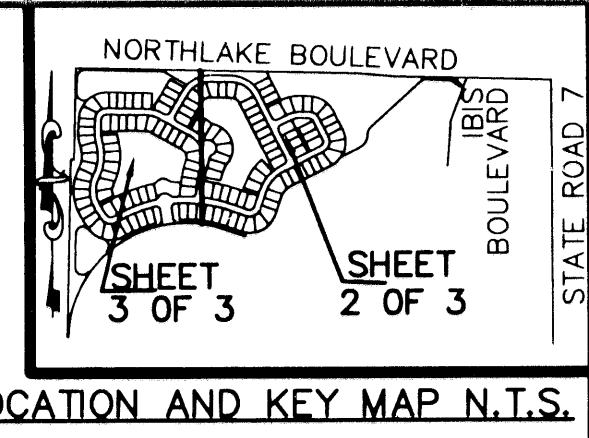


IBIS GOLF AND COUNTRY CLUB PLAT NO. 18

BEING A REPLAT OF PARCELS "JJ", "KK", TRACT "F", AND A PORTION OF "LAKE 1", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 13 AND 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

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 - (407)392-1991
JULY - 1996



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:05 A.M.
THIS 17 DAY OF March,
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK 79 ON
PAGES 56-58
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By: Dawn A. Martin
DEPUTY CLERK



SHEET 1 OF 3

DESCRIPTION

ALL OF PARCELS "JJ", "KK", TRACT "F", AND A PORTION OF "LAKE 1", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTIONS 13 & 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "F"; THENCE S 88° 43' 31" E ALONG THE NORTH LINE OF SAID PARCELS "JJ" AND "KK", A DISTANCE OF 1745.96 FEET; THENCE S 85° 03' 48" E ALONG THE NORTH LINE OF SAID PARCELS "JJ" AND "KK", A DISTANCE OF 250.51 FEET; THENCE S 88° 43' 31" E ALONG SAID NORTH LINE OF PARCEL "KK", A DISTANCE OF 360.00 FEET; THENCE S 43° 43' 31" E, A DISTANCE OF 55.63 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 85° 37' 54" W, HAVING A RADIUS OF 450.29 FEET, A CENTRAL ANGLE OF 02° 14' 21", AN ARC DISTANCE OF 17.60 FEET TO A POINT; THENCE N 53° 31' 36" W, A DISTANCE OF 70.69 FEET; THENCE N 87° 32' 10" W, A DISTANCE OF 154.19 FEET TO A POINT OF CURVATURE (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG A BOUNDARY LINE OF SAID PARCEL "KK"); THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45° 25' 55", AN ARC DISTANCE OF 39.65 FEET TO A POINT OF TANGENCY; THENCE S 47° 01' 55" W, A DISTANCE OF 430.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47° 30' 04", AN ARC DISTANCE OF 41.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 63° 39' 20", AN ARC DISTANCE OF 111.10 FEET TO A POINT OF TANGENCY; THENCE S 63° 11' 11" W, A DISTANCE OF 127.99 FEET; THENCE S 44° 26' 09" W, A DISTANCE 63.23 FEET; THENCE S 64° 13' 19" W, A DISTANCE 78.78 FEET; THENCE S 63° 11' 11" W, A DISTANCE OF 209.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44° 07' 30", AN ARC DISTANCE OF 115.52 FEET TO A POINT OF TANGENCY; THENCE S 19° 03' 41" W, A DISTANCE OF 102.90 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 172.00 FEET, A CENTRAL ANGLE OF 81° 03' 31", AN ARC DISTANCE OF 243.34 FEET TO A POINT; THENCE S 10° 27' 23" E, A DISTANCE OF 23.09 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "KK"; THENCE N 70° 56' 19" W ALONG THE SOUTHERLY LINE OF SAID PARCELS "KK" AND "JJ", A DISTANCE OF 42.90 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCELS "KK" AND "JJ" ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 107° 53' 57", AN ARC DISTANCE OF 1374.73 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "JJ"; THENCE S 89° 53' 15" W ALONG SAID SOUTH LINE, A DISTANCE OF 5.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "JJ"; THENCE N 01° 09' 44" E ALONG THE WESTERLY LINE OF SAID PARCEL "JJ", A DISTANCE OF 1110.10 FEET; THENCE S 88° 43' 31" E ALONG A BOUNDARY LINE OF SAID PARCEL "JJ", A DISTANCE OF 20.24 FEET; THENCE N 01° 28' 43" E ALONG A BOUNDARY LINE OF SAID TRACT "F", A DISTANCE OF 578.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,758,621 SQUARE FEET / 40.37 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 IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER OWNERS OF THE LAND SHOWN HEREIN AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 18

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. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE UTILITY PROVIDER.
- ROADS:**
GRANDE BOULEVARD AND SAND PINE LINE AS SHOWN HEREON ARE PRIVATE AND ARE HEREBY DEDICATED TO THE GRANDE AT IBIS 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 THE GRANDE AT IBIS HOMEOWNERS ASSOCIATION, INC., 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 GRANDE BOULEVARD AND SAND PINE LANE 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 GRANDE BOULEVARD AND SAND PINE LANE 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 UNDER SAID INGRESS-EGRESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRANDE AT IBIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

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

THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L-1, AND L-2 ARE HEREBY DEDICATED TO THE GRANDE AT IBIS 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 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. LANDSCAPE AND BUFFER EASEMENT:

THE LANDSCAPE AND BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRANDE AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. 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. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRANDE AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES 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.

6. WATER MANAGEMENT TRACTS:(TRACTS W, W-1, W-2, W-3 AND W-4)

WATER MANAGEMENT TRACTS W, W-1, W-2, W-3 AND W-4, AS SHOWN HEREON ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES; SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, TRACT W-4 BEING FURTHER SUBJECT TO THE RECREATION EASEMENT AS SHOWN ON THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. RECREATION TRACT: (TRACT R)

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRANDE AT IBIS 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.

8. PARK (TRACTS "P" AND "P-1")

TRACTS "P" AND "P-1" ARE HEREBY DEDICATED TO THE IBIS PROPERTY OWNERS ASSOCIATION INC. FOR PARK AND OPEN SPACE PURPOSES 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.

9. PEDESTRIAN EASEMENT

THE PEDESTRIAN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRANDE AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR PERPETUAL ACCESS 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.

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, IBIS WEST PALM PARTNERS L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF November, 1996.

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

BY: *John Z. Kukral* VICE PRESIDENT ATTEST: *Kenneth C. Whiting* SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND *Kenneth C. Whiting* TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS ON BEHALF 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.
WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November 1996, BRIGIDINE ZANOVICH, Notary Public, State of New York, No. 509647, Qualified in New York County, Commission Expires 12-31-97
COMMISSION NUMBER: *123-97*
PRINT NAME: *Brigidine Zanovich*

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 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, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BY: *Vincent Borowski* VICE PRESIDENT ATTEST: *Sheila E. Murphy* VICE PRESIDENT
Vincent Borowski *Sheila E. Murphy*

ACKNOWLEDGMENT

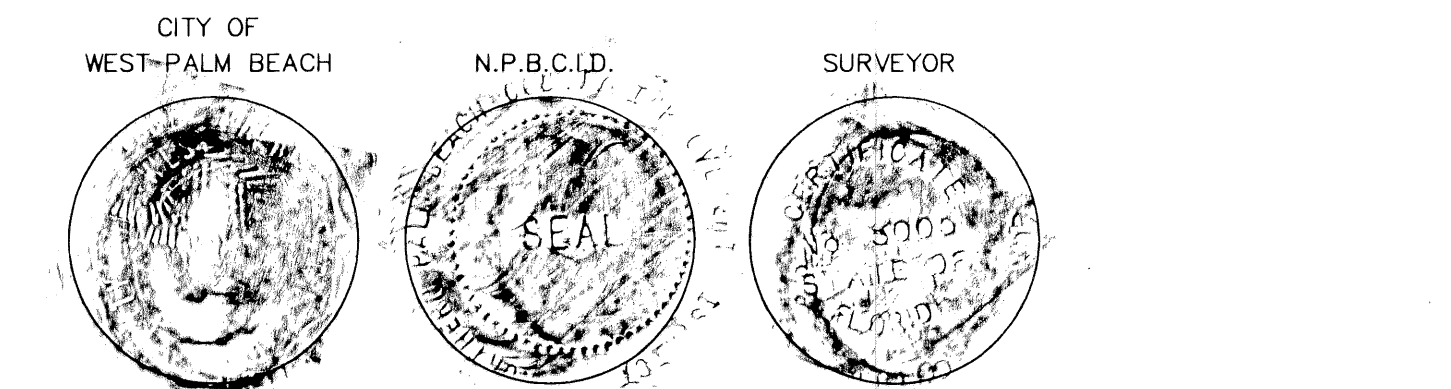
STATE OF MICHIGAN
COUNTY OF OAKLAND)
BEFORE ME PERSONALLY APPEARED *Vincent Borowski* AND *Sheila E. Murphy* WHO ARE PERSONALLY KNOWN TO ME OR HAVE BEEN IDENTIFIED TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, 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 13th DAY OF November 1996.
LYNDA HORODNICKI, Notary Public, Wayne County, Michigan, Commission Expires April 5, 1997.

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 30th DAY OF March 1997.
BY: *Nancy M. Graham* NANCY M. GRAHAM, MAYOR
APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 14th DAY OF March 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 FIND THE TITLE TO THE PROPERTY IS VESTED IN IBIS WEST PALM PARTNERS L.P., A DELAWARE 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.
DATED: 11-25-96
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 COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE 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, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED UPON THE WEST LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST OF PALM BEACH COUNTY, FLORIDA BEARING N01° 28' 43"E.
- P.R.M. - INDICATES 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 NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED BUT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005.
- * - DENOTES ZERO LOT LINE SIDE OF UNIT.
- ⊗ - DENOTES FLOATING LOT. BUILDING DOES NOT TOUCH PROPERTY LINE
- N.P.B.C.I.D. I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WATER MANAGEMENT TRACTS W, W-1, W-2, W-3 AND W-4, AS SHOWN HEREON, AND HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER GRANDE BOULEVARD AND SAND PINE LANE, 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: 2/24/97
BY: *William L. Kerlake* WILLIAM L. KERSLAKE, 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 (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.

12/20/96
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

City of West Palm Beach

IBIS GOLF AND COUNTRY CLUBS PLAT NO. 18
SUBDIVISION # CLVS PLAT NO. 18
BLOCK 79 PAGE 56
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
PID NAME

