

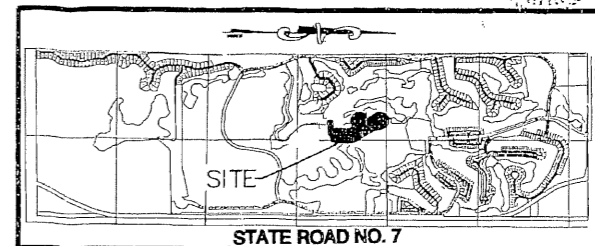
IBIS GOLF AND COUNTRY CLUB PLAT NO. 24

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT "A", IBIS GOLF AND COUNTRY CLUB

PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 AND BEING A REPLAT OF A PORTION OF TRACT "A", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:02 A.M. THIS 23rd DAY OF June A.D. 1999 AND DUPLICATED IN PLAT BOOK 85 ON PAGES 40 AND 43 DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: David L. Lindley DEPUTY CLERK

DESCRIPTION

A PORTION OF TRACT "A", 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, AND A PORTION OF TRACT "A", 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", "IBIS GOLF AND COUNTRY CLUB PLAT NO. 7"; THENCE S 47° 17' 43" W, A DISTANCE OF 553.08 FEET TO THE POINT OF BEGINNING; THENCE S 32° 17' 56" E, A DISTANCE OF 541.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 34° 24' 51", AN ARC DISTANCE OF 215.23 FEET TO A POINT OF TANGENCY; THENCE S 02° 05' 56" W, A DISTANCE OF 489.17 FEET; THENCE S 88° 47' 00" W, A DISTANCE OF 119.67 FEET; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S55° 18' 10" W, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 159° 36' 16", AN ARC DISTANCE OF 161.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 23° 13' 50", AN ARC DISTANCE OF 81.10 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 22° 03' 55", AN ARC DISTANCE OF 38.51 FEET TO A POINT OF TANGENCY; THENCE S 87° 36' 57" W, A DISTANCE OF 59.23 FEET; THENCE N 00° 42' 43" E, A DISTANCE OF 50.07 FEET; THENCE N 87° 39' 57" E, A DISTANCE OF 66.53 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 24° 19' 08", AN ARC DISTANCE OF 21.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 25° 29' 09", AN ARC DISTANCE OF 88.96 FEET TO A POINT OF TANGENCY; THENCE N 88° 47' 00" E, A DISTANCE OF 72.51 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 80° 29' 16" E, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 11° 37' 40", AN ARC DISTANCE OF 127.85 FEET TO A POINT OF TANGENCY; THENCE N 02° 06' 56" E, A DISTANCE OF 405.70 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 34° 24' 52", AN ARC DISTANCE OF 18.02 FEET TO A POINT OF TANGENCY; THENCE N 32° 17' 56" W, A DISTANCE OF 129.44 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98° 36' 53", AN ARC DISTANCE OF 86.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 203.00 FEET, A CENTRAL ANGLE OF 198° 51' 20", AN ARC DISTANCE OF 704.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 58' 20", AN ARC DISTANCE OF 79.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112° 27' 20", AN ARC DISTANCE OF 98.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 36° 14' 13", AN ARC DISTANCE OF 126.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 203.00 FEET, A CENTRAL ANGLE OF 215° 46' 16", AN ARC DISTANCE OF 764.48 FEET TO A POINT OF TANGENCY; THENCE S 12° 02' 28" E, A DISTANCE OF 240.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 20° 15' 30", AN ARC DISTANCE OF 57.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 702,226 SQUARE FEET / 16.121 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, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 24

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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.

2. DRAINAGE EASEMENTS:

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

3. ROADS:

VIA VILLAGIO AND PIAZZA FONTANA AS SHOWN HEREON ARE PRIVATE AND ARE HEREBY DEDICATED TO THE VILLAGIO HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGIO 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 VIA VILLAGIO AND PIAZZA FONTANA 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 VIA VILLAGIO AND PIAZZA FONTANA AS SHOWN HEREON, ARE 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 VILLAGIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

4. COMMON AREAS: (TRACTS L, L-1, L-2, L-3 AND L-4)

THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L-1, L-2, L-3 AND L-4 ARE HEREBY DEDICATED TO THE VILLAGIO HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, 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 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, 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 23rd DAY OF June 1999.

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

BY: Steven Orbach VICE PRESIDENT ATTEST: Kenneth Whitney SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED STEVEN ORBACH AND KENNETH WHITNEY, 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 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 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 23th DAY OF June 1999. LUCIAR MARTE Notary Public, State of New York No. 31-5048338 Commission Expires 12/31/01

THIS PLAT HAS BEEN REVIEWED IN CONFORMANCE WITH CHAPTER 98-20, SECTION 17.081 FLORIDA STATUTES.

CITY OF WEST PALM BEACH SURVEYOR CITY OF WEST PALM BEACH SURVEYOR CITY OF WEST PALM BEACH SURVEYOR

OWNER OWNER NOTARY MORTGAGEE MORTGAGEE NOTARY

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 JANUARY - 1998

TABULAR DATA

Table with 2 columns: Description and Value. Rows include: TOTAL AREA OF THIS PLAT (16.121 ACRES), AREA OF RESIDENTIAL (12.393 ACRES), AREA OF PRIVATE ROADWAY (3.332 ACRES), AREA OF OPEN SPACE (TRACTS L, L-1, L-2, L-3, L-4) (0.396 ACRES), TOTAL NUMBER OF SINGLE FAMILY UNITS THIS PLAT (65), DENSITY THIS PLAT (4.03 UNITS/ACRE).

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF SEMINOLE

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10321 AT PAGE 1211 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

INMC MORTGAGE HOLDINGS, INC., A DELAWARE CORPORATION d/b/a CONSTRUCTION LENDING CORPORATION OF AMERICA

BY: Paul L. B. 14 VICE PRESIDENT ATTEST: Sandra M. Mulendy NAME SANDRA MULENDY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED PETERSON L. BOLT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF INMC MORTGAGE HOLDINGS, INC., A DELAWARE CORPORATION d/b/a CONSTRUCTION LENDING CORPORATION OF AMERICA, 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 15th DAY OF June 1999

MY COMMISSION EXPIRES: Sandra Mulendy 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 OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 23rd DAY OF June 1999

BY: Joel T. Davies, Mayor ATTEST: William M. Moss, Chairman

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 10th DAY OF June 1999

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

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 PLAT.

DATED: 3-10-99 BY: Michael R. Flam ATTORNEY AT LAW LICENSED IN FLORIDA

SURVEY NOTES:

- 1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF TRACT "A", "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 N 88° 52' 20" W.
6. P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
7. U.E. - INDICATES UTILITY EASEMENT.
8. D.E. - INDICATES DRAINAGE EASEMENT.
9. LINES INTERSECTING CURVES ARE NOT RADIAL UNLESS SHOWN OTHERWISE.
10. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
11. () - DENOTES PERMANENT CONTROL POINT NO. 5005.
12. N.P.B.C.L.D.I.E.E. - DENOTES THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
13. NR - INDICATES NON RADIAL.
14. (PLAT 7) - IBIS PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
15. ESMT. - EASEMENT.
16. () - DENOTES ZERO LOT LINE.
17. (PLAT 14) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 14 PLAT BOOK 75, PAGES 107 THROUGH 117.
18. (PLAT 19) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 19 PLAT BOOK 81, PAGES 3 THROUGH 5.
19. W.M.E. - WATER MANAGEMENT EASEMENT.
20. O.R.B. - OFFICIAL RECORDS BOOK.

SHEET 1 OF 2

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER VIA VILLAGIO AND PIAZZA FONTANA 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: 4-14-99 BY: Robert J. Morris, Robert J. Morris, President 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) 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.

DATE: 3-29-99 BY: David P. Lindley, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591