# IBIS GOLF AND COUNTRY CLUB PLAT NO. 30

SHEET 3 OF 3

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF TRACT C, IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168, LYING IN SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

## **DESCRIPTION:**

A PORTION OF TRACT C, "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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

KEY MAP N.T.S.

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE N.66'56'45"W., A DISTANCE OF 1799.17 FEET TO THE POINT OF BEGINNING; THENCE N.81'05'26"W., A DISTANCE OF 194.48 FEET TO A POINT OF INTERSECTION WITH COURSE NO. 7 OF THE DESCRIPTION AND SKETCH OF LAKE 32, UNIT DEVELOPMENT NO. 18 AS PREPARED FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY MOCK, ROOS AND ASSOCIATES, INC. 06-29-92, AS RECORDED IN OFFICIAL RECORDS BOOK 7641, PAGES 470 THROUGH 571 OF SAID RECORDS; THENCE N.66°42'27"E., A DISTANCE OF 67.57 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.84'45'31"E., A RADIAL DISTANCE OF 155.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09'33'09", A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 26°00'16"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 47.66 FEET; THENCE N.11"2'39"W., A DISTANCE OF 40.90 FEET; THENCE N.26"14'59"W., A DISTANCE OF 79.77 FEET; THENCE N.62"25"39"W., A DISTANCE OF 98.36 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 427.37 FEET AND A CENTRAL ANGLE OF 15'33'40", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 116.07 FEET (THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID LAKE NO. 32); THENCE N.43"07"59"E. ALONG THE RIGHT-OF-WAY LINE OF SANDHILL WAY WEST. AS SHOWN ON PLAT NO. 7, A DISTANCE OF 80.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES 11.43"07'59"E., A RADIAL DISTANCE OF 347.37 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDHILL WAY WEST, THROUGH A CENTRAL ANGLE OF 46°52'01", A DISTANCE OF 284.14 FEET: THENCE N.00"00"OO"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE. A DISTANCE OF 365.62 FEET TO THE POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 24'09'11", THENCE NORTHERLY ALONG THE ARC OF SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 474.24 FEET; THENCE N.49'43'26"E., A DISTANCE OF 103.86 FEET; THENCE N.65'51'12"E., A DISTANCE OF 101.41 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.81\*48'28"E., A RADIAL DISTANCE OF 50.00 FEET, SAID POINT BEING A POINT OF INTERSECTION WITH COURSE NO. 96 OF THE DESCRIPTION AND SKETCH OF LAKE 21. UNIT DEVELOPMENT NO. 18 AS PREPARED FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY MOCK, ROOS AND ASSOCIATES, INC. 06-29-92, AS RECORDED IN OFFICIAL RECORDS BOOK 7641, PAGES 470 THROUGH 571 OF SAID RECORDS; THENCE NORTHERLY ALONG THE ARC OF SAID COURSE, THROUGH A CENTRAL ANGLE OF 13'33'11" A DISTANCE OF 11.83 FEET; THENCE N.05"21"39"E., A DISTANCE OF 57.01 FEET; THENCE N.24'39'37"E., A DISTANCE OF 61.27 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 48"01"26"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 62.86 FEET; THENCE N.72'41'03"E., A DISTANCE OF 56.58 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 63"20"45"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 138.20 FEET: THENCE S.43'58'12"E., A DISTANCE OF 53.19 FEET; THENCE S.47"25'42"E., A DISTANCE OF 62.60 FEET (THE PREVIOUS EIGHT COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID LAKE NO. 21); THENCE S.02'54'58"W., A DISTANCE OF 600.71 FEET; THENCE S.60'25'15"E., A DISTANCE OF 877.97 FEET: THENCE S.10'36'02"E.. A DISTANCE OF 816.17 FEET; THENCE N.79"23"29"W., A DISTANCE OF 908.53 FEET TO THE POINT OF BEGINNING. THE LIFT CONTAINING 1,354,662 SQUARE FEET/ 31.099 ACRES MORE OR LESS.

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 30

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

## 1. UTILITY EASEMENTS:

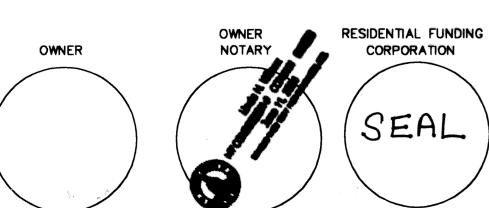
NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES TO THE PROPERTY; SAID UTILITY EASEMENTS MAY BE USED FOR CABLE 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.

## DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BENT CREEK 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.

-ABSOLUTE WATER MANAGEMENT TRACTS: WATER MANAGEMENT TRACTS W, WI AND W2 AS SHOWN

HEREON ARE HEREBY DEDICATED, IN FEE SIMPLEY 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.



CORPORATION NOTARY

RESIDENTIAL FUNDING

# DEDICATIONS AND RESERVATIONS (CONTINUED)

4. TRACT GC:

COMMON AREA SHOWN HEREON AS TRACT GC IS HEREBY RESERVED IN FAVOR OF IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP FOR GOLF COURSE, OPEN SPACE, CART PATHS, 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 ENTITY. WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT

5. ACCESS EASEMENT:

A NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES ON AND OVER WINDING BAY LANE.

WINDING BAY LANE, AS SHOWN HEREON, IS PRIVATE AND NOT FOR PUBLIC USE AND IS HEREBY DEDICATED TO THE BENT CREEK 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 BENT CREEK 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, DESIGNEES, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE, PERPETUAL EASEMENT, FOR INGRESS AND EGRESS ON, OVER, UNDER, ACROSS AND THROUGH WINDING BAY LANE, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

AN INGRESS-EGRESS EASEMENT OVER AND ACROSS WINDING BAY 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 EASEMENT 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 RECORDS BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED. THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENT ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT CREEK AT IBIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

TRACTS L.LL AND L2:

THE COMMON AREAS AS SHOWN HEREON AS TRACTS LILL AND LA. ARE HEREBY DEDICATED TO THE BENT CREEK AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, PEDESTRIAN PATHWAY, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. 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.

8. (LIFT STATION SMT ): EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR LIFT STATION PURPOSES.

WATER MANAGEMENT EASEMENT:

THE 30 FOOT WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY MSKP IBIS PARTNERS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 2 DAY OF \_\_\_\_\_\_\_\_, 2003.

IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY: MSKP IBIS PARTNERS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY SYDNEY W. KITSON, MANAGER

> PRINT NAME LINDA H. WILCOX PRINT NAME Sandra & Bell

## **ACKNOWLEDGMENT**

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 215 DAY OF 2003, BY SYDNEY W. KITSON, AS MANAGER OF MSKP IBIS PARTNERS GP L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE GENERAL PARTNER OF IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED HIS STATE DRIVER'S LICENSE AS

WITNESS MY HAND AND OFFICIAL SEAL THIS 2003.

COMMISSION NUMBER: CC944121

NAME: Linda, H. Wikox

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT AND ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WATER MANAGEMENT TRACTS W, WI AND W2 AND HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT AND WATER MANAGEMENT EASEMENT OVER WINDING BAY 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 RECORDS BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED; 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 ROVEMENT DISTRICT BOARD OF SUPERVISORS LHUGO P. UNRUH BOARD OF SUPERVISORS

CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTE

> REGISTRATION NO 4169 STATE OF FLORIDA

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 DAY OF SECTEMBER. 2003

LOIS FRANKEL, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 21th DAY OF \_\_\_\_\_\_\_, 2003. KEN SPILLIAS, CHAIRMAN

## MORTGAGEE'S CONSENT

STATE OF MINNESOTA) COUNTY OF RAMSEY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CONSTRUCTION MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING WITH ASSIGNMENT OF RENTS, PROCEEDS AND AGREEMENTS UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS CONSTRUCTION MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING WITH ASSIGNMENT OF RENTS, PROCEEDS AND AGREEMENTS, DATED FEBRUARY 3, 2003 AND RECORDED FEBRUARY 5, 2003 IN OFFICIAL RECORDS BOOK 14760, AT PAGE 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL COLLECTIVELY BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

RESIDENTIAL FUNDING CORPORATION. A DELAWARE CORPORATION Scot K. E.C. NAME Scott K. Kilingun TITLE Director

NAME DOWALD V. PIERCE MANASING DIRECTOR

## ACKNOWLEDGMENT

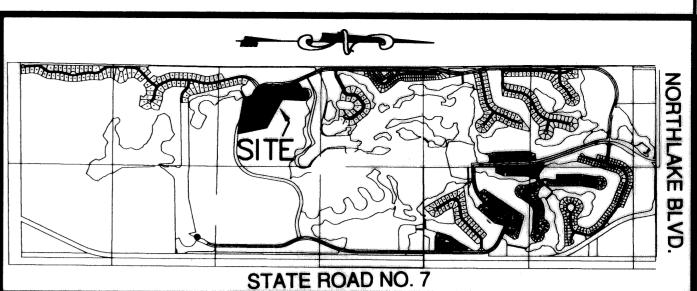
STATE OF MINNESOTA) COUNTY OF RAMSEY)

BEFORE ME PERSONALLY APPEARED SHELLING AND DOWN AND THE OR HAVE PRODUCED THEIR STATE DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS OF RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, AND WHO 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 24 MAU \_\_\_\_, 2003.

MY COMMISSION EXPIRES: 1-34-2505 COMMISSION NO. 7 NONE OF SECUL Paul D. SCHAIBLE IN Minnesota

CITY OF N.P.B.C.I.D. WEST PALM BEACH SURVEYOR CITY OF WEST PALM BEACH SURVEYOR



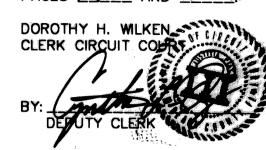
LOCATION MAP N.T.S.

PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

FEBRUARY - 2003

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_\_\_ M THIS 29 DAY OF Section A.D. 2003 AND DULY RECORDED IN PLAT BOOK ON PAGES AND 195-196



SHEET 1 OF 3

TABULAR DATA: N.P.B.C.I.D. UNIT OF DEVELOPMENT NO. 18 TOTAL AREA OF THIS PLAT 31.099 ACRES AREA OF LOTS 11.129 ACRES AREA OF TRACTS LEED LO 0.767 ACRES AREA OF TRACT GC 5.136 ACRES AREA OF TRACTS W, WI AND W2 11.551 ACRES AREA OF PRIVATE ROADWAY 2.576 ACRES TOTAL NUMBER OF UNITS THIS PLAT DENSITY THIS PLAT (INCLUDING W AND GC TRACTS) 1.07 UNITS/ACRE DENSITY THIS PLAT (NOT INCLUDING W AND GC TRACTS) 0.50 UNITS/ACRE

BENT CREEK AT IBIS

BENT CREEK AT IBIS NOTARY

#### ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE BENT CREEK AT IBIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_ DAY OF

BENT CREEK AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA Clifford C. Wilson, PRESIDENT

**ACKNOWLEDGMENT:** 

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED CLIFFORD G. WILSON, WHO IS

PERSONALLY KNOWN TO ME, OR HAS I DENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

2003.

MY COMMISSION EXPIRES: 6/11/04 Commission#CC944121

# TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH) I MICHAEL R. FLAM, 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 BROAD AND CASSEL

ATTORNEY AT LAW LICENSED IN FLORIDA

## 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) AND MONUMENTS 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.

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

