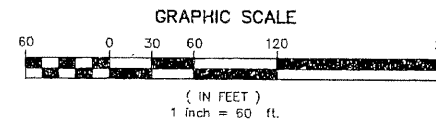


IBIS GOLF AND COUNTRY CLUB PLAT NO. 24

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

43



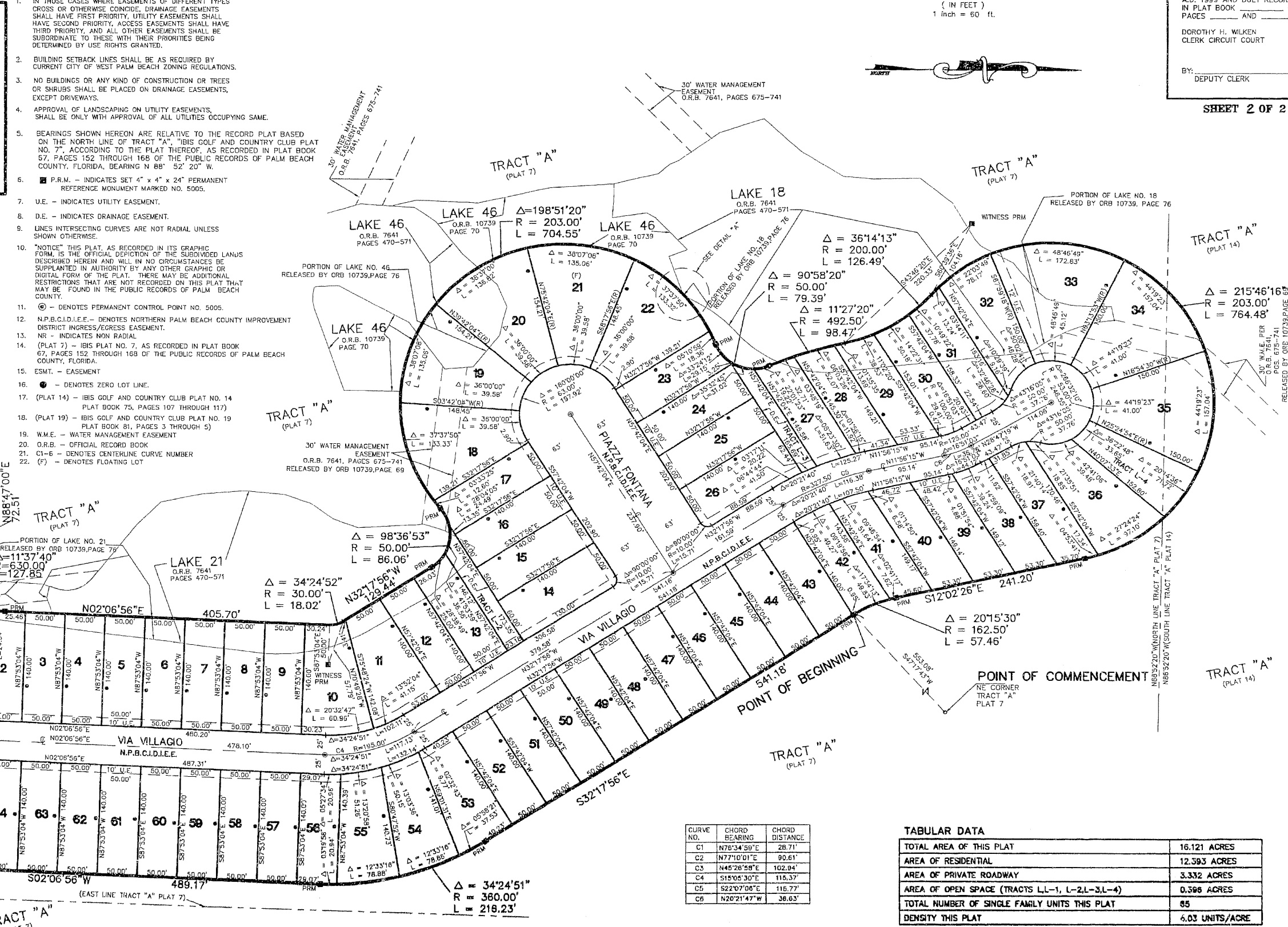
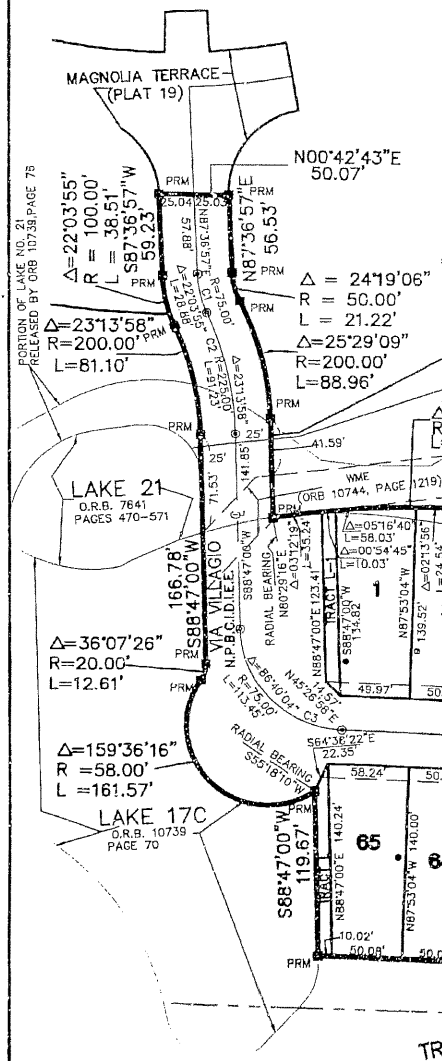
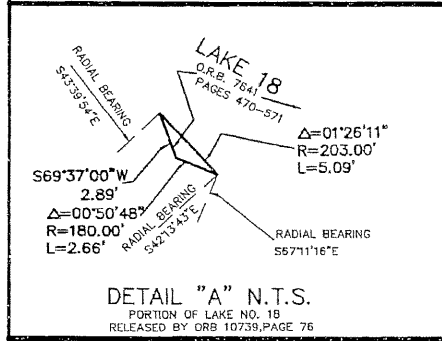
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1999 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

SHEET 2 OF 2

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, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 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 57, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N 88° 52' 20" W.
- P.R.M. - INDICATES SET 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 NOT RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005.
- N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
- NR - INDICATES NON RADIAL.
- (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.
- ESMT. - EASEMENT.
- - DENOTES ZERO LOT LINE.
- (PLAT 14) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 14 PLAT BOOK 75, PAGES 107 THROUGH 117.
- (PLAT 19) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 19 PLAT BOOK 81, PAGES 3 THROUGH 5.
- W.M.E. - WATER MANAGEMENT EASEMENT.
- O.R.B. - OFFICIAL RECORD BOOK.
- CI-6 - DENOTES CENTERLINE CURVE NUMBER.
- (F) - DENOTES FLOATING LOT.



| CURVE NO. | CHORD BEARING | CHORD DISTANCE |
|-----------|---------------|----------------|
| C1 | N76°34'59"E | 28.71' |
| C2 | N77°10'01"E | 90.61' |
| C3 | N45°28'58"E | 102.94' |
| C4 | S15°05'30"E | 115.37' |
| C5 | S22°07'08"E | 116.77' |
| C6 | N20°21'47"W | 38.63' |

| TABULAR DATA | |
|---|-----------------|
| 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 LL-1, L-2L-3L-4) | 0.396 ACRES |
| TOTAL NUMBER OF SINGLE FAMILY UNITS THIS PLAT | 85 |
| DENSITY THIS PLAT | 6.03 UNITS/ACRE |