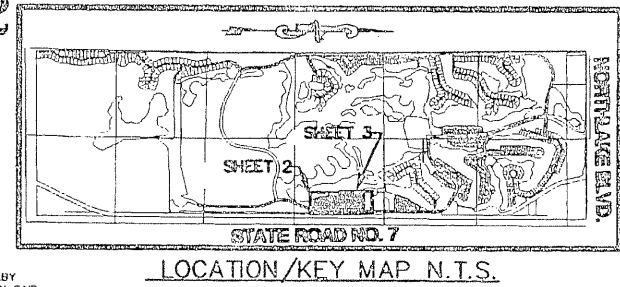


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 22

# 125

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 - (561)392-1991  
MAY - 1997

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF TRACT "B", IBIS GOLF AND COUNTRY CLUB  
PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 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



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:30 P.M.  
THIS 16TH DAY OF DECEMBER  
A.D. 1997 AND DULY RECORDED  
IN PLAT BOOK 81 ON  
PAGE 125 AND 127.  
CROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: *Laura A. M...  
DEPUTY CLERK*

### DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT B, "IBIS GOLF AND COUNTRY CLUB PLAT NO. 7", AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168, CITY OF WEST PALM BEACH, FLORIDA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT B, AS SHOWN ON THE PLAT OF "IBIS GOLF AND COUNTRY CLUB PLAT NO. 7", AS RECORDED IN PLAT BOOK 66, PAGES 58 THROUGH 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER IS ALSO THE NORTHEAST CORNER OF SAID TRACT B OF SAID PLAT NO. 7, SAID CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SANDHILL WAY EAST (AN 80.00 FOOT RIGHT-OF-WAY), AS SHOWN ON SAID PLAT NO. 7 AND NO. 7, PROCEED S 01° 44' 12" W ALONG SAID EAST LINE OF SAID TRACT B OF THE AFORESAID "IBIS GOLF AND COUNTRY CLUB PLAT NO. 7" AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID SANDHILL WAY EAST, A DISTANCE OF 282.21 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 01° 44' 12" W ALONG SAID EAST LINE OF SAID TRACT B AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1104.63 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1605.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 12° 58' 02", A DISTANCE OF 363.24 FEET, THENCE N 16° 33' 05" W LEAVING SAID EAST LINE OF SAID TRACT B AND ALSO LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET; THENCE N 30° 00' 00" W, A DISTANCE OF 49.30 FEET; THENCE N 09° 18' 25" W, A DISTANCE OF 55.48 FEET; THENCE N 72° 19' 00" W, A DISTANCE OF 40.92 FEET; THENCE N 70° 41' 15" W, A DISTANCE OF 39.52 FEET; THENCE N 82° 31' 01" W, A DISTANCE OF 31.30 FEET; THENCE S 80° 20' 44" W, A DISTANCE OF 54.04 FEET; THENCE N 01° 56' 07" W, A DISTANCE OF 64.13 FEET; THENCE N 11° 10' 10" W, A DISTANCE OF 234.20 FEET; THENCE N 05° 40' 40" E, A DISTANCE OF 259.25 FEET; THENCE N 17° 34' 01" W, A DISTANCE OF 440.72 FEET; THENCE N 09° 43' 21" W, A DISTANCE OF 344.17 FEET; THENCE S 71° 48' 40" E, A DISTANCE OF 38.25 FEET; THENCE S 81° 04' 17" E, A DISTANCE OF 49.55 FEET; THENCE S 89° 35' 30" E, A DISTANCE OF 499.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.425 ACRES, MORE OR LESS.  
SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

### 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 BRE/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER AND CHANNING CORPORATION XXVIII, A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 22  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 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.
- ROADS:**  
TRACT "R" AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO LARKSPUR LANDING AT IBIS, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LARKSPUR LANDING AT IBIS, INC., WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. IBIS WEST PALM PARTNERS L.P., HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH TRACT "R", AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.  
AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF TRACTS "C", "J" AND "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, SAID INGRESS-EGRESS EASEMENTS BEING SUBJECT TO THAT CERTAIN AGREEMENT AS TO REVERTER AND/OR RELEASE OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS DATED MAY 24, 1990, AND RECORDED IN OFFICIAL RECORD BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LARKSPUR LANDING AT IBIS, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
- COMMON AREAS:**  
THE COMMON AREA AS SHOWN HEREON AS TRACTS "A" THROUGH "P" ARE HEREBY DEDICATED TO LARKSPUR LANDING AT IBIS, INC. FOR INGRESS/EGRESS 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 OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- LANDSCAPE/WALL TRACT:**  
THE LANDSCAPE AND WALL TRACTS "S", "T" AND "U", AS SHOWN HEREON, ARE HEREBY DEDICATED TO LARKSPUR LANDING AT IBIS, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF WALL AND LANDSCAPE AREAS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, FLORIDA.

TABULAR DATA

TOTAL AREA OF THIS PLAT	13.425 ACRES
AREA OF RESIDENTIAL	8.285 ACRES
AREA OF PRIVATE ROADWAY (TRACT "R")	1.386 ACRES
RECREATIONAL AREA (TRACT "Q")	0.399 ACRES
AREA OF OPEN SPACE (TRACTS "A"-"P", "S"-"U")	3.355 ACRES
TOTAL NUMBER OF SINGLE FAMILY UNITS THIS PLAT	134
DENSITY THIS PLAT	9.90 UNITS/ACRE

### DEDICATIONS AND RESERVATIONS CONTINUED:

**5. RECREATION TRACT: (TRACT "Q")**  
TRACT "Q", AS SHOWN HEREON, IS HEREBY DEDICATED TO LARKSPUR LANDING AT IBIS, INC. FOR ACCESS AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

**6. SIGN AND LANDSCAPE EASEMENTS:**  
THE SIGN AND LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LARKSPUR LANDING AT IBIS, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SIGN AND LANDSCAPE AREAS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRE/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF OCTOBER 1997.

IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRE/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

By: *John Z. Kukral* ATTEST: *Kenneth Whitney*  
VICE PRESIDENT SECRETARY

IN WITNESS WHEREOF, CHANNING CORPORATION XXVIII, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF OCTOBER 1997.

CHANNING CORPORATION XXVIII, A FLORIDA CORPORATION  
By: *John Z. Kukral* ATTEST: *Kenneth Whitney*  
PRESIDENT ASST. SECRETARY

ACKNOWLEDGMENT  
STATE OF NEW YORK  
COUNTY OF NEW YORK  
BEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL and Kenneth Whitney  
THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRE/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF October 1997.

COMMISSION NUMBER: 9/31/99  
BY: *Lucia R. Marie*  
NOTARY PUBLIC

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOEL B. CHANNING,  
TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY OF CHANNING CORPORATION XXVIII, A FLORIDA CORPORATION, THEY 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 7th DAY OF October 1997.

COMMISSION NUMBER: 9/31/99  
BY: *Lucia R. Marie*  
NOTARY PUBLIC

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED MICHAEL R. FLAM,  
TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY AT LAW, HE ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 7th DAY OF October 1997.

COMMISSION NUMBER: 9/31/99  
BY: *Michele Friedman*  
NOTARY PUBLIC

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

MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION  
By: *Larry Gladchen* ATTEST: *Larry Gladchen*  
RELATIONSHIP MANAGER SECRETARY

ACKNOWLEDGMENT  
STATE OF MICHIGAN  
COUNTY OF OAKLAND  
BEFORE ME PERSONALLY APPEARED TRACY L. THOMAS AND LARRY GLADCHEN AND RICHARD WEBB, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS OF MICHIGAN NATIONAL BANK, 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 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 22th DAY OF October 1997.

MY COMMISSION EXPIRES: 4-15-98  
By: *Richard J. Howard*  
NOTARY PUBLIC

### 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 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 RECORDS BOOK 10002, AT PAGES 1911 AND 1947 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

COMMUNITY SAVINGS, F.A., A FEDERAL SAVINGS AND LOAN ASSOCIATION  
By: *Carl F. Howard Jr.* ATTEST: *Carl F. Howard Jr.*  
VICE PRESIDENT

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Carl F. Howard Jr. and Cary Allen, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF COMMUNITY SAVINGS, F.A., A FEDERAL SAVINGS AND LOAN ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 21st DAY OF December 1997.

MY COMMISSION EXPIRES: 12/31/97  
By: *Richard J. Howard*  
NOTARY PUBLIC

### 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 OFFER TO DEDICATE, CONTAINED ON THIS PLAT THIS 8th DAY OF December 1997.

By: *Nancy M. Graham*  
NANCY M. GRAHAM, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 16th DAY OF December 1997.

By: *William M. Moss*  
WILLIAM M. MOSS, CHAIRMAN

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD  
I MICHAEL R. FLAM, ESQ., 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 AM THE TITLE TO THE PROPERTY IS VESTED IN IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP AND CHANNING CORPORATION XXVIII, A FLORIDA 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.

DATED: \_\_\_\_\_ BY: *Michael R. Flam*  
MICHAEL R. FLAM, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONDUCE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED 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, UNILTR THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF TRACT "B", IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S01° 44' 12" W.
- P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- LINE INTERSECTING CURVES ARE NOT 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.
- (PLAT 7) DENOTES IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, PLAT BOOK 67, PAGES 152 THROUGH 168.
- N.P.B.C.I.D.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
- (R) - INDICATES RADIAL.
- (PLAT 1) DENOTES IBIS GOLF AND COUNTRY CLUB PLAT NO. 1, PLAT BOOK 66, PAGES 58 THROUGH 68.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER TRACTS "C", "J" AND "R" AS SHOWN HEREON, ACKNOWLEDGING SAID EASEMENT IS SUBJECT TO THAT CERTAIN AGREEMENT AS TO REVERTER AND/OR RELEASE OF SPECIFICALLY DESIGNATED PROPERTY RIGHTS 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-EGRESS EASEMENT LIES, AND HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATE: 12/8/97  
By: *William L. Kerslake*  
WILLIAM L. KERSLAK, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST: *Peter L. Pimentel*  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

### 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 PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 12/1/97  
By: *David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

Notary seals for:  
- David P. Lindley, Surveyor  
- Lucia R. Marie, Notary Public  
- Michele Friedman, Notary Public  
- William M. Moss, Chairman  
- Nancy M. Graham, Mayor  
- William L. Kerslake, President Board of Supervisors  
- Peter L. Pimentel, Secretary Board of Supervisors  
- Michael R. Flam, Attorney at Law