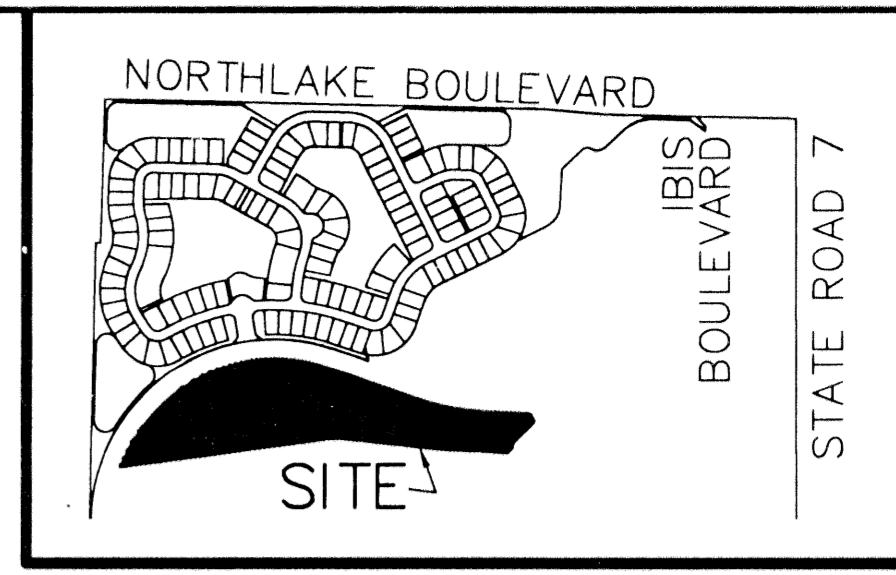


IBIS GOLF AND COUNTRY CLUB PLAT NO. 17

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION TRACT "A", IBIS GOLF AND COUNTRY CLUB
PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



179

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:59 A.M.
THIS 13 DAY OF January
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK 75 ON
PAGES 179 AND 180.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By *David P. Lindley*
DEPUTY CLERK



SHEET 1 OF 2

DESCRIPTION

A PORTION OF TRACT "A", "IBIS GOLF AND COUNTRY CLUB PLAT NO. 14", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "LAKE 5", AS SHOWN ON SAID PLAT; THENCE N 01° 09' 44" E ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 315.40 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE BOUNDARY LINE OF SAID TRACT "A" ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 19° 06' 47", AN ARC DISTANCE OF 216.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID BOUNDARY LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 88° 47' 10", AN ARC DISTANCE OF 1007.25 FEET TO A POINT OF TANGENCY; THENCE S 70° 56' 19" E ALONG SAID BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 354.90 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 16° 42' 39", AN ARC DISTANCE OF 320.82 FEET TO A POINT OF TANGENCY; THENCE S 87° 38' 58" E ALONG SAID BOUNDARY LINE, A DISTANCE OF 157.51 FEET; THENCE S 24° 24' 33" E, A DISTANCE OF 35.96 FEET TO A POINT OF INTERSECTION WITH A BOUNDARY LINE OF "LAKE 3", AS SHOWN ON SAID PLAT; THENCE S 62° 33' 31" W ALONG SAID BOUNDARY LINE, A DISTANCE OF 18.51 FEET; THENCE S 35° 45' 02" W ALONG SAID BOUNDARY LINE, A DISTANCE OF 45.05 FEET; THENCE S 58° 43' 50" W ALONG SAID BOUNDARY LINE, A DISTANCE OF 21.34 FEET; THENCE S 32° 56' 55" W ALONG SAID BOUNDARY LINE AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 73.29 FEET; THENCE N 86° 19' 26" W, A DISTANCE OF 109.02 FEET; THENCE N 87° 35' 27" W, A DISTANCE OF 158.54 FEET; THENCE N 83° 46' 40" W, A DISTANCE OF 401.36 FEET; THENCE S 89° 14' 09" W, A DISTANCE OF 42.57 FEET; THENCE S 82° 14' 59" W, A DISTANCE OF 841.88 FEET TO THE POINT OF BEGINNING. CONTAINING 378,424 SQUARE FEET / 8.6874 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 WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, OWNERS OF THE LAND SHOWN HEREON AS:
IBIS GOLF AND COUNTRY CLUB PLAT NO. 17

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, WITHOUT THE PRIOR WRITTEN CONSENT OF THE UTILITY PROVIDERS.

2. ROADS:

WATERFORD PLACE AS SHOWN HEREON ARE PRIVATE AND ARE HEREBY DEDICATED TO THE CASCADES AT IBIS HOMEOWNER 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 CASCADES AT IBIS HOMEOWNER ASSOCIATION, INC., 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 WATERFORD PLACE, 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 WATERFORD PLACE, 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 CASCADE AT IBIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

3. SIGN EASEMENT

THE SIGN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CASCADES AT IBIS HOMEOWNER ASSOCIATION, INC. FOR SIGNAGE PURPOSES, 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: (TRACTS L-1, L-2 AND L-3)

THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L-1, L-2 AND L-3 ARE HEREBY DEDICATED TO THE CASCADES AT IBIS HOMEOWNER 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. GOLF COURSE: (TRACT L-1)

THE COMMON AREA AS SHOWN HEREON AS TRACT L-1 IS HEREBY DEDICATED TO IBIS WEST PALM PARTNERS L.P., A DELAWARE CORPORATION FOR GOLF COURSE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CASCADES AT IBIS HOMEOWNER ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP; BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF November, 1996.

IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

By: *John Z. Kukral* VICE PRESIDENT
Attest: *Kenneth C. Zarovich* SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND *Kenneth C. Zarovich* THE INDIVIDUALS DESCRIBED TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BREI/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS ON BEHALF OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP 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 13 DAY OF November, 1996.

COMMISSION NUMBER: BRIGIDINE ZANOVICH
Notary Public, State of New York
No. 504647
Qualified in New York County
Commission Expires 1-3-97

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 AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9289, AT PAGE 744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

By: *Vincent Borowski* VICE PRESIDENT
Attest: *Shelia E. Maples* VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND

BEFORE ME PERSONALLY APPEARED *Vincent Borowski* AND *Shelia E. Maples* WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 13 DAY OF November, 1996.

LYNDA HORODNICKE
WAYNE COUNTY, MICHIGAN
ACTING IN OAKLAND COUNTY
EXPRES APRIL 5, 1997
Lynnda Horodnicke
NOTARY PUBLIC

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 OFFER TO DEDICATE, CONTAINED ON THIS PLAT, THIS 10 DAY OF January, 1997.

By: *Nancy M. Graham*
NANCY M. GRAHAM, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 9 DAY OF January, 1997.

By: *William M. Moss*
WILLIAM M. MOSS, CHAIRMAN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, MICHAEL R. FLAM, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN IBIS WEST PALM PARTNERS L.P., A DELAWARE 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.

DATED: 11-25-96
Michael R. Flam
MICHAEL R. FLAM, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF TRACT "A", IBIS GOLF AND COUNTRY CLUB PLAT NO. 14, AS RECORDED IN PLAT BOOK 75, PAGES 107 THROUGH 117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING S70° 56' 19"E. AS LABELED BEARING BASIS.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- INES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005.
- * - DENOTES ZERO LOT LINE SIDE OF UNIT.
- N.P.B.C.I.D.I.E.E.- DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER WATERFORD PLACE, 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: 12-3-96
By: *William L. Kerlake*
WILLIAM L. KERLAKE, PRESIDENT
BOARD OF SUPERVISORS

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

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 GUARANTEE 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.

11-25-96
David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SUBDIVISION # IBIS GOLF AND COUNTRY CLUB
BOOK 78 PAGE 179
FLOOD MAP # -
ZONING -
ZIP CODE -
PUD NAME - CITY OF WEST PALM BEACH
TAZ-826

