

COUNTY OF PALM BEACH ) 88

STATE OF FLORIDA

This Plat was filed for record at 4:31 P.M., this 16 day of AUGUST 19 95, and duly recorded in Plat Book No. 75

Con page 159-161

DOROTHY H. WILKEN, Clerk of Circuit Court py County D.C.

OLDING COND.

AN NATION.

FRANK S. PALEN otary Public, State of Florida

y Comm. Exp. Nov. 20, 1997 🗲

Camm, No. CC 326734

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 21 OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 6, RECORDED IN PLAT BOOK 66, PAGES 142-144, PALM BEACH COUNTY PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:

THENCE N22° 49' 47° E FOR 140.00 FEET;
THENCE S67° 10' 13° E FOR 42.00 FEET;
THENCE N22° 49' 47° E FOR 50.00 FEET TO A NON-TANGENT CURVE,
CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 350.00 FEET, WHERE
THE RADIAL LINE BEARS S22° 51' 50° W;

THENCE DEPARTING SAID PLAT BOUNDARY, SOUTHEASTERLY ALONG SAID CURYE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°43′35′ FOR 96.07 FEET TO A POINT OF TANGENCY; THENCE SSI'24′35′E FOR 544.34 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE SOUTHNEST. HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURYE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°31′O4′ FOR 119.23 FEET TO A POINT OF TANGENCY; THENCE S31'53′31′E FOR 213.01 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MEST, HAVING A RADIUS OF 250.00 FEET; THENCE S31'53′31′E FOR 213.01 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MEST, HAVING A RADIUS OF 250.00 FEET; THENCE S016′17′01′ M FOR 237.50 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MORTHWEST, HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURYE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°10′31′ S01′ FOR 16.62 FEET; THENCE S16°13′ O1′ FOR 237.50 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MORTHWEST, HAVING A RADIUS OF 225.00 FEET; THROUGH A CENTRAL ANGLE OF A 13′ S01′ FOR 82.43 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MORTHWEST, HAVING A SAID CURYE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70° 24′25′ 50° FOR 82.43 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE TO THE MORTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURYE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71° 24′ 02° FOR 37′ 30° FEET TO A POINT OF COMPOUND CURYATURE WITH A CURYE CONCAVE TO THE MORTH, HAVING A RADIUS OF 50.00 FEET; THENCE CONCAVE TO THE MORTH, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURYE TO THE SOUTH THROUGH A CENTRAL ANGLE OF 71° 24′ 02° FOR 37′ 39° FEET TO A POINT OF THE RIGHT THROUGH A CENTRAL ANGLE OF 71° 24′ 02° FOR 37′ 39° FEET TO A POINT OF THE RIGHT THROUGH A CENTRAL ANGLE OF 71° 24′ 02° FOR 37′ 39° FEET TO THE SOUTH SETT. THENCE SOUTHEASTERLY ALONG SAID CURYE TO THE ROUTH THROUGH A CENTRAL ANGLE OF 71° 24′ 24′ 02° FOR 37′ 39° MET THROUGH A CENTRAL ANGLE OF 71° 24′ 24′ 02° FOR 3

CONTAINING 16.811 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

N57° 24' 06" W FOR 71.88 FEET TO THE POINT OF BEGINNING.

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

KNOW ALL MEN BY THESE PRESENTS THAT, IBIS LANDING VENTURE, Ltd., A FLORIDA LIMITED PARTNERSHIP, AND EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 9

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 IBIS LAKES HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES AND CABLE TELEVISION; PROVIDED HOWEVER, THAT 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. LAKES BOULEVARD:

LAKES BOULEYARD AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE IBIS LAKES 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 THE ROADS 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 LAKES BOULEYARD, 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 MATER 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 IBIS LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

3. DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED
TO THE IBIS LAKES HOMEOWNERS ASSOCIATION, INC., FOR THE
CONSTRUCTION AND MAINTENANCE OF 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.

IN WITNESS WHEREOF, EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF IBIS LAKES VENTURE, Ltd., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS LOT DAY OF 1995.

IBIS LANDING VENTURE, Ltd.,
A FLORIDA LIMITED PARTNERSHIP
BY: EASTERN HOLDING COMPANY,
A FLORIDA CORPORATION,
ITS MANAGING GENERAL PARTNER

E. LLWYD ECCLESTONE, Jr.,
CHAIRMAN

BY:

BY:

A FLORIDA COMPANY,
A FLORIDA COMPANY

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, JR., AND HELENA LEYENDECKER, TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SECRETARY, RESPECTIVELY OF THE ABOVENAMED EASTERN HOLDING COMPANY, 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 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.

**ACKNOWLEDGEMENT** 

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 LDAY OF 1995.

COMMISSION NUMBER: CC 326734

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; 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, AS AMENDED, AND OFFICIAL RECORD BOOK 6143, AT PAGE 1874, AS AMENDED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

BY:

TISVICE RESIDENT

ATTEST:

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTES THE FOREGOING INSTRUMENT AS VICE PRES. AND VICE PRESIDENT, RESPECTIVELY, OF MICHIGAN NATIONAL NATIONAL BANK; THEY DID NOT TAKE AN OATH; 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 SEAF THIS 11th DAY OF NOTARY PUBLIC

COMMISSION NUMBER: CC416902

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 IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP; 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.

DATE: July 25, 1995

BY: COMAS W. GUSTAFSON

VICE-PRESIDENT

STEWART TITLE OF

PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD.

SUITE 100

WEST PALM BEACH 33401

FLORIDA

REGISTERED SURVEYOR NO. 3426 STATE OF FLORIDA

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 THAT 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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER LAKES BOULEVARD 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, OF THE 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

BY:

WILLIAM L. KERSLAKE, PRESIDENT

BOARD OF SUPERVISORS

PETER L. PINENTEL, SECRETARY
BOARD OF SUPERVISORS

APPROVALS

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

THIS 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 Le DAY OF 1995.

BY: MANCY M. GRAHAM, MAYOR

APPROVED: August 15/995 1995
CITYPELANNING BOARD

BY: William M. Moss, Chairman

NOTES:

BEARINGS ARE BASED ON A BEARING OF N22°49′47°E ALONG THE BOUNDARY
OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 6, RECORDED IN PLAT BOOK 66,
PAGES 142 - 144, PALM BEACH COUNTY PUBLIC RECORDS.
 ALL LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
 THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH

ZONING CODE.

4. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

5. NO STRUCTURES, TREES OR SHRUBS, SHALL BE PLACED ON DRAINAGE

9. • DENOTED PERMANENT CONTROL POINT (PCP) TO BE SET.

EASEMENTS.

6. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER OR SEWER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.

7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

8. DENOTES PERMANENT REFERENCE MONUMENT (PRM) No. 3426 SET OR FOUND.

OFFICIAL NOTARY SEAL
THENNI STROUD
NOTARY WILLIE STATE OF FLORIDA
COMMISSION NO. CC416902
MY COMMISSION EXP. DEC. 2,1998

REST PA

CONSULTING ENGINEERS AND LAND SURVEYORS

3950 RCA BOULEYARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410

TELEPHONE (407) 627-2226 TELEFAX 624-1569

IBIS GOLF AND COUNTRY CLUB PLAT No. 9

PROJECT NO.: 95037P DATE: MAY 1995 SHEET 1 OF 3 THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RCA BOULEVARD

PALM BEACH GARDENS, FL

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