

A PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 15

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 5
AS RECORDED IN PLAT BOOK 66, PAGES 145-147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 9:26 A.M.
this 12th day of February 1995
and is recorded in Plat Book No. 74
on pages 70-72
Deputy Clerk of Circuit Court
[Signature] D.C.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 5, AS RECORDED IN PLAT BOOK 66, PAGES 145-147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF OSPREY TRACE (A 50.00 FOOT RIGHT-OF-WAY) AND OSPREY TRACE SOUTH (A 40.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 5; THENCE NORTH 31°02'39" WEST ALONG SAID CENTERLINE OF OSPREY TRACE SOUTH, A DISTANCE OF 34.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 681.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'46", A DISTANCE OF 5.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 59°24'08" WEST DEPARTING SAID CENTERLINE, A DISTANCE OF 75.77 FEET; THENCE SOUTH 72°49'19" EAST, A DISTANCE OF 20.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OSPREY TRACE; THENCE NORTH 58°57'21" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°3'22", A DISTANCE OF 78.79 FEET; THENCE NORTH 22°51'09" EAST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.66 FEET; THENCE NORTH 25°06'49" WEST, A DISTANCE OF 49.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'17", A DISTANCE OF 161.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°42'26", A DISTANCE OF 131.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°07'01" EAST, A DISTANCE OF 79.60 FEET; THENCE NORTH 88°52'59" WEST, A DISTANCE OF 132.00 FEET; THENCE NORTH 01°07'01" EAST, A DISTANCE OF 619.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 462.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'27", A DISTANCE OF 74.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°22'28" EAST, A DISTANCE OF 355.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 182.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 67°00'27" EAST; THENCE NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 246°44'02", A DISTANCE OF 783.75 FEET; THENCE SOUTH 10°22'28" WEST, A DISTANCE OF 355.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 158.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'27", A DISTANCE OF 25.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°07'01" WEST, A DISTANCE OF 699.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 652.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'46", A DISTANCE OF 177.10 FEET; THENCE SOUTH 07°59'57" EAST, A DISTANCE OF 85.02 FEET; THENCE SOUTH 59°24'08" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 10.700 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

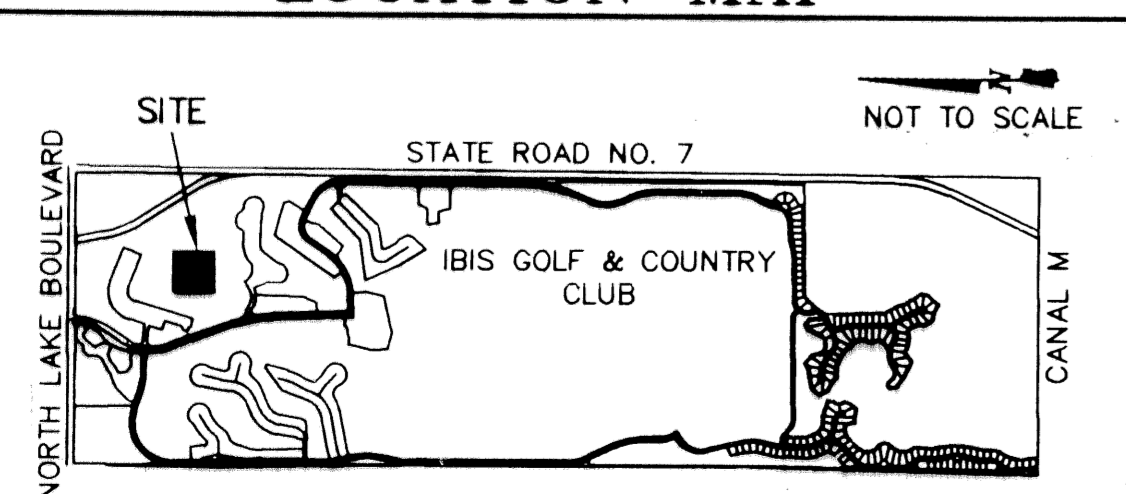
CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT OSPREY CREEK VENTURE, A FLORIDA JOINT VENTURE BY OSPREY CREEK CO., A FLORIDA CORPORATION ITS MANAGING PARTNER AND IBIS LANDING VENTURE, LTD. A FLORIDA LIMITED PARTNERSHIP BY EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, OWNERS OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 15

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

LOCATION MAP



1. 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 OF 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.

2. ROAD: FALCON GREEN DRIVE

FALCON GREEN DRIVE AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE FALCON GREEN 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 FALCON GREEN DRIVE HOMEOWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH FALCON GREEN DRIVE AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.
AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF FALCON GREEN DRIVE AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, SAID INGRESS-EGRESS EASEMENTS 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 RECORD BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FALCON GREEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FALCON GREEN HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF 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.

4. COMMON AREA:

THE COMMON AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE FALCON GREEN HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS 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.

(CONTINUED ON SHEET 2 OF 3 SHEETS)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, III, AND HELENA LEYENDECKER, 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 12th DAY OF October, 1994.

[Signature]
FRANK S. PALEN
NOTARY PUBLIC
PRINT NAME

COMMISSION NUMBER: CC326734

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 THE 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: *[Signature]* KEVIN BALL, VICE PRESIDENT ATTEST: *[Signature]* 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 AN 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 14th DAY OF NOVEMBER, 1994.

[Signature]
JUV M. ANDREWS
NOTARY PUBLIC
PRINT NAME

COMMISSION NUMBER:

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
OSPREY CREEK VENTURE A FLORIDA JOINT VENTURE AND IBIS LANDING VENTURE LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 1994; 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: January 18, 1995 STEWART TITLE OF PALM BEACH COUNTY

[Signature]
JAMES W. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
155 PALM BEACH LAKES BLVD.
SUITE 100
WEST PALM BEACH, FLORIDA 33401

THIS PLAT PREPARED BY:
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

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) 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.

[Signature]
THOMAS C. VOKOUN
REGISTERED SURVEYOR NO. 4382
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER FALCON GREEN 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: 12/1/94 BY: *[Signature]* WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

ATTEST: *[Signature]* 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 12 DAY OF February, 1995

BY: *[Signature]* NANCY M. GRAHAM, MAYOR

APPROVED: _____ 1995
CITY PLANNING BOARD

BY: *[Signature]* 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. ALL LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
- 3. THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- 4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- 5. NO STRUCTURES, TREES OR SHRUBS, SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- 6. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER OR SEWER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 100 JUPITER, FL 33468
2400 S.E. MONTEREY ROAD SUITE 201 FT. PIERCE, FL 34950
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409

BOOK 74
SUBDIVISION Club
PAGE 70
FLOOD MAP
ZONING
SE
PUD NAME CNDP
4/11/95