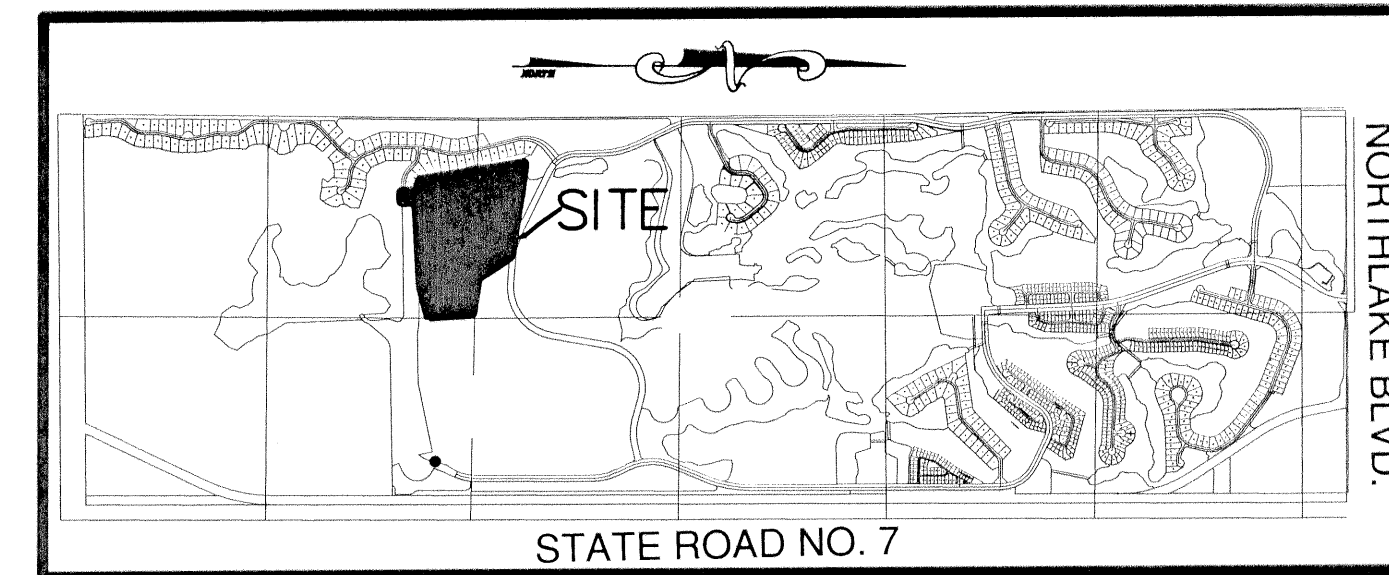


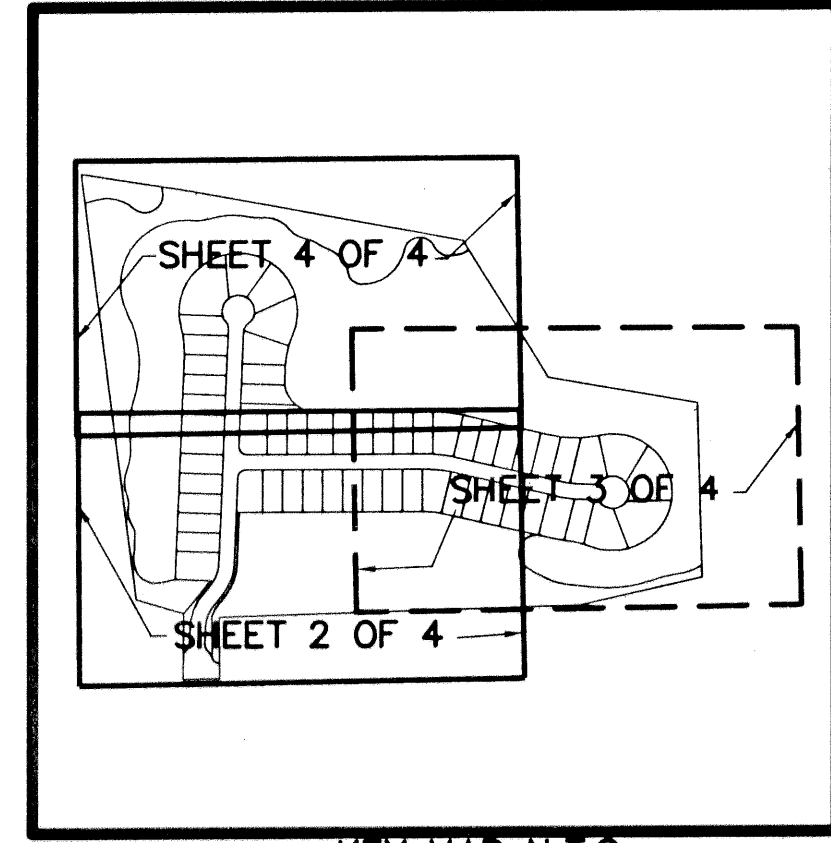
# IBIS GOLF AND COUNTRY CLUB PLAT NO. 29

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION OF TRACTS C, E AND H, 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

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 - 2001



00074-049  
2003-0007531  
25  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:20 P.M.  
THIS 16th DAY OF January  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 67 ON  
PAGES 25 THRU 28



## DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE S.01°31'53"E., A DISTANCE OF 577.77 FEET; THENCE S.77°05'32"W., A DISTANCE OF 407.32 FEET; THENCE S.88°14'39"W., A DISTANCE OF 1,174.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT H; THENCE S.00°09'24"E., A DISTANCE OF 200.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT H; THENCE S.89°50'36"W. ALONG SAID SOUTH LINE, A DISTANCE OF 118.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT H; THENCE N.00°31'07"E. ALONG THE WEST LINE OF SAID TRACT H AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 212.75 FEET; THENCE N.72°46'04"W., A DISTANCE OF 161.26 FEET; THENCE N.07°16'16"W., A DISTANCE OF 1,335.88 FEET TO A POINT OF INTERSECTION WITH COURSE NO. 8 OF THE DESCRIPTION AND SKETCH OF LAKE 32, UNIT DEVELOPMENT NO. 18 AS PREPARED FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY MCK, ROOS AND ASSOCIATES, INC. 06-29-92, AS RECORDED IN OFFICIAL RECORDS BOOK 7641, PAGES 470 THROUGH 571 OF SAID RECORDS; THENCE N.79°59'10"E., A DISTANCE OF 38.25 FEET; THENCE N.66°42'27"E., A DISTANCE OF 119.49 FEET (THE PREVIOUS TWO COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID LAKE NO. 32); THENCE S.81°05'26"E., A DISTANCE OF 194.48 FEET; THENCE S.79°23'29"E., A DISTANCE OF 908.53 FEET; THENCE S.31°39'50"E. A DISTANCE OF 530.86 FEET; THENCE S.79°57'51"E., A DISTANCE OF 491.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 2,158,320 SQUARE FEET/49,548 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. 29 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 ISLA VISTA 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.
- WATER MANAGEMENT TRACTS:**  
WATER MANAGEMENT TRACTS W AND W1 AS SHOWN HEREON ARE HEREBY DEDICATED, IN FEE SIMPLE, TO IBIS WEST PALM PARTNERS L.P. 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.

- TRACTS GC AND GC1**  
THE COMMON AREA SHOWN HEREON AS TRACTS GC AND GC1 ARE HEREBY DEDICATED TO THE IBIS PROPERTY OWNERS ASSOCIATION, INC., 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 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.

- 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 ISLA VISTA DRIVE AND HOLLOW BAY TERRACE.
- ROADS:**  
ISLA VISTA DRIVE AND HOLLOW BAY TERRACE, AS SHOWN HEREON, ARE PRIVATE AND NOT FOR PUBLIC USE AND ARE HEREBY DEDICATED TO THE ISLA VISTA AT IBIS 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 ISLA VISTA 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 OVER, UNDER, ACROSS AND THROUGH ISLA VISTA DRIVE AND HOLLOW BAY TERRACE, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

- TRACTS L, L1 AND L2**  
THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L1 AND L2 ARE HEREBY DEDICATED TO THE ISLA VISTA 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.

- WATER MANAGEMENT ACCESS EASEMENT**  
THE WATER MANAGEMENT ACCESS EASEMENT IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF IBIS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.

- WATER MANAGEMENT EASEMENTS**  
THE WATER MANAGEMENT EASEMENTS ARE 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 THE IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, 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 WITHIN THESE EASEMENTS.

- LIFT STATION EASEMENT**  
THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF SEWAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF WEST PALM BEACH.  
  
IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER  
BY: *Steven E. Orbuch* ATTEST: *Kenneth C. Whitney*  
STEVEN E. ORBUCH VICE PRESIDENT KENNETH C. WHITNEY SECRETARY

- ACKNOWLEDGMENT**  
STATE OF NEW YORK  
COUNTY OF NEW YORK  
BEFORE ME PERSONALLY APPEARED STEVEN E. ORBUCH AND KENNETH C. 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 21st DAY OF July 2002.  
COMMISSION NUMBER: 01104880  
SYLVIA M. NORFORD Notary Public, State of New York No. 01104880000 Qualified in New York County Commission Expires February 2, 2005

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT AND ACCEPTANCE OF DEDICATION**  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT ACCESS AND WATER MANAGEMENT EASEMENTS  
AND DOES HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ISLA VISTA DRIVE AND HOLLOW BAY TERRACE, 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 IMPROVEMENT DISTRICT  
DATE: Dec. 31, 2002 BY: *Pamela M. Rauch*  
PAMELA M. RAUCH, PRESIDENT BOARD OF SUPERVISORS

**CITY SURVEYOR**  
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.  
ATTEST: *Peter L. Pimentel*  
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS  
CITY SURVEYOR  
VINCENT J. NOEL, IPSM 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 21st DAY OF December 2002.  
BY: *Joel T. Daves*  
JOEL T. DAVES, MAYOR  
APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 27th DAY OF December 2002.  
BY: *Kenneth G. Spillias*  
KENNETH G. SPILLIAS, 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 AGREEMENTS, SHALL COLLECTIVELY BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
SUNTRUST BANK FORMERLY KNOWN AS SUNTRUST BANK, SOUTH FLORIDA, N.A.  
BY: *Laura B. Fedor*  
LAURA B. FEDOR, NAME  
ATTEST: *Laura B. Fedor*

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOSEPH C. ERWIN AND LAURA B. FEDOR, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED 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 31st DAY OF July 2002.  
MY COMMISSION EXPIRES: 12/13/2004 CC 987874  
*Leticia Morgan*  
Leticia Morgan

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE IBIS PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF August 2002.  
IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *Linda H. Wilcox*  
LINDA H. WILCOX, PRESIDENT

**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 AND 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: 8/14/02 BY: *Michael R. Flam*  
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: 8/2/2002  
DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

**TABULAR DATA**

TOTAL AREA OF THIS PLAT	49.548 ACRES
AREA OF LOTS	14.357 ACRES
AREA OF TRACT L, L1 AND L2	0.359 ACRES
AREA OF TRACT GC AND GC1	12.463 ACRES
AREA OF TRACT W AND W1	19.118 ACRES
AREA OF PRIVATE ROADWAY	3.251 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	58
DENSITY THIS PLAT (INCLUDING W AND GC TRACTS)	1.17 UNITS/ACRE
DENSITY THIS PLAT (NOT INCLUDING W AND GC TRACTS)	3.23 UNITS/ACRE

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED CLIFFORD G. WILSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IBIS PROPERTY OWNERS ASSOCIATION, INC., A 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.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August 2002.  
NOTARY PUBLIC  
*Linda H. Wilcox*  
LINDA H. WILCOX, NOTARY  
CLIFFORD G. WILSON, PRESIDENT

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ISLA VISTA AT IBIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF August 2002.  
IBIS VISTA AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *Linda H. Wilcox*  
LINDA H. WILCOX, NOTARY  
CLIFFORD G. 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 PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLA VISTA 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.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August 2002.  
NOTARY PUBLIC  
*Linda H. Wilcox*  
LINDA H. WILCOX, NOTARY  
CLIFFORD G. 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 PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLA VISTA 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.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August 2002.  
NOTARY PUBLIC  
*Linda H. Wilcox*  
LINDA H. WILCOX, NOTARY  
CLIFFORD G. WILSON, PRESIDENT

**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 AND 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: 8/14/02 BY: *Michael R. Flam*  
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: 8/2/2002  
DAVID P. LINDLEY, P.L.S. REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

