A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS "B" AND "D". IBIS GOLF AND COUNTRY CLUB PLAT NO. 7. AS RECORDED IN PLAT BOOK 67. PAGES 152 THROUGH 168 AND A PORTION OF LAKE NO. 22. 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

PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (407)392-1991 APRIL - 1997

DESCRIPTION

A PORTION OF TRACTS "B" AND "D", "IBIS GOLF AND COUNTRY CLUB PLAT NO.
7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES
152 THROUGH 168, AND A PORTION OF LAKE NO. 22, AS RECORDED IN OFFICIAL
RECORDS BOOK 7641, PAGES 470 THROUGH 571, ALL OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

CONTAINING 21,2592 ACRES OF LAND, MORE OR LESS

OWNER

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH

LUCIA R. MARTE ... NOTARY PUBLIC , STATE OF NEW YORK ... NO. 51-5048938. QUAUTICO N. MEN. YORK COUNTY ... COMMISSION EPPRES ... B/E1/99

DEDICATIONS AND RESERVATIONS

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

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

IBIS GOLF AND COUNTRY CLUB PLAT NO. 21

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

ONLITT CASCIDITY.

NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREDY DEDICATED IN PERPETULITY 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.

2. ROADS:

RUADUS:

BLUE HERON VIAY, BLUE HERON POINT AND BLUE HERON COVE, AS SHOWN HEREON ARE PRIVATE AND ARE HEREBY DEDICATED TO THE BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACULITES, AND ARE THE PERPETUAL MAINTENANCE OR COUGATION OF THE BLUE HERON BAY HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE CITY OF WEST PALM PERCHAPITY OF THE COURSE TO THE COURT OF THE MINISTER, L.P. HEREBY RESERVES UNTO TISSELF, ITS AFFILIATES AND HERE SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS OVER, NONEX, ACROSS AND THROUGH BLUE HERON WAY, BLUE HERON POINT AND BLUE HERON COVE, AS SHOWN HERECN, AND FROT THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND BRANNAGE FACULITES.

AND DERINANCE FALLITIES.

AN INGRESS-ECREESS EASEMENT OVER AND ACROSS ALL OF BLUE HERON WAY, BLUE HERON POINT AND BLUE HERON COVE, AS SHOWN HEREON ARE HERBEY DEDICATED TO THE NORTHERN PAUL BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS BEING SUBJECT TO THAT CERTIAN AGREEMENT AS TO REVERTER AND/OR PAUL OF THE ACCESS OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MAY 2.5. THE ALL OF THE ACCESS OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MAY COUNTY, FLORIDA. THE LANDS LYNNO IN AND UNDER SAID INGRESS-ECRESS EASEMENTS ARE THE PERFETULAL MAINTENANCE CRUICATION OF THE BULE HERON BAY HOMEOWHERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

COMMON AREAS: (TRACTS L-1, L-2, L-3, L-4 AND L-5)

THE COMMON AREA AS SHOWN HEREON AS TRACTS L. L-1, L-2, L-3, L-4
AND L-5 ARE HEREBY DEDICATED TO THE BLUE HERON BAY
HOMEOWNERS 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 PERFETUAL MAINTENANCE OBJUGATION OF SAID
ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM
CEACH AND WITHOUT RECOURSE TO THE ORTHERN PALM BEACH
COUNTY IMPROVEMENT DISTRICT.

4. DRAINAGE EASEMENTS:

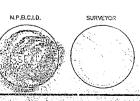
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BLUE HERON BAY HOMEOWNERS ASSOCIATION, MC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION MINUTY RECOURSE. TO THE NORTHERN PALM BEACH COOLITY MERIONEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, E.C. THE CONTROL OF THE CONTROL O

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/BIS, INC., A DELAWARE CORPORATION, ITS MANAGING CEREAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MCE PRESIDENT AND ATTESTED TO BY $_{\rm TS}$ "SCRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS $_{\rm TS}$ AMB DAY OF $_{\rm TS}$ 144G $_{\rm TS}$ 5.7

IBIS WEST PALM PARTNERS L.P., A DELAWARE UMITED PARTNERSHIP BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING SENERAL PARTNER

KAN WHATA SECRETARY





ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF NEW YORK)

EEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND KAPINE IN THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MICE PRESIDENT AND SCENETARY, RESPECTIVELY OF BIS WEST PAUM PARTIMERS L.P., A DELAWARE COMPORATION, ITS MANAGING GENERAL PARTNER. THEY ADMINISTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP THAT THE SEAL AFFIXED TO THE FORECOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE MAINTAINT AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS LEAD DAY OF ADJUST 1997.

RESTAR DATES OF STATE SAME YOUNG AND THE SHIPLE PARTIES OF STATE SAME YOUNG TO THE SHIPLE OF SHIP

MORTGAGEE'S CONSENT

THE UNDERSORED HEREBY CERTIFIES THAT IT IS THE MOLDER OF A
MORTGACE UPON THE PROPERTY DESCRIBED HEREBY AND BOES HEREBY
MORTGACE UPON THE PROPERTY DESCRIBED HEREBY AND BOES HEREBY
MORTGACE UPON THE PROPERTY OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
AND RELATED FINANCING AND SECURITY ARREWENTS
SHALL BE SUBGROUNTED TO THE DEDICATION SHOWN HEREON.

MICHIGAN NATIONAL FINANCIAL REMAINS ASSOCIATION

BY:

ERROT TALBOT
MISK MANAGEMENT

DOUG EBERT!

ACKNOW EDICAMENT

ACKNOWLEDGMENT STATE OF MICHIGAN)
COUNTY OF OAKLAND)

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

BEFORE HE PERSONALLY APPEARED WHEER'S DANGWER AND

WHO ARE PERSONALLY KNOWN TO ME OF THE PERSONALLY KNOWN TO ME OF THE PERSONALLY KNOWN TO ME OF THE PERSONALLY WHO WAS TO THE OAKLOW TO TH

DOUG EBERT

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 1997.

MY COMMISSION EXPIRES: 4/15/98
WINDERTON GO GOLFFY MOTORY PUBLIC MOTORY APPROVALS

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

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PAIN BEACH, FLORIBLA, AND THE CIT DOES HEREBY FORWALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED DAY OF DAY OF THIS PLAT THIS PLAT THE DAY OF THE OFFERS TO DEDICATE, CONTAINED DAY OFFERS TO DEDICATE.

AFPROVED BY CITY PLANNING & ZONING BOARD ON THIS ______ DAY OF BY: WILLIAM M. MOSS, CHAIRMAN MOSS

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF BROWARD)

I MICHAEL R. FLAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 1815 WEST PALM PARTHERS L.P., A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ING OTHERWISE INSTITUTION OF THE SUBDIMISSION DEPICTED BY THIS PLAT. THE CREATION OF THE SUBDIMISSION DEPICTED BY THIS PLAT.

DATED: 8-18-97

BY: Whebaol R. Flam

STATE FICAD NO. 7

LOCATION/KEY MAP N.T.S.

A CONTRACTOR OF THE PROPERTY O

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS FLAT WAS FILED FOR
RECORD AT 3:23 P. M.
THIS 25 DAY OF SECTIONED
AD, 1997 AND DULY RECORDED IN PLAT BOOK B ON PAGES B AND 9

BY: Level A. Molley

SHEET 1 OF 2

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

IMPROVEMENT DISTRICT ACCEPTANCE
THE NORTHERN PAIM BEACH COUNTY, IMPROVEMENT DISTRICT HEREBY
ACCEPTS THE INCRESS-ECRESS EASEMENT OWER
BULL HERRIN WAY, BLUE HERON POINT AND BLUE HERON COVE, AS SHOWN HEREON,
ACKNOWLEDDING SAD EASEMENT IS SUBJECT TO THAT CERTAIN AGREEMENT AS TO REVERTER
AND/OR RELEASE OF SECREFICALLY DESIGNATED PROPERTY HIGHTS DATED
MAY 24, 1990, AND RECORDED IN OFFICIAL RECORD BOOK 6473, AT PAGES
1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA: AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO
MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID
INGRESS-ECRESS EASEMENT LIES; AND HEREBY ACKNOWLEDGES THAT THERE
ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING
INCURRED BY SAID DISTRICT ON THIS PLAT.

BY William & Salake
William L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SURFENSION AND HITT SAID SURVEY! IS ACCURATE TO THE BEST OF MY (MOUNEDER AND ELLUE: THAT FERMANENT REFERENCE HOWILDENTS (P.R.H.'S) HAVE BEEN PLACED. AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (F.C.P.'S) VILL BE SET UNDER THE GUARANTES POSTED WITH THE CITY OF PALM BEACH, FLORIDA FOR THE REQUIRED HAPROYEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLES WITH ALL FREQUIRED HAPROYEMENTS OF CHAPTER THAT THE SURVEY DATA COMPLES WITH ALL ORDINANCES OF THE CITY OF VEST PALM BEACH, FLORIDA FOR THESE, AS AMENDED, AND ORDINANCES OF THE CITY OF VEST PALM BEACH, FLORIDAS TO THE SURVEY.

DATE: 8-13-97

DAVIO P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

13919