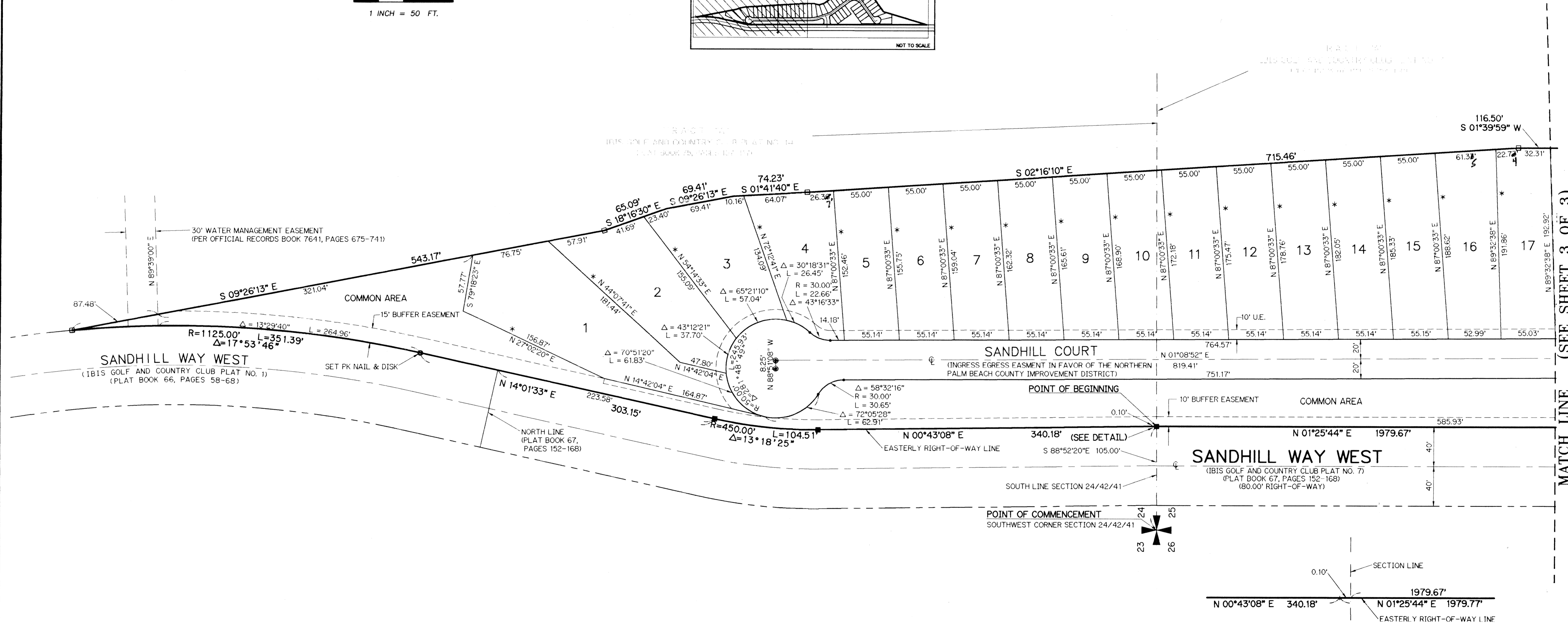
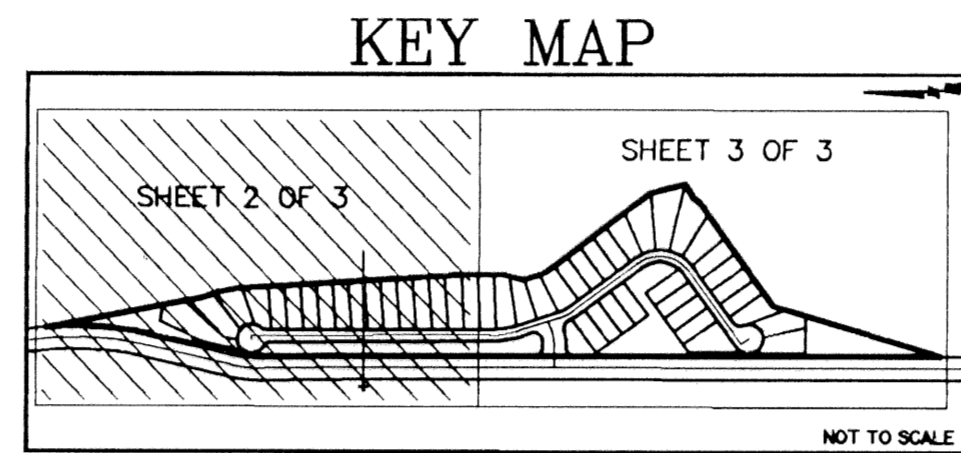
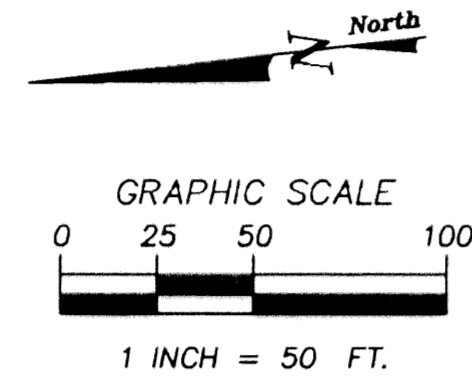


A PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 16

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

153



MATCH LINE (SEE SHEET 3 OF 3)

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.

LEGEND:

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. LB959
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS 4382
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- * - DENOTES ZERO LOT LINE SIDE
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LS 4382

BEARING BASE:

THE EASTERLY RIGHT-OF-WAY LINE OF SANDHILL WAY WEST IS TAKEN TO BEAR N 01°25'44" E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

DETAIL
(NOT TO SCALE)

SUBDIVISION - Ibis Golf And Country Club
 BOOK - 75
 FLOOD ZONE -
 QUAD -
 SE -
 PUD NAME - C/West Palm Beach
 ZIP CODE - 33411
 PLAT NO. 16
 PAGE 153
 FLOOD MAP -
 ZONING -
 24, 25, 42, 41



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 210 JUPITER LAKES BLVD. SUITE 200 JUPITER, FL 33468
 2400 S.E. MONTEREY ROAD SUITE 300 STUART, FL 34996
 2000 PALM BEACH LAKES BLVD. SUITE 100 WEST PALM BEACH, FL 33409

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