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COUNTY OF PALM BEACH) 88
STATE OF FLORIDA)
This Plat was filed for record at 4:28 P.M.
on the 16 day of August 1995
and duly recorded in Plat Book No. 75
on page 157-158
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.

A PLAT OF
IBIS GOLF AND COUNTRY CLUB PLAT No. 11

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 24, TOWNSHIP 42 SOUTH,
RANGE 41 EAST, CITY OF WEST PALM BEACH,
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACT A, IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, PLAT BOOK 75, PAGES 107-117
JUNE 1995 SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF IBIS BOULEVARD WITH THE SOUTH RIGHT-OF-WAY LINE OF SANDHILL WAY EAST, PER IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, RECORDED IN PLAT BOOK 66, PAGES 58 THROUGH 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°24'57"W FOR 434.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, N00°24'57"W FOR 930.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2150.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7°56'23" FOR 297.94 FEET; THENCE S84°44'17"W FOR 179.16 FEET; THENCE S01°49'21"W FOR 50.75 FEET; THENCE S40°27'12"W FOR 37.54 FEET; THENCE S13°58'25"W FOR 143.95 FEET; THENCE S00°10'39"W FOR 875.90 FEET; THENCE S33°37'49"E FOR 39.72 FEET; THENCE S02°39'59"E FOR 50.00 FEET; THENCE S04°47'45"E FOR 127.41 FEET; THENCE N58°29'45"E FOR 15.12 FEET; THENCE N14°02'11"E FOR 46.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°19'48" FOR 84.21 FEET TO A POINT OF TANGENCY; THENCE N78°21'59"E FOR 71.23 FEET; THENCE S85°45'49"E 37.07 FEET; THENCE S61°33'03"E FOR 54.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.144 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, AND EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 11

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

1. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LEGEND CLUB HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES AND CABLE TELEVISION; PROVIDED HOWEVER, THAT 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.

2. LEGEND CLUB DRIVE

LEGEND CLUB DRIVE AS SHOWN HEREON IS PRIVATE AND IS HEREBY DEDICATED TO THE LEGEND CLUB 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 SAID 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 LEGEND CLUB DRIVE AS SHOWN HEREON, AND FOR THE PURPOSE OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF LEGEND CLUB DRIVE 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 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 HERITAGE CLUB HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LEGEND CLUB HOMEOWNERS ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF 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. COMMON AREAS

THE COMMON AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LEGEND CLUB HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE AND LANDSCAPING, FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES 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.

IN WITNESS WHEREOF, EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF IBIS LAKES VENTURE, Ltd., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF June 1995.

IBIS LANDING VENTURE, Ltd.,
A FLORIDA LIMITED PARTNERSHIP
BY: EASTERN HOLDING COMPANY,
A FLORIDA CORPORATION,
ITS MANAGING GENERAL PARTNER
BY: [Signature] ATTEST: [Signature]
E. LLOYD ECCLESTONE, JR.,
CHAIRMAN HELENA LEVENEDEKER,
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED E. LLOYD ECCLESTONE, JR., AND HELENA LEVENEDEKER, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June 1995.

COMMISSION NUMBER: CC326734
NOTARY PUBLIC

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 OFFICIAL RECORD BOOK 5943, AT PAGE 1693, AS AMENDED, AND OFFICIAL RECORD BOOK 6143, AT 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] ATTEST: [Signature]
Vice President Vice President

STATE OF FLORIDA
COUNTY OF DADE
ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED Irvin E. Kebler AND Jerome Benson, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND Vice Pres. RESPECTIVELY, OF MICHIGAN NATIONAL BANK; THEY DID NOT TAKE AN OATH; 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 11th DAY OF July 1995.
COMMISSION NUMBER: CC416902
NOTARY PUBLIC

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; 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: July 25, 1995
BY: James W. Gustafson
JAMES W. GUSTAFSON
VICE-PRESIDENT
STEWART TITLE OF
PALM BEACH COUNTY
1555 PALM BEACH LAKES BLVD.
SUITE 100
WEST PALM BEACH 33401
FLORIDA

SURVEYOR'S CERTIFICATE

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 THAT 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.

DATE: 7/24/95
BY: Mark D. Brooks
MARK D. BROOKS
REGISTERED SURVEYOR NO. 3426
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER LEGEND CLUB 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 IMPROVEMENT DISTRICT
DATE: 7/24/95
BY: William L. Kerslake
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

AFFIDAVIT

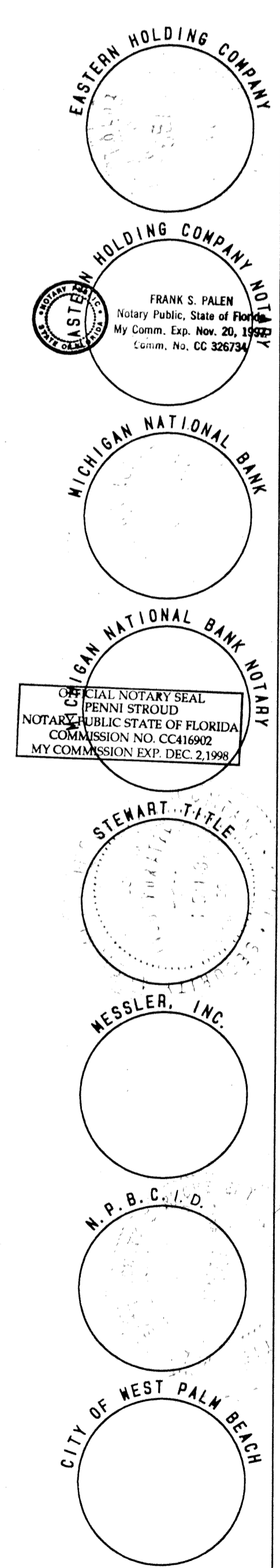
CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS 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 16 DAY OF August 1995.

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

APPROVED: August 15, 1995
BY: William M. Mooss
WILLIAM M. MOOSS, CHAIRMAN

- NOTES:
1. BEARINGS ARE BASED ON A BEARING OF S00°24'57"E ALONG THE RIGHT-OF-WAY OF IBIS BOULEVARD, 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 (PRM) NO. 3426 SET OR FOUND.
9. * DENOTES PERMANENT CONTROL POINT (PCP) TO BE SET.
10. ABBREVIATIONS:
IEE - INGRESS-EGRESS EASEMENT
C - CENTERLINE
R - RADIUS
A - CENTRAL ANGLE
A - ARC LENGTH
PC - POINT OF CURVATURE
RT - POINT OF TANGENCY



SUBDIVISION: Ibis Golf and Country Clubs
BOOK: 75
PAGE: 157
FLOOD ZONE:
QUAD:
SE:
PUD NAME: City of West Palm Beach
DATE: 8/14/95

TIMOTHY J. MESSLER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 500B, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

IBIS GOLF AND COUNTRY CLUB PLAT No. 11

PROJECT NO.: 95038P
DATE: MAY 1995
SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RCA BOULEVARD
SUITE 500B
PALM BEACH GARDENS, FL.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.