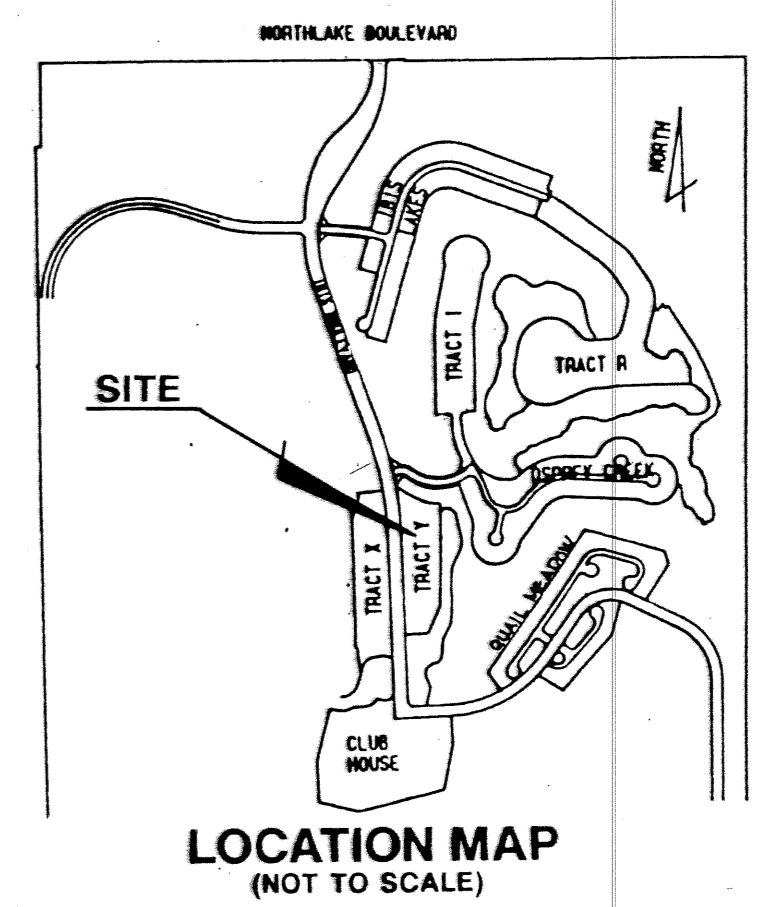


A PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 10

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
OCTOBER 1993
SHEET 1 OF 2



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 9:47 A.M.
on the 7 day of January 1994
and duly recorded in Plat Book No. 72
on page 849
DOROTHY H. WILKEN, Clerk of Circuit Court
D.C.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF IBIS BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF SANDHILL WAY EAST, PER "IBIS GOLF AND COUNTRY CLUB PLAT NO. 1", RECORDED IN PLAT BOOK 66, PAGES 58 THROUGH 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY, FOR THE FOLLOWING COURSES:

THENCE N45°24'57"W FOR 35.36 FEET;
THENCE N00°24'57"W FOR 509.54 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N00°24'57"W FOR 749.78 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2250.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°57'21" FOR 312.43 FEET TO AN INTERSECTION WITH THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 5, RECORDED IN PLAT BOOK 66, PAGES 145 THROUGH 147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING THREE COURSES:

THENCE N34°31'21"E FOR 89.56 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND WHERE THE RADIAL LINE BEARS S11°52'14"W; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°55'26" FOR 28.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 390.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40°14'34" FOR 273.92 FEET;

THENCE S02°37'10"W FOR 834.51 FEET; THENCE S25°10'54"W FOR 223.31 FEET; THENCE S89°35'03"W FOR 167.70 FEET TO THE POINT OF BEGINNING, CONTAINING 6.800 ACRES, MORE OR LESS.

4. COMMON AREAS AND PARCEL A

THE COMMON AREAS AND PARCEL A AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HERITAGE CLUB HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND LANDSCAPING, FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES 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 WATER CONTROL DISTRICT.

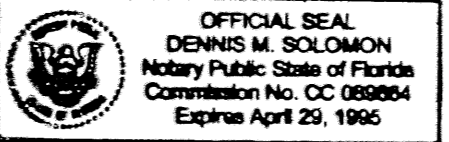
IN WITNESS WHEREOF, EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF IBIS LANDING VENTURE, Ltd., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF October, 1993.

IBIS LANDING VENTURE, Ltd., A FLORIDA LIMITED PARTNERSHIP
BY: EASTERN HOLDING COMPANY, A FLORIDA CORPORATION
ITS MANAGING GENERAL PARTNER
BY: *James W. Gustafson* ATTEST: *Helena Levendecker*
E. LLWYD ECCLESTONE, III, HELENA LEVENDECKER,
PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, III, AND HELENA LEVENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE-NAMED EASTERN HOLDING COMPANY, A FLORIDA CORPORATION; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 8th DAY OF October, 1993.
Kevin M. Solomon
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF MICHIGAN
COUNTY OF OAKLAND
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5943, AT PAGE 1693, AS AMENDED, AND OFFICIAL RECORD BOOK 6143, PAGE 1874, AS AMENDED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BY: *Kevin Ball* ATTEST: *Sheila E. Maples*
KEVIN BALL, VICE PRESIDENT SHEILA E. MAPLES
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND
BEFORE ME PERSONALLY APPEARED KEVIN BALL AND SHEILA E. MAPLES, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION; THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF October, 1993.
Lavelle J. Coleman
NOTARY PUBLIC

COMMISSION NUMBER: 07964
LAVELLE J. COLEMAN
Notary Public, Wayne County, MI
My Comm. Expires Aug. 11, 1995

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN IBIS LANDING VENTURE, A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 1992; 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.

DATE: October 8, 1993
BY: *James W. Gustafson*
JAMES W. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF
PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD.
SUITE 100
WEST PALM BEACH, FLORIDA 33401

SURVEYOR'S CERTIFICATE

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) 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

BY: *Mark D. Brooks*
MARK D. BROOKS
REGISTERED SURVEYOR NO. 3426
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER HERITAGE CLUB 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; 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 WATER CONTROL DISTRICT
DATE: 10/27/93
BY: *William L. Kerslake*
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST:
Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

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 6 DAY OF January, 1993.

BY: *Nancy M. Graham*
NANCY M. GRAHAM, MAYOR

APPROVED: 1993.4
CITY PLANNING BOARD
BY: *William M. Moss*
WILLIAM M. MOSS, CHAIRMAN

- NOTES:
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 2. BEARINGS ARE BASED ON A BEARING OF S00°24'57"E ALONG THE RIGHT-OF-WAY OF IBIS BOULEVARD, IBIS GOLF AND COUNTRY CLUB PLAT NO. 1, RECORDED IN PLAT BOOK 66, PAGES 58-68, PALM BEACH COUNTY PUBLIC RECORDS.
 3. ALL LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
 4. THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
 5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
 6. NO STRUCTURES, TREES OR SHRUBS, SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
 7. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER OR SEWER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 8. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED
BY: MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426
FOR: TIMOTHY J. MESSLER, INC.
600 SANDTREE DRIVE, SUITE 301
PALM BEACH GARDENS, FL 33403

SUBDIVISION # Ibis Golf & C.C.
BOOK 72 PAGE 8
FLOOD ZONE - FLOOD MAP # -
QUAD # - 20HHS -
SE - ZIP CODE -
PID NAME / WPB.

DESIGN	5			
DRAWN	4			
CHECKED	3			
	2			
	1			
O.C.	NO	DATE	REVISION	APP'D BY

Timothy J. Messler, Inc.

CONSULTING ENGINEERS

600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

