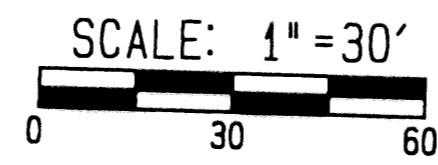


A PLAT OF IBIS GOLF AND COUNTRY CLUB PLAT No. 12A

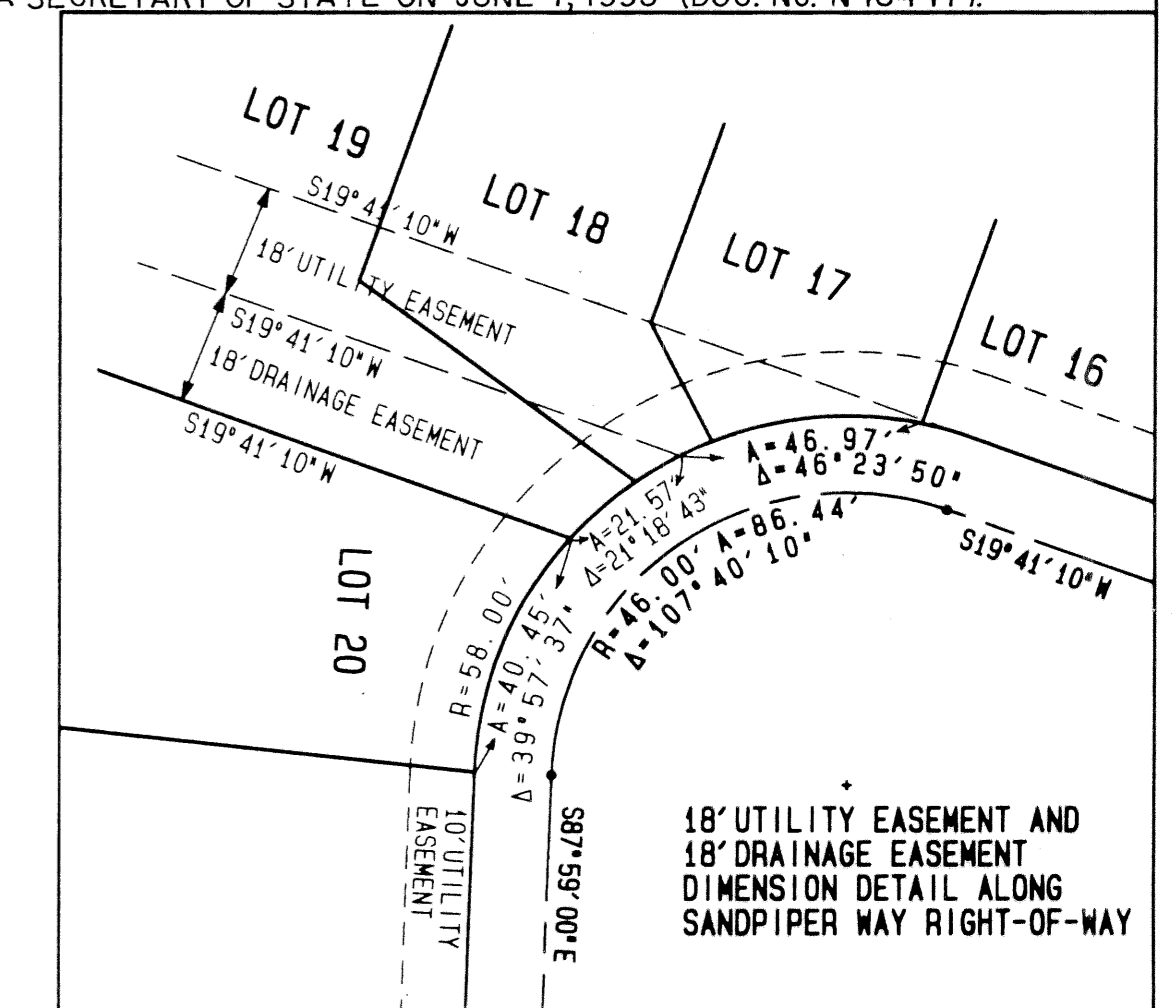
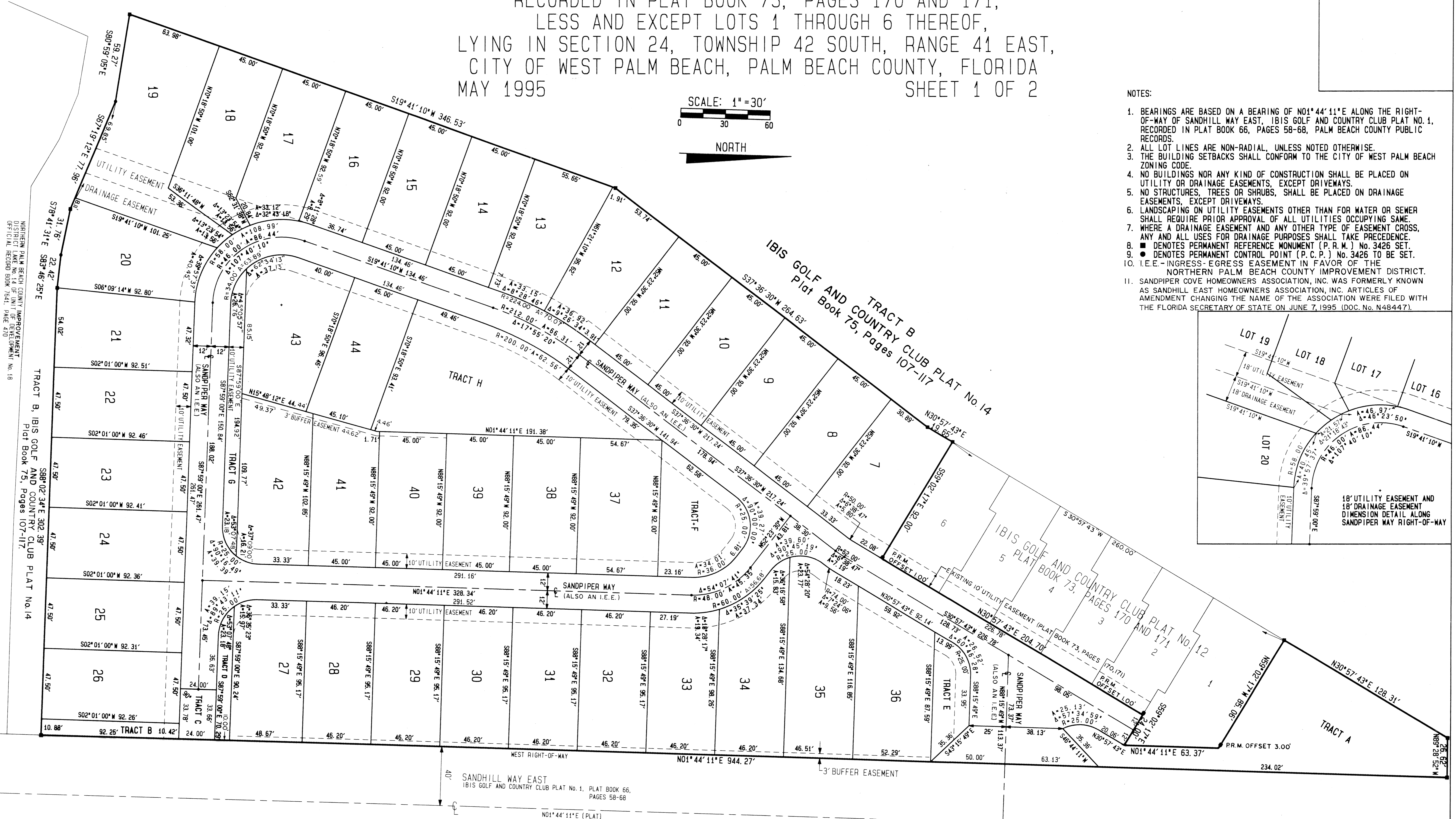
A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF ALL OF
IBIS GOLF AND COUNTRY CLUB PLAT No. 12,
RECORDED IN PLAT BOOK 73, PAGES 170 AND 171,
LESS AND EXCEPT LOTS 1 THROUGH 6 THEREOF,
LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
MAY 1995



NORTH

NOTES:

1. BEARINGS ARE BASED ON A BEARING OF N01°44'11"E ALONG THE RIGHT-OF-WAY OF SANDHILL WAY EAST, IBIS GOLF AND COUNTRY CLUB PLAT No. 1, RECORDED IN PLAT BOOK 66, PAGES 58-68, PALM BEACH COUNTY PUBLIC RECORDS.
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 NOR 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. ● DENOTES PERMANENT REFERENCE MONUMENT (P. R. M.) No. 3426 SET.
9. ● DENOTES PERMANENT CONTROL POINT (P. C. P.) No. 3426 TO BE SET.
10. I.E.E. - INGRESS-EGRESS EASEMENT IN FAVOR OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
11. SANDPIPER COVE HOMEOWNERS ASSOCIATION, INC. WAS FORMERLY KNOWN AS SANDHILL EAST HOMEOWNERS ASSOCIATION, INC. ARTICLES OF AMENDMENT CHANGING THE NAME OF THE ASSOCIATION WERE FILED WITH THE FLORIDA SECRETARY OF STATE ON JUNE 7, 1995 (DOC. No. N48447).



SE	—	SE
QUAD	—	SE
FLOOD	—	SE
MAP	—	SE
BOOK	—	SE
PAGE	—	SE
PLAT	—	SE
NO. 156	—	SE
IBIS Golf And Country Club	—	SE
City/West Palm Beach	—	SE
24/42/41	—	SE

TIMOTHY J. MESSLER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3950 RCA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
 TELEPHONE (407)627-2226 TELEFAX 624-1569

IBIS GOLF AND COUNTRY CLUB PLAT NO. 12A

PROJECT NO. 93105P
 DATE: MAY 1995

THIS INSTRUMENT PREPARED BY:
 MARK D. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 3426
 FOR: TIMOTHY J. MESSLER, INC.
 3950 RCA BOULEVARD
 SUITE 5005
 PALM BEACH GARDENS, FL.