNLESS NOTED OTHERWISE.
 - PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
 - NO BUILDINGS OF 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - TRACT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - AREAS:
PARCEL MM = 1.80 ACRES
PARCEL LL = 2.86 ACRES
 - 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.

IBIS POA SEAL IBIS POA NOTARY SEAL BB&T SEAL BB&T NOTARY SEAL CLERK OF THE CIRCUIT COURT SEAL SURVEYOR'S SEAL CITY OF WPB CHIEF OF SURVEYS SEAL CITY OF WPB SEAL

THIS INSTRUMENT PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826,
BROWN & PHILLIPS, INC.
CERTIFICATE OF AUTHORIZATION LB-6473
1860 OLD OKEECHOBEE ROAD, SUITE 509
WEST PALM BEACH, FLORIDA 33409

SHEET 1 OF 2
JOB No.11-028