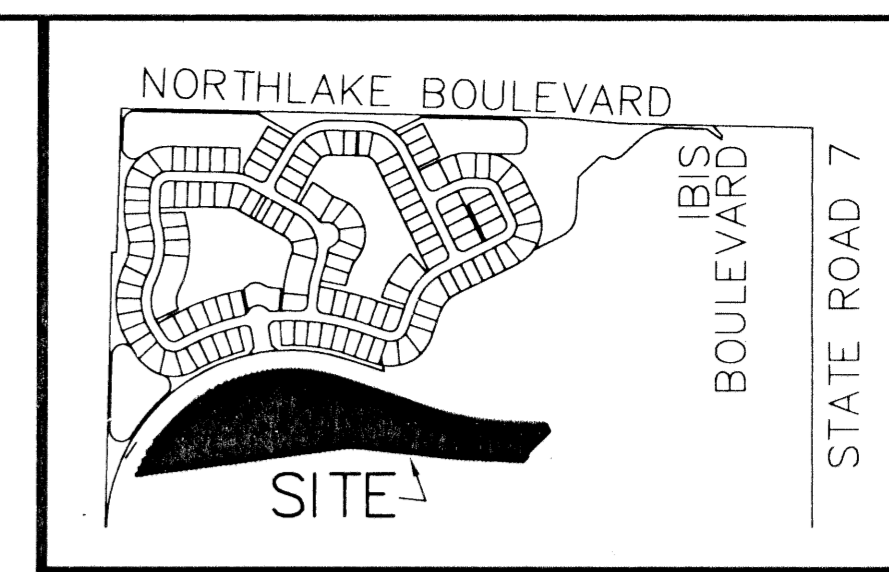


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 17

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF TRACT "A", IBIS GOLF AND COUNTRY CLUB  
 PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC  
 RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



# 180

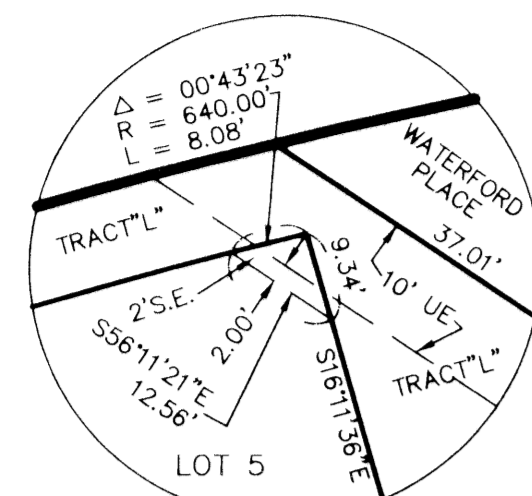
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 1997 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

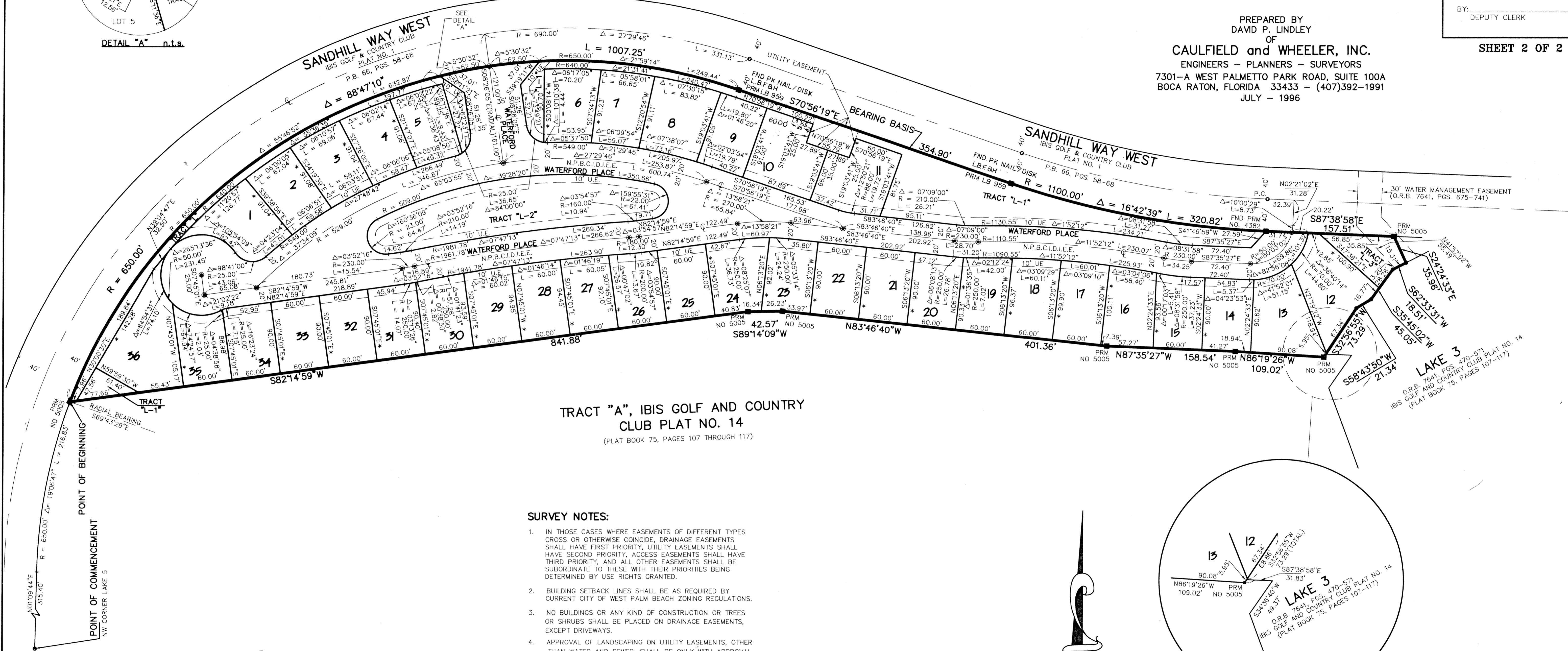
BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 2 OF 2

PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (407)392-1991  
 JULY - 1996



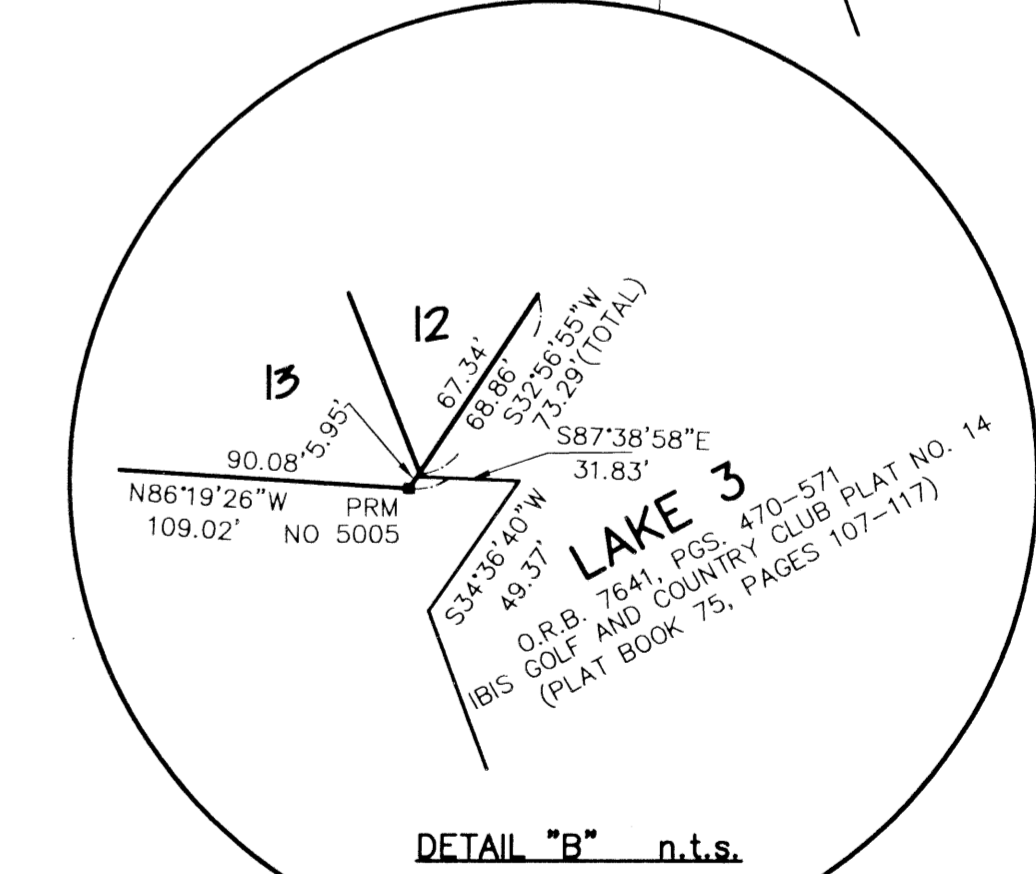
DETAIL "A" n.t.s.



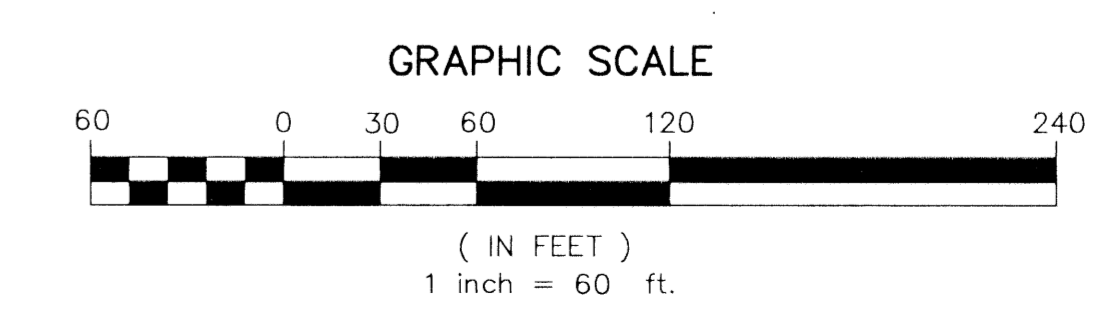
TRACT "A", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14  
 (PLAT BOOK 75, PAGES 107 THROUGH 117)

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF TRACT "A", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING S70° 56' 19"E. AS LABELED BEARING BASIS.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- Lines intersecting curves are non-radial unless shown otherwise.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005.
- \* - DENOTES ZERO LOT LINE SIDE OF UNIT.
- N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
- S.E. - DENOTES SIGN EASEMENT



DETAIL "B" n.t.s.



### PUD TABULAR DATA

TOTAL AREA THIS PLAT	8.687 ACRES
AREA OF RESIDENTIAL	5.023 ACRES
AREA OF PRIVATE ROADWAY	2.289 ACRES
AREA OF OPEN SPACE (TRACTS L-1, L-2, L-3)	1.375 ACRES
TOTAL NUMBER OF UNITS PROPOSED THIS PLAT	36
DENSITY PROPOSED THIS PLAT	4.14 UNITS/ACRE

SUBDIVISION - IBIS GOLF & COUNTRY CLUB  
 PLAT NO. 17  
 PAGE 180  
 FLOOD MAP # -  
 ZONING -  
 ZIP CODE -  
 PUD NAME - CITY OF WEST PALM BEACH  
 TAZ - 826