

IBIS GOLF AND COUNTRY CLUB PLAT No.35

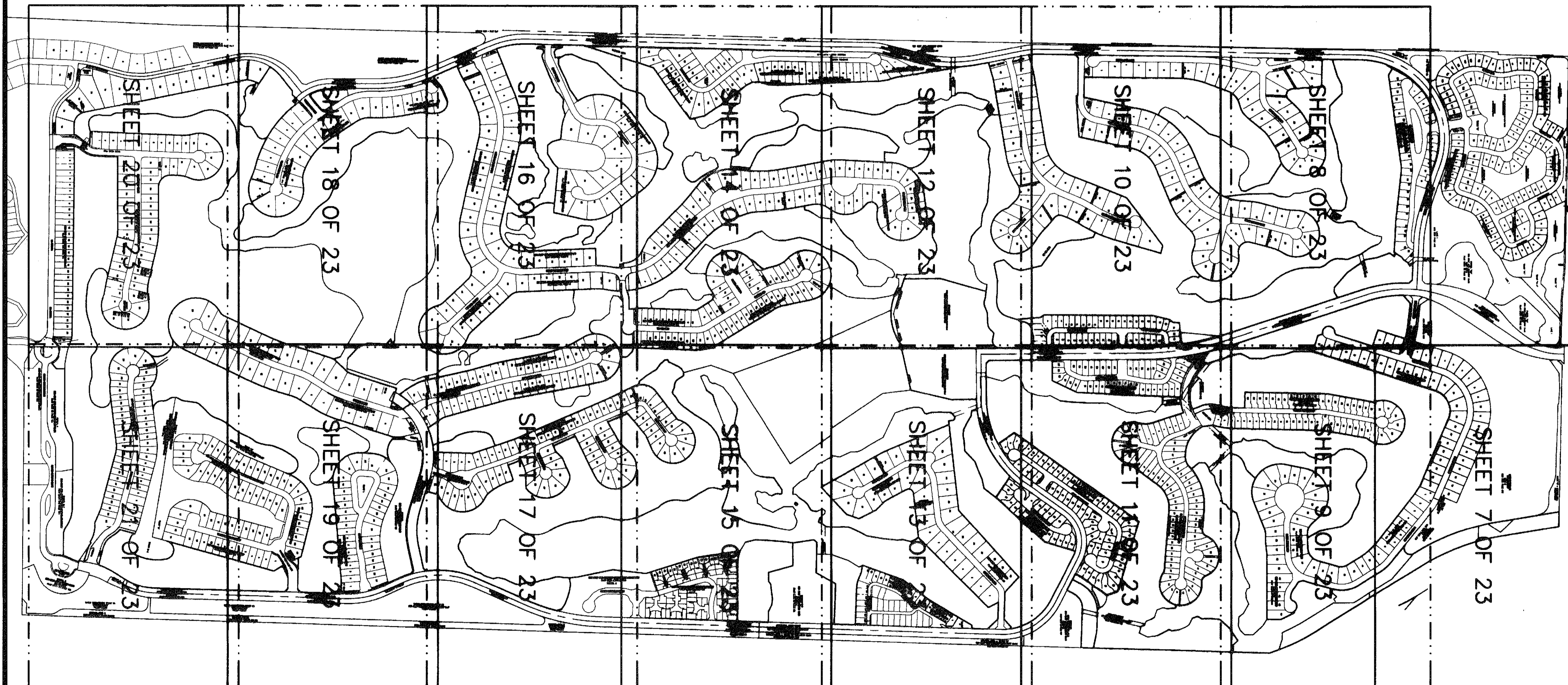
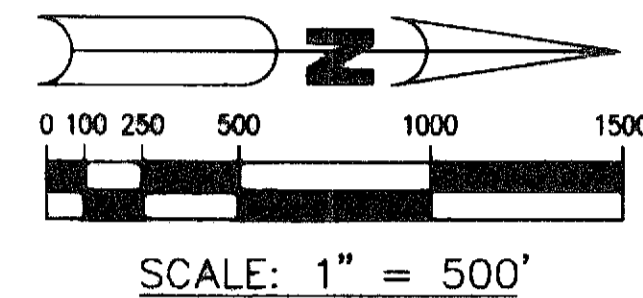
PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF TRACT B, IBIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58;
 A PORTION OF TRACTS A, B, C, D, and E, IBIS GOLF AND COUNTRY CLUB PLAT No.7, RECORDED IN PLAT BOOK 67, PAGE 152;
 A PORTION OF TRACTS A and B, and ALL OF LAKES 3, 4, 5, 6, 7, 8-9, 10-13, 11, 14, 15, 16-19, 17, and 17A,
 IBIS GOLF AND COUNTRY CLUB PLAT No.14, RECORDED IN PLAT BOOK 75, PAGE 107;
 A PORTION OF TRACT W, IBIS GOLF AND COUNTRY CLUB PLAT No.25, RECORDED IN PLAT BOOK 88, PAGE 100;
 A PORTION OF SANDHILL WAY SOUTH, SANDHILL WAY SOUTH AT IBIS, RECORDED IN PLAT BOOK 81, PAGE 1;
 TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88, PAGE 178;
 TRACTS GC, GC1, GC2, GC3 and W, IBIS GOLF AND COUNTRY CLUB PLAT No.28, RECORDED IN PLAT BOOK 90, PAGE 194;
 TRACTS GC, GC1, W and W-1, IBIS GOLF AND COUNTRY CLUB PLAT No.29, RECORDED IN PLAT BOOK 97, PAGE 25;
 TRACTS GC, W and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.30, RECORDED IN PLAT BOOK 99, PAGE 194;
 TRACTS GC, GC1, W, W-1 and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103;
 TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.32, PLAT BOOK 98, PAGE 188; and TRACT GC, IBIS GOLF AND COUNTRY
 CLUB PLAT No.34, PLAT BOOK 100, PAGE 175, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 LYING IN SECTIONS 13, 24, 25, and 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
 APRIL 2010 SHEET 2 OF 23

THIS INSTRUMENT PREPARED BY
 JOHN E. PHILLIPS III, P.S.M. 4826,
BROWN & PHILLIPS, INC.
 CERTIFICATE OF AUTHORIZATION LB-6473
 901 NORTHPOINT PARKWAY, SUITE 119
 WEST PALM BEACH, FLORIDA 33407

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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 THIS COUNTY.

KEY MAP



NOTES:

- BEARINGS ARE CONSISTENT WITH ALL IBIS PLATS OF RECORD AND ARE BASED ON A BEARING OF N18°10'50"W ALONG THE WEST RIGHT-OF-WAY OF IBIS BOULEVARD, IBIS GOLF AND COUNTRY CLUB PLAT No.1, PLAT BOOK 66, PAGE 58.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No."LB6473" SET, UNLESS NOTED OTHERWISE.
 ■ PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND AS NOTED.
- MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP, UNLESS NOTED OTHERWISE.
 ○N/D - MONUMENT, SET NAIL WITH "LB6473" DISK, UNLESS NOTED OTHERWISE.
 ● MONUMENT, FOUND 5/8" IRON ROD WITH "LB959" CAP, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- TRACT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
- 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.

7. AREA TABLE (TOTAL AREA = 667.87 ACRES, MORE OR LESS):

TRACT LGC-1 = 61.48 ac.	NPBCID WMT's:
TRACT LGC-2 = 11.61 ac.	WMT 2A = 0.22 ac.
TRACT LGC-3 = 60.12 ac.	WMT 3 = 2.94 ac.
TRACT LGC-4 = 0.88 ac.	WMT 4 = 7.97 ac.
LGC SUB-TOTAL = 134.09 ac.	WMT 5 = 11.71 ac.
	WMT 6 = 8.63 ac.
TRACT HCC-1 = 30.05 ac.	WMT 7 = 6.91 ac.
TRACT HCC-2 = 39.63 ac.	WMT 8-9 = 14.60 ac.
TRACT HCC-3 = 64.09 ac.	WMT 10-13 = 10.73 ac.
HCC SUB-TOTAL = 133.77 ac.	WMT 11 = 4.75 ac.
	WMT 14 = 2.84 ac.
TRACT TGC-1 = 21.22 ac.	WMT 15 = 9.70 ac.
TRACT TGC-2 = 20.50 ac.	WMT 16-19 = 11.85 ac.
TRACT TGC-3 = 9.14 ac.	WMT 17 = 9.89 ac.
TRACT TGC-4 = 20.11 ac.	WMT 17A = 2.52 ac.
TRACT TGC-5 = 47.74 ac.	WMT 17C = 1.76 ac.
TRACT TGC-6 = 9.78 ac.	WMT 20 = 4.86 ac.
TRACT TGC-7 = 0.75 ac.	WMT 21A = 1.22 ac.
TGC SUB-TOTAL = 129.24 ac.	WMT 21B = 32.13 ac.
	WMT 22 = 34.97 ac.
TRACT DR = 20.15 ac.	WMT 23 = 4.91 ac.
	WMT 23A = 0.99 ac.
TRACT S-1 = 1.61 ac.	WMT 25 = 3.80 ac.
TRACT S-2 = 2.13 ac.	WMT 26 = 2.63 ac.
TRACT S-3 = 1.81 ac.	WMT 32 = 3.54 ac.
TRACT S-4 = 0.01 ac.	WMT O/P = 1.41 ac.
TRACT A-1 = 0.39 ac.	WMT A = 3.23 ac.
TRACT A-2 = 0.23 ac.	WMT B = 41.30 ac.
TRACT A-3 = 0.26 ac.	WMT C = 0.01 ac.
TRACT A-4 = 0.51 ac.	WMT SUB-TOTAL = 242.02 ac.
TRACT A-5 = 0.06 ac.	
TRACT A-6 = 0.08 ac.	
SUB-TOTAL = 7.09 acres	

EASTERLY
 ACCESS ROAD = 1.51 ac.

ABBREVIATIONS:

AC. - ACRES
 C - CENTERLINE
 D.E. - DRAINAGE EASEMENT
 HOA - HOMEOWNERS ASSOCIATION
 IGCC - IBIS GOLF AND COUNTRY CLUB
 IWPP - IBIS WEST PALM PARTNERS
 L.I.E. - LANDSCAPE & IRRIGATION EASEMENT
 LS - LIFT STATION
 NPBCID - NORTHERN PALM BEACH COUNTY
 IMPROVEMENT DISTRICT
 O.R.B. - OFFICIAL RECORD BOOK
 POA - PROPERTY OWNERS ASSOCIATION
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 N.I. - PRM IDENTIFICATION STAMPING
 NOT LEGIBLE
 NO I.D. - PRM FOUND WITH NO
 IDENTIFICATION

P.B. - PLAT BOOK
 PCP - PERMANENT CONTROL POINT
 PRM - PERMANENT REFERENCE MONUMENT
 R - RADIUS
 Δ - CENTRAL ANGLE
 A - ARC LENGTH
 R/W - RIGHT-OF-WAY
 sf - SQUARE FEET
 U.E. - UTILITY EASEMENT
 W.M.E. - WATER MANAGEMENT EASEMENT
 W.M.M.E. - WATER MANAGEMENT
 MAINTENANCE EASEMENT
 WPB - CITY OF WEST PALM BEACH
 AC. - ACRES
 WMT - WATER MANAGEMENT TRACT
 FPL - FLORIDA POWER & LIGHT
 FPU FLORIDA PUBLIC UTILITIES