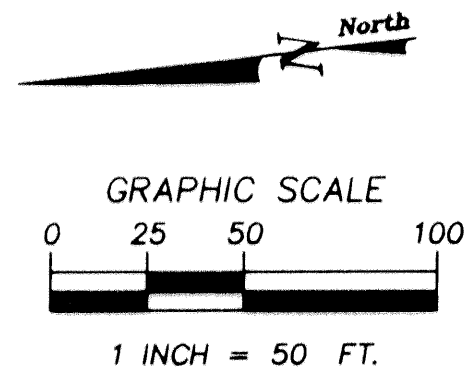


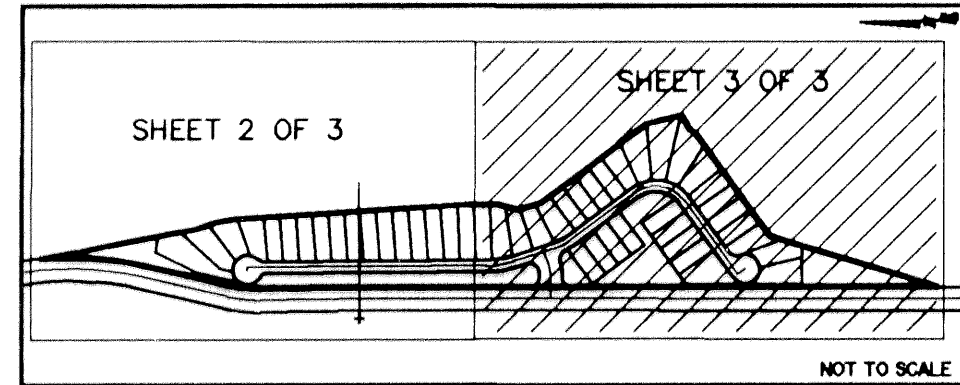
A PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 16

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

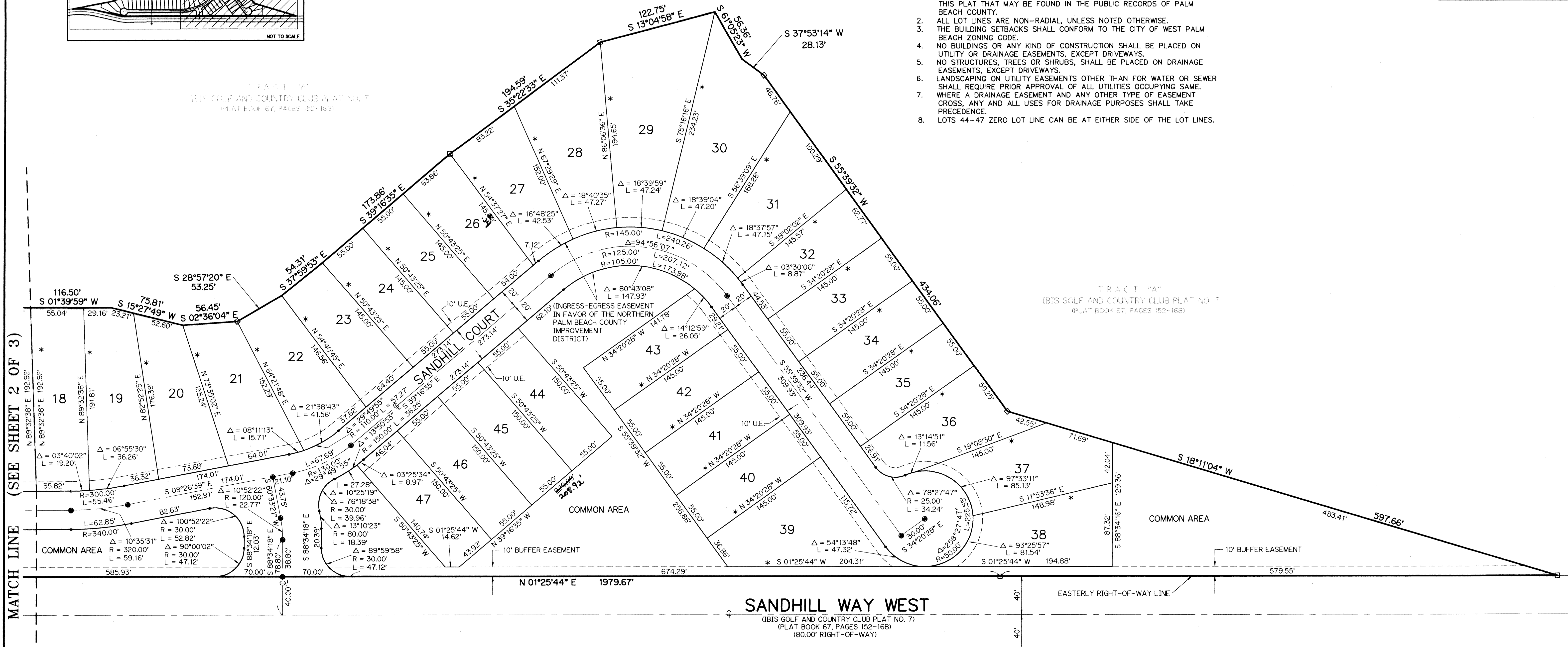


KEY MAP



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.
8. LOTS 44-47 ZERO LOT LINE CAN BE AT EITHER SIDE OF THE LOT LINES.



MATCH LINE (SEE SHEET 2 OF 3)

- LEGEND:
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. LB 959
 - - 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

SUBDIVISION * Ibis Golf and Country Club
 BOOK 75 Plat No. 16
 FLOOD ZONE FLOOD MAP #
 QUAD # ZONING #
 SE ZIP CODE
 PUD NAME C/West Palm Beach 24.35/42.41



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