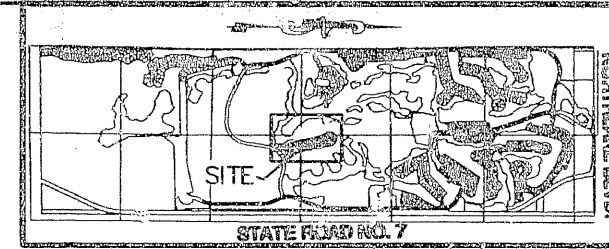


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 20

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF TRACTS "A", "B" AND "D", IBSI GOLF AND COUNTRY CLUB  
 PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 AND A PORTION OF LAKE NO. 21,  
 AS RECORDED IN OFFICIAL RECORDS BOOK 7041, PAGES 470 THROUGH 671 ALL OF THE PUBLIC  
 RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 02, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (407)392-1991  
 FEBRUARY - 1997



7

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 1997 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

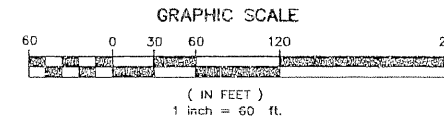
BY: \_\_\_\_\_  
 DEPUTY CLERK

### SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF TRACT "B", IBSI GOLF AND COUNTRY CLUB PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S 88° 07' 13" E.
6. P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
7. U.E. - INDICATES UTILITY EASEMENT.
8. D.E. - INDICATES DRAINAGE EASEMENT.
9. LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
10. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
11. © - DENOTES PERMANENT CONTROL POINT NO. 5005.
12. N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
13. NR - INDICATES NON RADIAL.
14. PLAT 7 - IBSI PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
15. N.P.B.C.I.D.I.E.E. - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS / EGRESS EASEMENT.
16. ⊙ - DENOTES ZERO LOT LINE.

### TABULAR DATA

TOTAL AREA OF THIS PLAT	12.877 ACRES
AREA OF RESIDENTIAL	11.036 ACRES
AREA OF PRIVATE ROADWAY	1.642 ACRES
AREA OF OPEN SPACE (TRACTS L-1, L-2)	0.205 ACRES
TOTAL NUMBER OF SINGLE FAMILY UNITS THIS PLAT	48
DENSITY THIS PLAT	3.73 UNITS/ACRE



SHEET 2 OF 2

