IBIS GOLF AND COUNTRY CLUB PLAT NO. 31

A PLANNED UNIT DEVELOPMENT

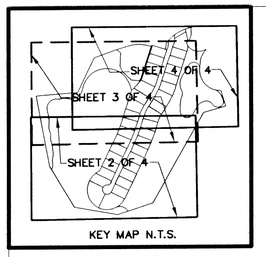
BEING A REPLAT OF A PORTION OF TRACTS C AND D, IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 AND SANDHILL WAY SOUTH AT IBIS, AS RECORDED IN PLAT BOOK 81, PAGES 1 AND 2 LYING IN SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM 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 – (561)392-1991
FEBRUARY – 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ A.D. 200_ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN

BY: _____
DEPUTY CLERK



KEY MAP N.T.S.

NORTH

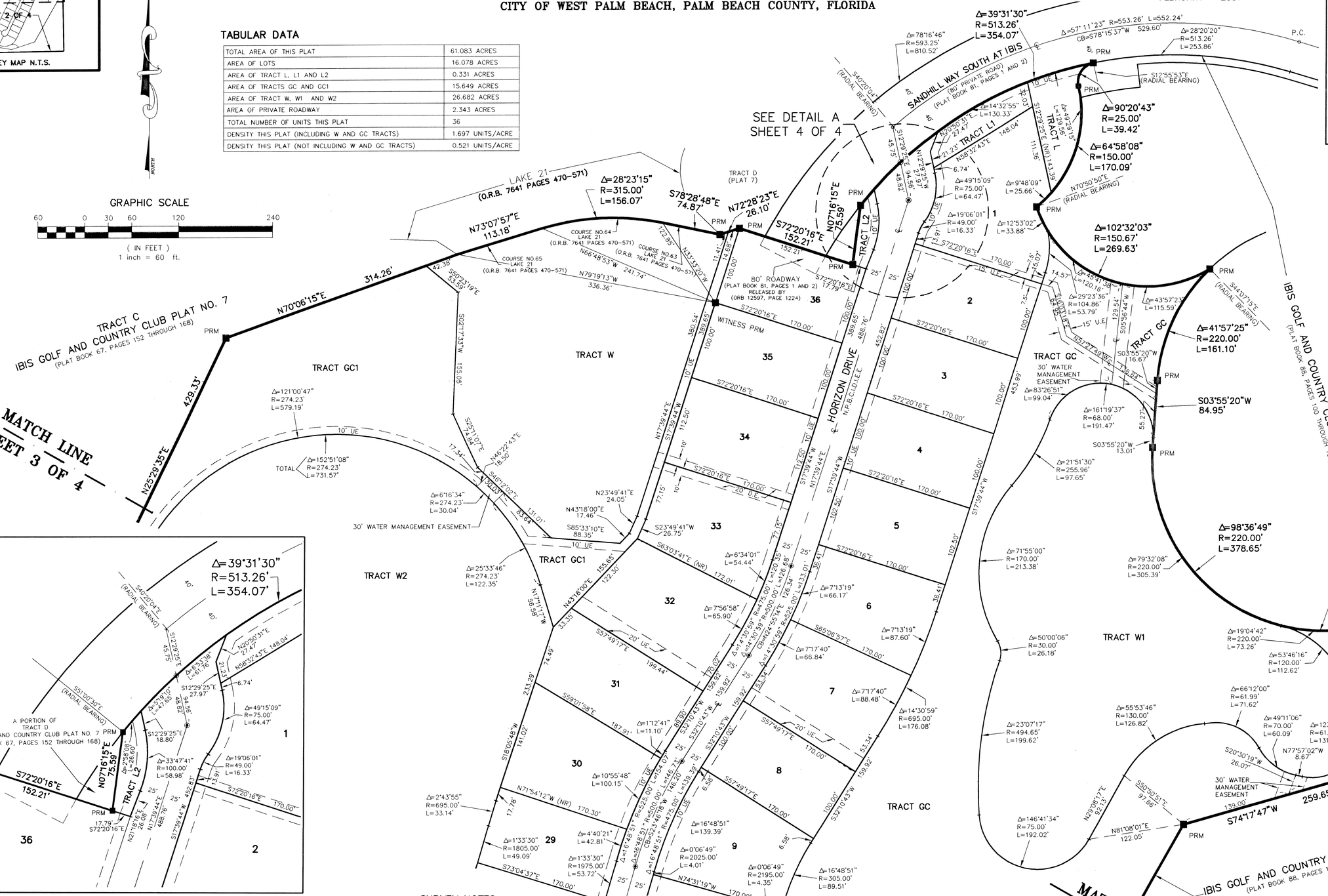
GRAPHIC SCALE

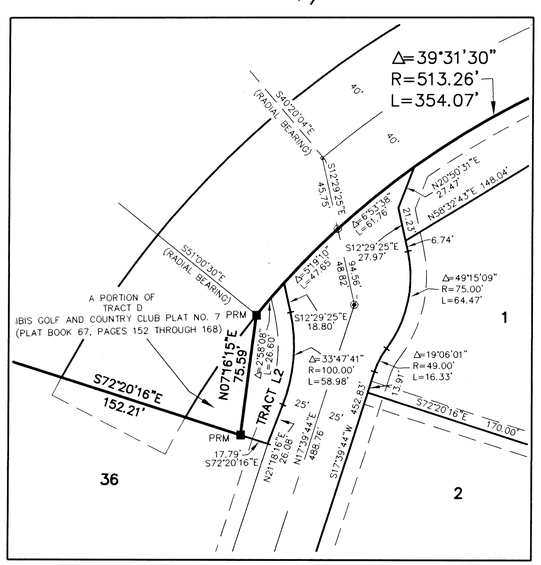
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TABULAR DATA

TOTAL AREA OF THIS PLAT	61.083 ACRES
AREA OF LOTS	16.078 ACRES
AREA OF TRACT L, L1 AND L2	0.331 ACRES
AREA OF TRACTS GC AND GC1	15.649 ACRES
AREA OF TRACT W, W1 AND W2	26.682 ACRES
AREA OF PRIVATE ROADWAY	2.343 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	36
DENSITY THIS PLAT (INCLUDING W AND GC TRACTS)	1.697 UNITS/ACRE
DENSITY THIS PLAT (NOT INCLUDING W AND GC TRACTS)	0.521 UNITS/ACRE





DETAIL A

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. O.R.B. – OFFICIAL RECORDS BOOK
6. ■ P.R.M. – INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
7. U.E. – INDICATES UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. LINES INTERSECTING CURVES ARE 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 LB3591
12. N.P.B.C.I.D.I.E.E.– DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
13. CB – DENOTES CHORD BEARING
14. (PLAT 7) – IBIS GOLF AND COUNTRY CLUB 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. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE 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, BEARING N87° 21' 56" W.
17. (NR) – DENOTES NON-RADIAL LINE
18. FPL – DENOTES FLORIDA POWER AND LIGHT COMPANY