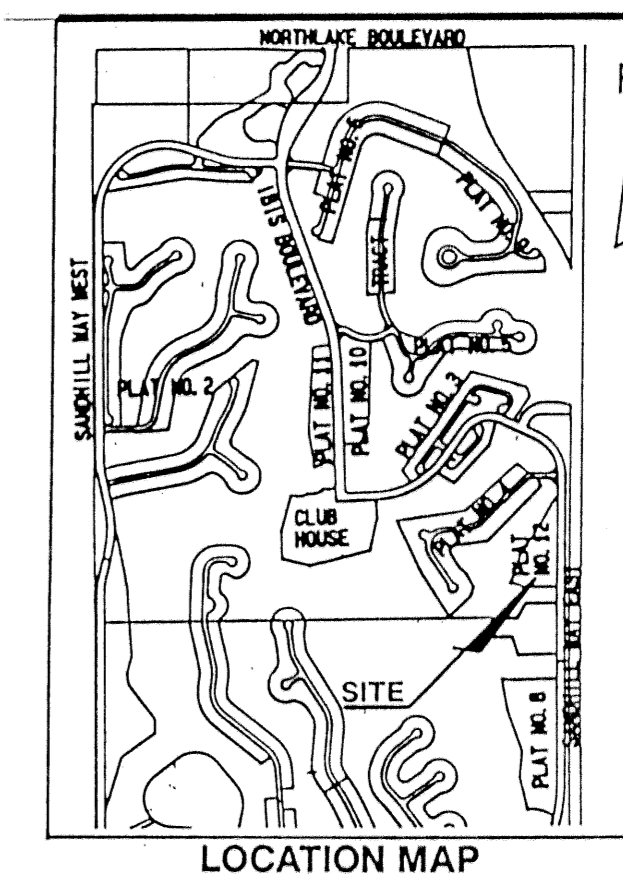


A PLAT OF
IBIS GOLF AND COUNTRY CLUB PLAT No. 12A
 A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF ALL OF
 IBIS GOLF AND COUNTRY PLAT No. 12,
 RECORDED IN PLAT BOOK 73, PAGES 170 AND 171,
 LESS AND EXCEPT LOTS 1 THROUGH 6 THEREOF,
 LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
 MAY 1995 SHEET 1 OF 2



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COUNTY OF PALM BEACH)
 STATE OF FLORIDA)
 This Plat was filed for record at 4:35 P.M.
 this 15th day of August 1995
 and duly recorded in Plat Book No. 35
 on page 155-156
 DONOVAN W. WILSON, Clerk of Circuit Court
 by *[Signature]* D.C.

LEGAL DESCRIPTION
 A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING:
 ALL OF THE PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT No. 12, AS RECORDED IN PLAT BOOK 73, PAGES 170 AND 171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT LOTS 1 THROUGH 6 THEREOF,
 CONTAINING 5.639 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, SANDHILL EAST VENTURE, A FLORIDA JOINT VENTURE, BY SANDPIPER COVE MANAGEMENT COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, AND SANDPIPER COVE FINANCIAL CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREIN AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 12A
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. UTILITY EASEMENTS:
 THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR THE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND CABLE TELEVISION. PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS, EXCEPT DRIVEWAYS.
 2. ACCESS TRACT:
 SANDPIPER MAY AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES 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. THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH SANDPIPER MAY, AS SHOWN HEREON, AND FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.
 AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF SANDPIPER MAY 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 THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
 3. DRAINAGE EASEMENTS:
 THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF 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.
 4. TRACTS A, B, D, E, F, AND G
 TRACTS A, B, D, E, F, AND G AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, SIGNAGE, AND LANDSCAPING, FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE 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.
 5. EMERGENCY ACCESS TRACT C
 TRACT C AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR EMERGENCY ACCESS 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. TRACT H
 TRACT H AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR 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.
 7. BUFFER EASEMENT
 THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPING AND FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS AND FENCES, 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.
- IN WITNESS WHEREOF, SANDPIPER COVE MANAGEMENT COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF SANDHILL EAST VENTURE, A FLORIDA JOINT VENTURE AND SANDPIPER COVE FINANCIAL CORPORATION, A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND ATTESTED TO BY THEIR SECRETARIES AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO WITH AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 24th DAY OF July 1995.
- SANDHILL EAST VENTURE, A FLORIDA JOINT VENTURE
 BY: SANDPIPER COVE MANAGEMENT COMPANY, A FLORIDA CORPORATION
 ITS MANAGING GENERAL PARTNER
 BY: *[Signature]* ATTEST: *[Signature]*
 E. LLOYD ECCLESTONE, III, PRESIDENT RON COOPER, SECRETARY
- BY: SANDPIPER COVE FINANCIAL CORPORATION, A FLORIDA CORPORATION
 BY: *[Signature]* ATTEST: *[Signature]*
 E. LLOYD ECCLESTONE, JR., PRESIDENT HELENA LEYENDECKER, SECRETARY

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, JR., E. LLOYD ECCLESTONE, III, RON COOPER, AND HELENA LEYENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENTS AND SECRETARIES, RESPECTIVELY OF THE ABOVE-NAMED SANDPIPER COVE MANAGEMENT COMPANY, A FLORIDA CORPORATION AND SANDPIPER COVE FINANCIAL CORPORATION, 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 CORPORATIONS AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July 1995.
[Signature]
 NOTARY PUBLIC
 COMMISSION NUMBER: CC526734

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 OFFICIAL RECORD BOOK 8377, PAGE 467, AS AFFECTED BY THAT CERTAIN SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 8384, PAGE 1389, AND CROSS-COLLATERALIZED WITH THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 6607, PAGE 467, AS AMENDED IN OFFICIAL RECORD BOOK 7794, PAGE 1826 AND OFFICIAL RECORD BOOK 8377, PAGE 517 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
 FIRST UNION NATIONAL BANK OF FLORIDA
 BY: *[Signature]* ATTEST: *[Signature]*
 KEITH R. SCHLEICHER, VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED KEITH R. SCHLEICHER AND J. Glynn Gilbert, 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 FIRST UNION NATIONAL BANK OF FLORIDA; THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF August 1995.
[Signature]
 NOTARY PUBLIC
 COMMISSION NUMBER: [REDACTED]

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 OFFICIAL RECORD BOOK 5943, AT PAGE 1693 AND OFFICIAL RECORD BOOK 6143, AT PAGE 1874, AS CONSOLIDATED AND RESTATED IN OFFICIAL RECORD BOOK 7978, AT PAGE 1218, AS MODIFIED BY THAT CERTAIN SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 8384, AT PAGE 1389, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
 MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
 BY: *[Signature]* ATTEST: *[Signature]*
 JEROME HENSON, VICE PRESIDENT IRVIN KEBLER, VICE PRESIDENT

ACKNOWLEDGEMENT
 STATE OF MICHIGAN
 COUNTY OF OAKLAND
 BEFORE ME PERSONALLY APPEARED JEROME HENSON AND IRVIN KEBLER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS 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 15th DAY OF August 1995.
[Signature]
 NOTARY PUBLIC
 COMMISSION NUMBER: [REDACTED]
 BILLIE M. DIEL
 Notary Public, Oakland County, MI
 My Comm. Expires Feb. 28, 1996

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 SANDHILL EAST VENTURE, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH *[Signature]*; 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.
 STEWART TITLE OF PALM BEACH COUNTY
 DATE: August 15, 1995 BY: *[Signature]*
 JAMES W. GUSTAFSON, VICE-PRESIDENT
 STEWART TITLE OF PALM BEACH COUNTY
 1555 PALM BEACH LAKES BLVD.
 SUITE 100
 WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S CERTIFICATE
 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 117 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.
 MARK D. BROOKS
 REGISTERED SURVEYOR NO. 3426
 STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE
 THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER SANDPIPER MAY, 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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 DATE: 8/19/95 BY: *[Signature]*
 WILLIAM L. KERSLAKE, PRESIDENT
 BOARD OF SUPERVISORS
 ATTEST: *[Signature]*
 MARY VIATOR, ASSISTANT SECRETARY
 BOARD OF SUPERVISORS

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 19th DAY OF August 1995.
 BY: *[Signature]*
 NANCY M. GRHAM, MAYOR
 APPROVED: August 16, 1995.
 CITY PLANNING BOARD
 BY: *[Signature]*
 WILLIAM M. MOSS, CHAIRMAN

NOTICE:
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY:
 MARK D. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 3426
 FOR: TIMOTHY J. MESSLER, INC.
 3950 RCA BOULEVARD
 SUITE 5005
 PALM BEACH GARDENS, FL.

SANDPIPER COVE MANAGEMENT COMPANY
 SANDPIPER COVE MANAGEMENT COMPANY
 NOTARY
 FIRST UNION NATIONAL BANK
 FIRST UNION NATIONAL BANK
 NOTARY
 MICHIGAN NATIONAL BANK
 MICHIGAN NATIONAL BANK
 NOTARY
 BILLIE M. DIEL
 Notary Public, Oakland County, MI
 My Comm. Expires Feb. 28, 1996
 NOTARY
 STEWART TITLE OF PALM BEACH COUNTY
 SURVEYOR
 H.P.B.C.I.D.
 CITY OF WEST PALM BEACH

SUBDIVISION # Ibis Golf And Country Club
 Plat No. 12A
 PAGE 155
 BOOK 75
 FLOOD ZONE -
 FLOOD MAP # -
 QUAD # -
 SE -
 ZIP CODE -
 City/West Palm Beach
 24/42/41

TIMOTHY J. MESSLER, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
 3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
 TELEPHONE (407)627-2226 TELEFAX 624-1569

IBIS GOLF AND COUNTRY CLUB PLAT NO. 12A

PROJECT NO. 9310SP
 DATE: MAY 1995

