



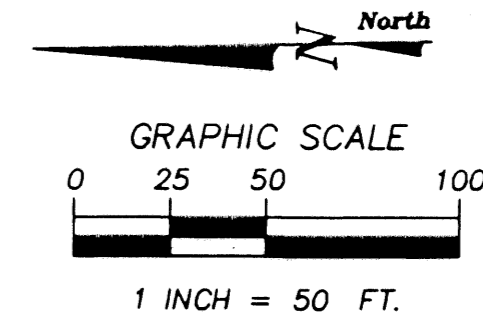
IBIS GOLF AND COUNTRY CLUB PLAT NO. 16A

A PLAT OF
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF LOTS 14 THRU 20, OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 16, AS RECORDED
IN PLAT BOOK 75, PAGES 152-154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATED IN SECTIONS 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA

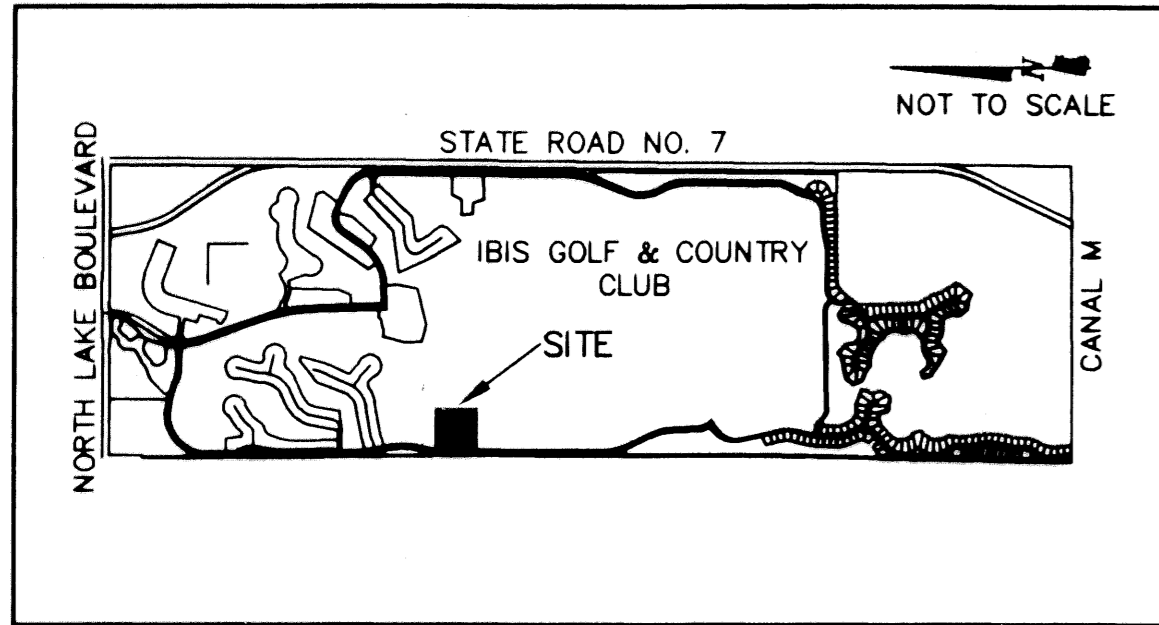
FEBRUARY, 1996

10

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 9:00 A.M.
this 20 day of March, 1996
and duly recorded in Plat Book No. 77
of page 10
Book No. 77 KEB, Clerk of Circuit Court
by Laura G. Martin



LOCATION MAP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 14 THRU 20 OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 152-154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 1.696 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

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

KNOW ALL MEN BY THESE PRESENTS THAT IBIS OF WEST PALM BEACH, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 16A

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

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED FOR OPEN SPACE AND RECREATION PURPOSES AND RESERVED TO IBIS OF WEST PALM BEACH, INC.

UTILITY EASEMENTS:

NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE TELEVISION SERVICES, PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, IBIS OF WEST PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 6th DAY OF February, 1996.

IBIS OF WEST PALM BEACH, INC., A FLORIDA CORPORATION

BY: Irvin E. Kebler PRESIDENT ATTEST: Jerome J. Henson SECRETARY

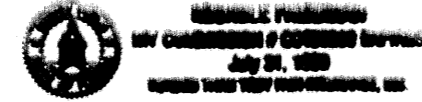
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED IRVIN E. KEBLER, AND JEROME J. HENSON, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED IBIS OF WEST PALM BEACH, INC., A FLORIDA CORPORATION; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 6 DAY OF February, 1996.

COMMISSION NUMBER:



Michele Friedman
NOTARY PUBLIC
MICHELE FRIEDMAN
PRINT NAME

LEGEND:

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. LS 4382
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4873
- * - DENOTES ZERO LOT LINE SIDE
- U.E. - DENOTES UTILITY EASEMENT
- ⊕ - DENOTES CENTERLINE

MORTGAGEE'S CONSENT

STATE OF MICHIGAN
COUNTY OF OAKLAND

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 5943, AT PAGE 1693, AS MODIFIED IN OFFICIAL RECORD BOOK 6143, PAGE 1852 AND OFFICIAL RECORD BOOK 7033, PAGE 1096; AND THAT CERTAIN ADDITIONAL MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 6143, PAGE 1874, AS MODIFIED IN OFFICIAL RECORD BOOK 6845, PAGE 1512; BOTH OF WHICH MORTGAGES WERE CONSOLIDATED, AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 7978, PAGE 1218, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

MICHIGAN NATIONAL BANK, NATIONAL BANKING ASSOCIATION
ATTEST: Jerome J. Henson IRVIN E. KEBLER, VICE PRESIDENT
Jerome J. Henson JEROME J. HENSON, VICE PRESIDENT

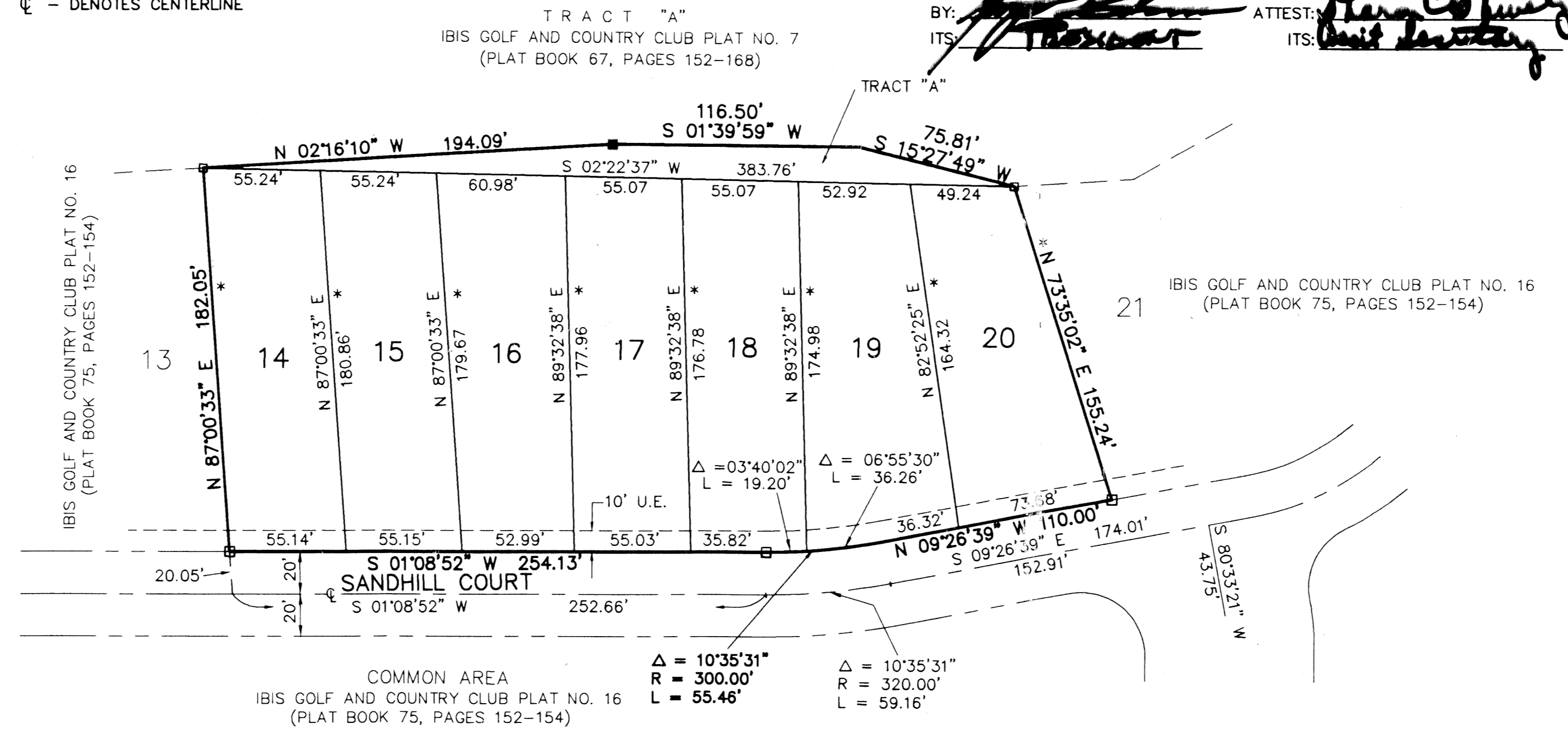
MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 8884, PAGE 1168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREON.

HARDRIVES OF DELRAY, INC., A FLORIDA CORPORATION.

BY: Henry C. Shively ATTEST: Henry C. Shively
Henry C. Shively HENRY C. SHIVELY, VICE PRESIDENT

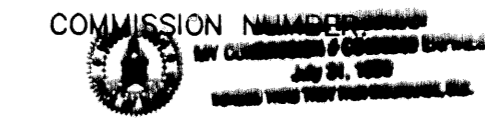


ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEROME J. HENSON AND IRVIN E. KEBLER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION; THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE 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 6 DAY OF February, 1996.



Michele Friedman
NOTARY PUBLIC
MICHELE FRIEDMAN
PRINT NAME

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 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, FLORIDA.

Pasquale Volpe
PASQUALE VOLPE
REGISTERED SURVEYOR NO. 4873
STATE OF FLORIDA

APPROVALS

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

THE PLAT, AS 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 9 DAY OF March, 1996.

BY: Nancy M. Graham
NANCY M. GRAHAM, MAYOR

APPROVED: Edwin J. J. 1996
CITY PLANNING BOARD

BY: William M. Moss
WILLIAM M. MOSS, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED James C. Reeves AND James W. Gustafson TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS President AND Vice President, RESPECTIVELY, OF HARDRIVES OF DELRAY, INC., A FLORIDA CORPORATION; THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID 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 19th DAY OF Feb., 1996.

COMMISSION NUMBER: James C. Reeves
NOTARY PUBLIC
James C. Reeves
PRINT NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA 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 IBIS OF WEST PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 1995; 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.

DATE: 2-21-96 BY: James W. Gustafson
JAMES W. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD, SUITE 100
WEST PALM BEACH, FLORIDA 33401

THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.S.M.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 104 JUPITER, FL 33468 407-746-3848
2400 S.E. HENTERY ROAD SUITE 300 STUART, FL 34996 407-296-2082
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 407-461-2428
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-654-3379

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IBIS OF WEST PALM BEACH, INC. NOTARY MICHIGAN NATIONAL BANK NOTARY SURVEYOR CITY OF WEST PALM BEACH STEWART TITLE HARDRIVES OF DELRAY, INC. NOTARY

Subdivision: IBIS GOLF & COUNTRY CLUB
BOOK 77 PAGE 10
ZONING: FLOOD MAP
CITY OF WEST PALM BEACH