

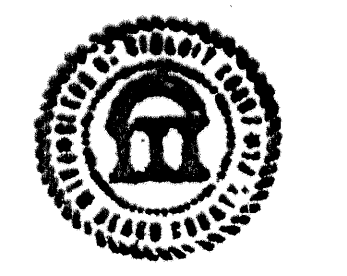


JULY, 1995

A PLAT OF
IBIS GOLF AND COUNTRY CLUB PLAT NO. 16
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACT "A" OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED
IN PLAT BOOK 67, PAGES 152-168 AND A PORTION OF TRACT "A" OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 14
AS RECORDED IN PLAT BOOK 75, PAGES 107-117, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SITUATED IN SECTIONS 24 & 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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COUNTY OF PALM BEACH } as
STATE OF FLORIDA }
This Plat was filed for record at 3:37 P.M.
on the 14th day of July 1995
and duly recorded in Plat Book No. 75
on page 152-154
DOROTHY W. VOKOUN, Clerk of Circuit Court
Palm Beach, Florida D.G.

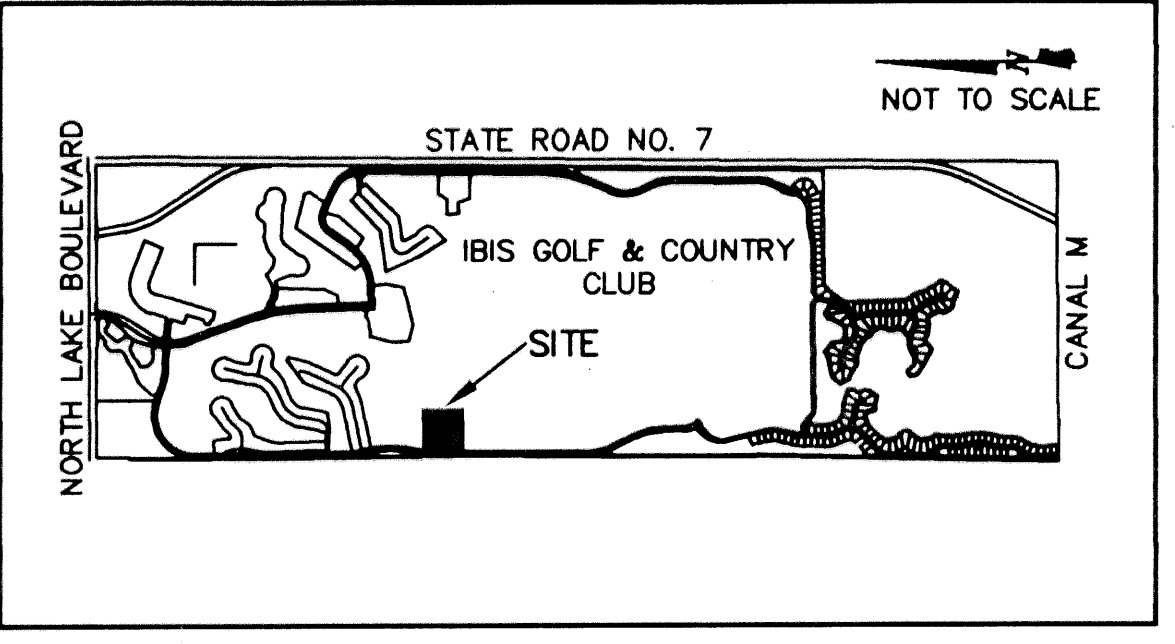


LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACT "A" OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152-168, AND A PORTION OF TRACT "A" OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107-117, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SITUATED IN SECTIONS 24 & 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 88°52'20" EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 105.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SANDHILL WAY WEST, AS SHOWN ON SAID PLAT NO. 7 AND BEING THE POINT OF BEGINNING. THENCE NORTH 01°25'44"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 0.10 FEET; THENCE NORTH 00°43'08" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 340.18 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG SAID EASTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, SUBTENDING A CENTRAL ANGLE OF 13°18'25" AND AN ARC DISTANCE OF 104.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 14°01'33" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 303.15 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1125.00 FEET, SUBTENDING A CENTRAL ANGLE OF 17°53'46" AND AN ARC DISTANCE OF 351.39 FEET TO THE POINT OF CUSP OF A NON-TANGENT LINE; THENCE SOUTH 09°26'13" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 543.17 FEET; THENCE SOUTH 18°16'30" EAST, A DISTANCE OF 65.09 FEET; THENCE SOUTH 09°26'13" EAST, A DISTANCE OF 69.41 FEET; THENCE SOUTH 01°41'40" EAST, A DISTANCE OF 74.23 FEET; THENCE SOUTH 02°16'10" EAST, A DISTANCE OF 715.46 FEET; THENCE SOUTH 01°39'59" WEST, A DISTANCE OF 116.50 FEET; THENCE SOUTH 15°27'49" WEST, A DISTANCE OF 75.81 FEET; THENCE SOUTH 02°36'04" EAST, A DISTANCE OF 56.45 FEET; THENCE SOUTH 28°57'20" EAST, A DISTANCE OF 53.25 FEET; THENCE SOUTH 37°59'53" EAST, A DISTANCE OF 54.31 FEET; THENCE SOUTH 39°16'35" EAST, A DISTANCE OF 175.86 FEET; THENCE SOUTH 35°22'33" EAST, A DISTANCE OF 194.59 FEET; THENCE SOUTH 13°04'58" EAST, A DISTANCE OF 122.75 FEET; THENCE SOUTH 61°05'23" WEST, A DISTANCE OF 56.36 FEET; THENCE SOUTH 37°53'14" WEST, A DISTANCE OF 28.13 FEET; THENCE SOUTH 55°39'32" WEST, A DISTANCE OF 434.06 FEET; THENCE SOUTH 18°11'04" WEST, A DISTANCE OF 597.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDHILL WAY WEST; THENCE NORTH 01°25'44" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1979.67 FEET TO THE POINT OF BEGINNING.

LOCATION MAP



(CONTINUED)

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 SANDHILL COURT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

3. COMMON AREA:

THE COMMON AREA AS SHOWN HEREON IS HEREBY DEDICATED TO THE SANDHILL COURT HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. 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 IMPROVEMENT DISTRICT.

4. BUFFER EASEMENTS:

THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SANDHILL COURT HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE 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.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 16.582 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 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. 16

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

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 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: SANDHILL COURT

SANDHILL COURT AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE SANDHILL COURT 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 SANDHILL COURT HOMEOWNERS ASSOCIATION, 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 AND THEIR SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE, PERPETUAL EASEMENTS, FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH SANDHILL COURT 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 SANDHILL COURT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND

(CONTINUED)

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 CHAIRMAN AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF JULY, 1995.

IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: EASTERN HOLDING COMPANY, A FLORIDA CORPORATION
ITS MANAGING GENERAL PARTNER

E. LLWYD ECCLESTONE, JR., CHAIRMAN
HELENA LEYENDECKER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, JR., AND HELENA LEYENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN 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 26th DAY OF JULY, 1995.

Frank S. Palen
NOTARY PUBLIC

COMMISSION NUMBER: CC326734
FRANK S. PALEN
PRINT NAME

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.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED SURVEYOR NO. 4382
STATE OF FLORIDA

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, AND OFFICIAL RECORD BOOK 6143, PAGE 1874, AS CONSOLIDATED, AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 7978, PAGE 1218, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

MICHIGAN NATIONAL BANK, NATIONAL BANKING ASSOCIATION.
BY: Jerome Henson, Vice President
ATTEST: Irvin Kebler, Vice-President

ACKNOWLEDGEMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND

BEFORE ME PERSONALLY APPEARED JEROME HENSON AND IRVIN KEBLER, 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 1st DAY OF August, 1995.

Billie M. Diel
NOTARY PUBLIC

COMMISSION NUMBER:
BILLIE M. DIEL
PRINT NAME Notary Public, Oakland County, MI
My Comm. Expires Feb. 28, 1998

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 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: August 9, 1995
BY: James W. Gustafson, Vice-President

STEWART TITLE OF PALM BEACH COUNTY
JAMES W. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33401

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER SANDHILL COURT, 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 IMPROVEMENT DISTRICT
DATE: 8/9/95
BY: William L. Kerslake, President
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

MARY WATOR, ASSISTANT 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 14th DAY OF August, 1995.

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

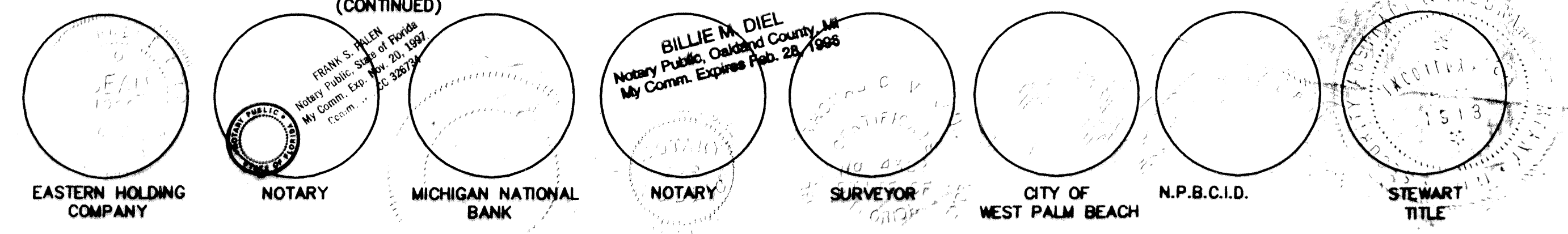
APPROVED: August 14, 1995
CITY PLANNING BOARD

BY: William M. Moss, Chairman
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. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.

Subdivision # Ibis Golf And Country Club
Book 75 Page 152
Flood Map #
Quadr #
SE
ZIP CODE
PUD NAME C/O East 20th St. Palm Beach 33411



THIS PLAT PREPARED BY:
THOMAS C. VOKOUN, P.L.S.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
210 JUPITER LAKES BLVD. SUITE 200 JUPITER, FL 33414
2222 CEDARWOOD ROAD SUITE 201 FT. PIERCE, FL 34950
2009 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409
407-746-9248 407-286-3882 407-461-2450 407-684-3375