DEDICATIONS AND RESERVATIONS

1. UTILITY EASEMENTS:

2. ROAD:

KNOW ALL MEN BY THESE PRESENTS THAT IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/BIS, NC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, OWNERS OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 20

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

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 MITHIN SAID EASEMENTS.

MONTE VERDE LACIL AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE MONTE VERDE AT 18IS HOMEOWHER ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACULITIES. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTE VERDE AT 18IS HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH COUNTY IMPROVEMENT DISTRICT. 18IS WEST PALM PARTNERS, LP. "HEREBY RESERVES UNTO TISELY ITS AFFILIATES AND THEM FARMED TO RECOVER WITHOUT STATEMENT OF THE MORE SAME CRESS OVER LINDER, ACROSS AND EMPSHADE MONTE VERDE LAME, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES

THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

THE COMMON AREA AS SHOWN HEREON AS TRACTS L-1 AND L-2

THE COMMON AREA AS SHOWN HEREON AS TRACTS L-1 AND L-2

ARE HEREBY DEDICATED TO THE MONTE VERDE AT 1815

HOLEOWIERS ASSOCIATION, INC. FOR OPEN SPACE, SIGNAGE AND

LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF

UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE

FACILITIES, AND IS THE PERPETUAL MAINTENANCE DEBUGATION OF SAID

ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM

BEACH AND WITHOUT RECOURSE TO THE ORTHERN PALM BEACH

COUNTY IMPROVEMENT DISTRICT.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MONTE VERDE AT 1815 HOMEOWIERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF GRANAGE FACILITIES AND SHALL BE THE PERFETUAL MAINTENANCE GELIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE MORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, FLORIDA.

3. COMMON AREAS: (TRACTS L-1 AND L-2)

DRAINAGE EASEMENTS:

AND UPHARMAGE FACIUITES.

AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF
MONTE VERIDE LANE, AS SHOWN HEREON, IS HEREBY
DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT
DISTRICT FOR ACCESS TO AND FROM SAD DISTRICTS WATER
MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER
MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER
MANAGEMENT FOR THE PROPERTY RIGHTS DATED MATER
MANAGEMENT FURIOUS SAD INGRESS-EGRESS EASEMENTS DATED MATER
RELEASO TO SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MATER
RELEASO TO SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MATER
THE PROPERTUAL MAINTENANCE DEBIGATION OF PALM BEACH
COUNTY, FLORIDA. THE LANDS LYNG IN AND HADDER SAD INCRESS-ECRESS EASEMENTS ARE
THE PERPETUAL MAINTENANCE DELIGATION OF THE MONTE VERDE AT 1815 HOWEOWNERS
ASSOCIATION, INC., IT'S SUCCESSORS AND/OR ASSIONS, WITHOUT RECOURSE TO SAID
DISTRICT.

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS "A". "B" AND "D", IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 160 AND A PORTION OF LAKE NO. 21, AS RECORDED IN OFFICIAL RECORDS BOOK 7641, PAGES 470 THROUGH 571 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

ACKNOWLEDGMENT

STATE OF HICHIGAN)

ACKNOWLEDGMENT

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

DEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND KARMINETO WILLIAM OF

DEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND TO THE PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIMEDUALS DESCRIBED IN AND WHO EXECUTED THE FORECOME INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE BIS WEST PAIN PARTNERS LP., A DELAWARE LIMITED PARTNERSHIP. BY BREI/BIS, INC., A DELAWARE CORPORATION, ITS MACHINOLOGICAL PROPERTY OF THE CORPORATE SAIL DESCRIPTION OF THE PROPERTY OF THE CORPORATE SAIL OF THE PROPERTY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATE AUTHORITY AND THAT SAIL INSTRUMENT BY DUE AND REQUILAR CORPORATION AND LIMITED PARTNERSHIP.

WITHE MAIN HAND AND DEFICIAL SEAL THIS DUE TO SAIL OF MAINTENERSHIP.

NOTARY FUBILIES.

NOTARY FUBILIES.

LUCIA R. MARTE

MORTIGACES S. CONSENT.

THE UNDERSIGNED HEREBY CSNIFIES 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 RECORDS BOOK 9289, AT PAGE 744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY ARCREMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BEFORE ME PERSONALLY APPEARED LAWRENCE GLADCHUN AND BEROL
TOLLED WHO ARE PERSONALLY KNOWN TO ME OR HAVE
PRODUCED
WHO ARE PERSONALLY KNOWN TO ME OR HAVE
PRODUCED
OF MICHIGAN NATIONAL
BANKIN A SIDENTIFICATION, AND WHO EXECUTED THE
DANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH
INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE
SEAL AFFIRET DI THE CORPORATION STRUMENT IS THE CORPORATION SEAL OF
SEAL AFFIRET DI THE CORPORATION OF THE COR

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREOTY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT_THIS DAY OF 1997

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS ______ DAY OF

MICHIGAN TOTONAL BANK A NATIONAL BANKING ASSOCIATION

BY:

LAWRENCE GLADCHUN
SECRETARY

MITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF

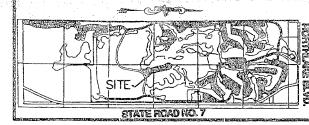
MY COMMISSION EXPIRES: 4-5-99 WASHTENAW COUNTY MOTHRY ACTING IN ORKLAND COUNTY, HI

BY: Seaces My Branch MAYOR

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD

BY Willow WW dos



LOCATION/KEY MAP N.T.S.

STATE OF FLORIDA STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:28 E. M.
THIS 25. DAY OF SAGERIACH
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK 51. ON
PAGES 6. AND 7.

SEP-25-1V97 J:28FB 97-345348

DOROTHY H WILKEN CLERK CIRCUIT COURT

BY: Leigh A Stalle

SHEET 1 OF 2

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPE-CROSS OR OTHERWISE CONICIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SCOOND PRIORITY, ACCESS EASEMENTS SHALL HAV THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBDRDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 2. BUILDING SETBACK UNES 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.
- UF ALL UTILITIES OCCUPYING SAME.
 BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED
 ON THE SOUTH LINE OF TRACT "B", "BIS GOLF AND COUNTRY CLUB PLAT
 NO. 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
 67, PAGES 152 THROUGH 188 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, BEARING S 80" O7" 13" E.
 PR.M. = INDICATES 4".

m

- 6 P.R.M. INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- 7. U.E. INDICATES UTILITY EASEMENT.
- B D.F. INDICATES DRAINAGE FASEMENT.
- LINES INTERSECTING CURVES ARE 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.
 N.P.B.C.I.D.I.L.L. DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
 N/R INDICATES NOR RADIAL.
- PLAT 7 IBIS PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- N.P.B.C.I.D.I.E.E. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS / EGRESS EASEMENT.
- 16. G DENOTES ZERO LOT LINE.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PAIM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS—EGRESS EASEMENT OVER

MENTE VERBE LAME, AS SHOWN HEREON, ACHIOVALEDEING

SAID EASEMENT IS SUBJECT TO THAT CENTAIN AGREDIENT AS TO REVERTER

AND/OR RELEASE OF SPECIFICATIVE DESIGNATED PROPERTY RIGHTS DATED

MAY 24, 1993, AND RECORDED IN THE CENTAIN AGREDIENT AS TO REVERTER

AND ADDITIONAL OF SPECIFICATIVE PROPERTY OF THE PROPERTY OF THE PROPERTY ACCOUNTY,

FLORIDA, AND HEREBY ACKNOWLEDES SAID DISTRICT HAS NO

NAINTEANNED OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID

NORESS—EGRESS EASEMENT LIES; AND HEREBY ACKNOWLEDGES THAT THERE

ARE NO OTHER DEDICATIONS TO, NOR MANITEANNED RESPONSIBILITIED BEING

RICHARD BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNT!

DATE: 8/29/97

BY William L Kang laster WILLIAM L KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

ATTEST 1 ATTEST L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A THUE AND CORRECT REPRESENTATION OF A SULL Y MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND AND SUPERVISION AND SUPERVISION OF A SULL Y MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION OF A SULL Y REPRESENT OF THE REST OF MY REPRESENT OF THE REPRESENCE MONUMENTS (P.R.M.S.) HAVE BE THE OBJECT OF THE REPRESENCE MONUMENTS CONTROL POINTS (P.C.P.S.) WILL BE SET UNDER THE GUARANTESS POSTED WITH THE CITY OF WEST PALM BEACH, FLORICA FOR THE REQUIRED WITH A CONFUSION OF THE REQUIRED WITH A CONFUSION OF THE REQUIRED WITH A CONFUSION OF THE REQUIRED WITH A CONFUSION ON THE REQUIRED WITH A CONFUSION OF THE REQUIRED WITH A CONFUSION ON THE REQUIRED WITH A CONFUSION OF THE COURSE WITH A CON

DATE: 8-13-97

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR \$5005
STATE OF FLORIDA
LB \$3581

DAVID P. LINDLEY

CAULFIELD and WHEELER. INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUIVE 100A BOCA RATON, FLORIDA 33433 - (407)392-1991

FEBRUARY - 1997

PREPARED BY

DESCRIPTION

RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "B". THENCE SBB0713 E ALONG THE SOUTH LINE OF SAID TRACT "B". A DISTANCE OF 130.15 FEET TO THE POINT OF BEGINNING: THENCE NIS 43715", A DISTANCE OF 130.15 FEET TO THE POINT OF BEGINNING: THENCE NIS 43715", A DISTANCE OF 130.15 FEET TO A POINT OF TANGENCY: THENCE NOTSE'OT", A DISTANCE OF 32.35 FEET TO A POINT OF TANGENCY: THENCE NOTSE'OT", A DISTANCE OF 31.135 FEET TO A POINT OF TANGENCY: THENCE NOTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 2130"14", AN ARC DISTANCE OF 36.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE NOTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LIGHT, HAVING A RADIUS OF 1980 FEET, A CENTRAL ANGLE OF 200"43"15", AN ARC DISTANCE OF 583.64 FEET TO THE POINT OF TANGENCY: THENCE SOUTHEASTERLY AND SET A CHIRAL ANGLE OF A CURVE TO THE LIGHT, HAVING A RADIUS OF 1980 FEET, A CENTRAL ANGLE OF 200"43"15", AN ARC DISTANCE OF 583.64 FEET TO THE POINT OF CURVATURE; THENCE SOUTHEALY AND SOUTHEASTERLY AND SOUT

CONTAINING 560,904 SQUARE FEET / 12,877 ACRES, MORE OR LESS,

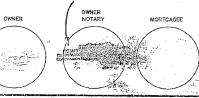
A PORTION OF TRACTS "A", "B" AND "D", "ISIS GOLF AND COUNTRY CLUB PLAT NO. 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 16B, AND A PORTION DE LAKE NO. 21, AS RECCYLLD IN OFFICIAL RECORDS DOOK 7641, PAGES 470 THROUGH 571, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

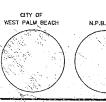
TABULAR DATA

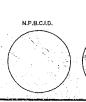
AREA OF OPEN SPACE (TRACTS L-1, L-2)	-	1.642 ACRES 0.205 ACRES
TOTAL NUMBER OF SINGLE FAMILY UNITS	THIS PLAT	48
DENSITY THIS PLAT		3.73 UNITS/ACRE

LUCIA R. MARTE NOTHEY PUBLIC; STOTE OFFICE YORK NO. 31-BOFFESE QUALIFIED IN NINY WELL COUNTY COMMISSION EXPIRES 8/21/99



MORTGAGEE NOTARY







IN WITNESS WHEREOF, IBIS WEST PALM PARTMERS L.P., A DELAWARE LIMITED PARTMERSHIP, BY BREI/BIS, INC., A DELAWARE CORPORATION, ITS MANAGING EDERAL PARTMER, HAS CAUSED TE "PERSENTS TO BE SIGNED BY ITS MOE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2A DAY OF 1997.

IBIS WEST PAIM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/BIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

BY:

ATTEST:

ATTEST:

Mary May SECRETARY

COUNTY OF BROWARD

I MICHAEL R. FLAM

I MICHAEL R. FLAM

I MICHAEL R. FLAM

STATE OF ECORIDA, DO HEREBY CERNEY THAT I HAVE EXAMINED THE TITLE

TO THE HEREON DESCRIBED PROPERTY, THAT I HAVE EXAMINED THE TITLE

TO THE HEREON DESCRIBED PROPERTY, THAT I HAVE EXAMINED THE TITLE

TO THE HEREON DESCRIBED PROPERTY, THAT I HAVE EXAMINED THE TITLE

TO THE HEREON DESCRIBED PROPERTY, THAT I HAVE RECORDED THAT ALL MOST GROSSES OF A STATEMENT OF RELEASED

THAT THERE HAVE ENGUISHANCES OF RECORD BUT THOSE ENQUISHBRANCES

DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS

PLAT. DATED: 8-/8-97

WHITE & FLAM, P.A. BY: BOLLOGICA P.A. LICENSED IN FLORIDA

ERROL TALBOT HEAD OF RISK MANAGEMENT

Loui a. Slageon