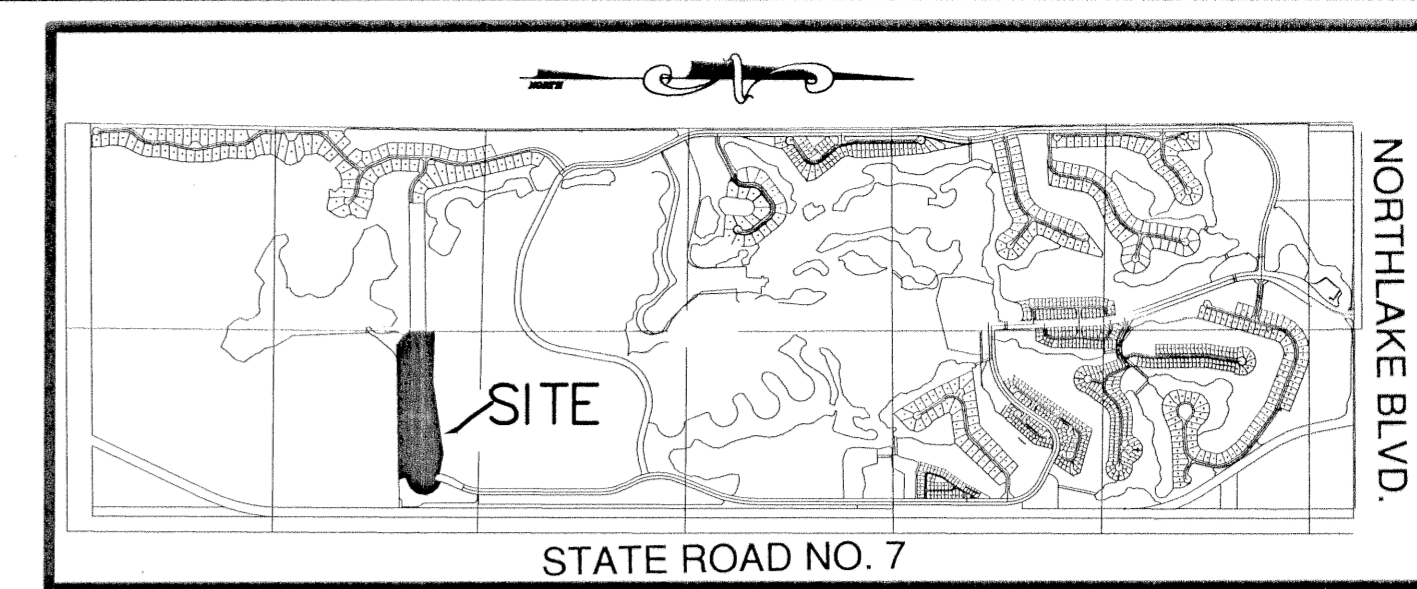


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 32

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF TRACTS "E" AND "H", IBIS GOLF AND COUNTRY CLUB  
 PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168,  
 LYING IN SECTION 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  
 JUNE - 2002



186

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 10:08 A.M.  
 THIS 20th DAY OF December  
 A.D. 2002 AND DULY RECORDED  
 IN PLAT BOOK 96 ON  
 PAGES 186 AND 187

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

BY: *[Signature]*  
 DEPUTY CLERK

SHEET 1 OF 3

### DESCRIPTION

A PORTION OF TRACTS "E" AND "H", "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, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "H"; THENCE N.89°28'53"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,680.23 FEET; THENCE N.61°22'49"W., A DISTANCE OF 193.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT "H"; THENCE N.77°19'38"W. ALONG SAID WESTERLY LINE, A DISTANCE OF 7.66 FEET; THENCE N.06°43'31"W. ALONG SAID WESTERLY LINE, A DISTANCE OF 38.03 FEET; THENCE N.46°03'40"W. ALONG SAID WESTERLY LINE, A DISTANCE OF 45.40 FEET; THENCE N.14°07'53"E., A DISTANCE OF 67.25 FEET; THENCE N.00°51'19"E., A DISTANCE OF 156.82 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE BETWEEN SAID TRACTS "E" AND "H"; THENCE N.06°28'43"E., A DISTANCE OF 148.49 FEET; THENCE S.85°27'49"E., A DISTANCE OF 674.14 FEET; THENCE N.83°38'33"E., A DISTANCE OF 818.94 FEET; THENCE S.75°49'09"E., A DISTANCE OF 190.35 FEET; THENCE S.71°57'46"E., A DISTANCE OF 137.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF "SANDHILL WAY EAST", AS RECORDED IN OFFICIAL RECORDS BOOK 12219, PAGE 1187 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.79°34'43"W., A RADIAL DISTANCE OF 265.93 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°29'19", A DISTANCE OF 39.40 FEET; THENCE S.79°44'51"E., A DISTANCE OF 78.01 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.87°58'47"E., A RADIAL DISTANCE OF 115.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°30'48", A DISTANCE OF 29.13 FEET; THENCE N.16°32'01"E., A DISTANCE OF 71.25 FEET (THE PREVIOUS FOUR COURSES BEING ALONG THE BOUNDARY LINE OF SAID "SANDHILL WAY EAST"); THENCE S.74°27'57"E., A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT "H", AND A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 213.27 FEET AND A CENTRAL ANGLE OF 143°05'29"; THENCE SOUTHERLY ALONG THE ARC OF SAID EASTERLY LINE, A DISTANCE OF 532.62 FEET; THENCE S.68°37'32"W. ALONG SAID EASTERLY LINE, A DISTANCE OF 112.04 FEET; THENCE S.21°22'28"E. ALONG SAID EASTERLY LINE, A DISTANCE OF 98.61 FEET TO THE POINT OF BEGINNING. CONTAINING 1,032,365 SQUARE FEET OR 23.700 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. 32  
 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.
- DRAINAGE EASEMENTS:**  
 THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ORCHID RESERVE 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.
- TRACT GC:**  
 THE COMMON AREA SHOWN HEREON AS TRACT GC, IS HEREBY RESERVED BY IBIS WEST PALM PARTNERS L.P., 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 LIMITED PARTNERSHIP WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- RECREATIONAL AREAS:**  
 TRACTS F AND F1 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ORCHID RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH

### DEDICATION AND RESERVATIONS CONTINUED:

- 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 ORCHID RESERVE DRIVE
- ROAD:**  
 ORCHID RESERVE DRIVE AS SHOWN HEREON, IS PRIVATE AND NOT FOR PUBLIC USE AND IS HEREBY DEDICATED TO THE ORCHID RESERVE 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 ORCHID RESERVE 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 ORCHID RESERVE DRIVE, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

AN INGRESS-EGRESS EASEMENT ON, OVER AND ACROSS THE LAND 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 ORCHID RESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

- TRACTS L, L1, L2, L3, L4 AND L5:**  
 THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L1, L2, L3, L4 AND L5, ARE HEREBY DEDICATED TO THE ORCHID RESERVE 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.

- PARCELS A, B, C AND D:**  
 PARCELS A, B, C AND D ARE HEREBY RESERVED BY IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP FOR RESIDENTIAL PURPOSES.

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 13th DAY OF December, 2002.

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

BY: *[Signature]* STEVEN E. ORBUCH VICE PRESIDENT  
 ATTEST: *[Signature]* KENNETH WHITNEY SECRETARY

**ACKNOWLEDGMENT**  
 STATE OF NEW YORK)  
 COUNTY OF NEW YORK)

BEFORE ME PERSONALLY APPEARED STEVEN E. ORBUCH 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 30th DAY OF October 2002.

NAME: *Sylvia Norford*  
 NOTARY PUBLIC

COMMISSION NUMBER: *Sylvia Norford*

SYLVIA M. NORFORD  
 Notary Public, State of New York  
 No. 01N0484650  
 Qualified in New York County  
 Commission Expires February 2, 2003

### TABULAR DATA

TOTAL AREA OF THIS PLAT	23.700 ACRES
AREA OF PARCELS A, B, C AND D	11.199 ACRES
AREA OF TRACTS L, L1, L2, L3, L4 AND L5	0.767 ACRES
AREA OF TRACT GC	7.237 ACRES
AREA OF RECREATION TRACTS F AND F1	1.034 ACRES
AREA OF PRIVATE ROADWAY	3.463 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	100
DENSITY THIS PLAT	4.22 UNITS/ACRE

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT ON AND OVER ORCHID RESERVE DRIVE, 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, AS MAY BE AMENDED; AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENT LIES; AND HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
 DATE: 12/10/02  
 BY: *[Signature]* Pamela M. Rauch PRESIDENT  
 PAMELA M. RAUCH, PRESIDENT BOARD OF SUPERVISORS  
 ATTEST: *[Signature]* PETER L. PIMENTEL SECRETARY  
 PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

### CITY SURVEYOR

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

VINCENT J. NOEL, PSM  
 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 DEVELOP CONTAINED ON THIS PLAT THIS 13th DAY OF December, 2002.

BY: *[Signature]* COEL T. DAVES, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 13th DAY OF December, 2002.

BY: *[Signature]* KEN SPILLAS, CHAIRMAN

### MORTGAGEE'S CONSENT

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11133, AT PAGE 2000, AND OFFICIAL RECORDS BOOK 11134, PAGES 1, 19 AND 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL COLLECTIVELY BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SUNTRUST BANK FORMERLY KNOWN AS SUNTRUST BANK, SOUTH FLORIDA, N.A.

BY: *[Signature]* JOSEPH C. ERWIN FIRST VICE PRESIDENT  
 ATTEST: *[Signature]* NAME: Fred L. Rojas Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOSEPH C. ERWIN AND Fred L. Rojas AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS OF SUNTRUST BANK FORMERLY KNOWN AS SUNTRUST BANK, SOUTH FLORIDA, N.A., 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 17th DAY OF October, 2002.

MY COMMISSION EXPIRES: 7/1/2003  
 NAME: Doran Fischer  
 NOTARY PUBLIC # CC853578

### 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 PLAT.

BROAD AND CASSEL

DATE: 10-31-2002  
 BY: *[Signature]* MICHAEL R. FLAM 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.

DATE: 10/29/02

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

