

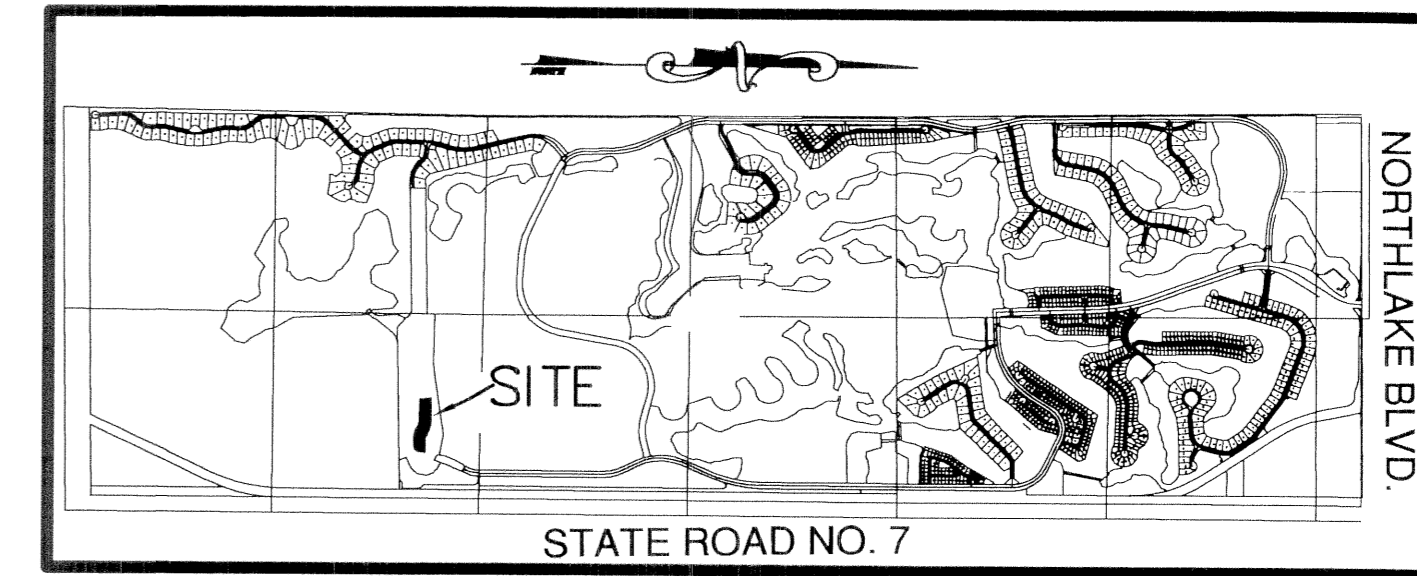
# IBIS GOLF AND COUNTRY CLUB PLAT NO. 32 REPLAT

00074-079

20040422059

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF PARCEL C AND TRACT F1, IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 189, 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  
JANUARY - 2004



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 5:00 P.M.  
THIS 22 DAY OF June  
A.D. 2004 AND DULY RECORDED  
IN PLAT BOOK 192 ON  
PAGES 164 AND 165  
  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
  
BY: Dorothy H. Wilken  
DEPUTY CLERK

SHEET 1 OF 2

**DESCRIPTION**

PARCEL C AND TRACT F1, IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 189 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.  
CONTAINING 98,809 SQUARE FEET OR 2.268 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 VINTAGE PROPERTIES XIV, LTD, A FLORIDA LIMITED PARTNERSHIP AND ORCHID RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON AS: IBIS GOLF AND COUNTRY CLUB PLAT NO. 32 REPLAT

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCEL C1 IS HEREBY RESERVED BY VINTAGE PROPERTIES XIV, LTD, A FLORIDA LIMITED PARTNERSHIP FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, VINTAGE PROPERTIES XIV, LTD, A FLORIDA LIMITED PARTNERSHIP, BY AZA VENTURES, II INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF May 2004.

VINTAGE PROPERTIES XIV, LTD, A FLORIDA LIMITED PARTNERSHIP  
BY AZA VENTURES II, INC., A FLORIDA CORPORATION,  
ITS SOLE GENERAL PARTNER

BY: Eugene N. Suttin  
EUGENE N. SUTTIN  
PRESIDENT

IN WITNESS WHEREOF, THE ORCHID RESERVE HOMEOWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF May 2004.

ORCHID RESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION  
BY: Kenneth Weitz  
KENNETH WEITZ  
PRESIDENT  
WITNESS: Steve Romancowski  
PRINT: Steve Romancowski  
WITNESS: Fancy Uscaggio  
PRINT: Fancy Uscaggio

**ACKNOWLEDGMENT**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED EUGENE N. SUTTIN, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VINTAGE PROPERTIES XIV, LTD, A FLORIDA LIMITED PARTNERSHIP, BY AZA VENTURES II, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER. HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 17th DAY OF May 2004.

MY COMMISSION EXPIRES: Nov 30, 2004  
COMMISSION NO. CC 972736  
BY: Antoinette Schirer  
NAME: Antoinette Schirer  
NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH WEITZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ORCHID RESERVE 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 17th DAY OF May 2004.

MY COMMISSION EXPIRES: Nov 30, 2004  
COMMISSION NO. CC 972736  
BY: Antoinette Schirer  
NAME: Antoinette Schirer  
NOTARY PUBLIC

**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 14413 AT PAGE 1271 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL COLLECTIVELY BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: David B. Smith  
DAVID B. SMITH  
VICE PRESIDENT

OHIO SAVINGS BANK  
ATTEST: James Sadook, Jr.  
NAME: James Sadook, Jr.  
Asst. Secy.

**ACKNOWLEDGMENT**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID B. SMITH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF OHIO SAVINGS BANK, AND WHO 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 17th DAY OF May 2004.

MY COMMISSION EXPIRES: 7th  
BY: Catherin C. Davis  
NAME: Catherin C. Davis  
NOTARY PUBLIC



**TITLE CERTIFICATION**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, KAREN KONDELL, 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 VINTAGE PROPERTIES XIV, LTD, A FLORIDA 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.

STEEL, HECTOR & DAVIS, LLP

DATED: May 18, 2004  
BY: Karen Kondell  
KAREN KONDELL  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**CITY SURVEYOR**

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

BY: Vincent J. Noel  
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 DEDICATE, CONTAINED ON THIS PLAT THIS 17th DAY OF May 2004.

BY: Lois Frankel  
LOIS FRANKEL, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 22nd DAY OF June 2004.

BY: Ken Spillias  
KEN SPILLIAS, CHAIRMAN

**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: 6-9-04  
BY: David P. Lindley  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

