

IBIS GOLF AND COUNTRY CLUB PLAT NO. 22

GRAPHIC SCALE

127

TABULAR DATA

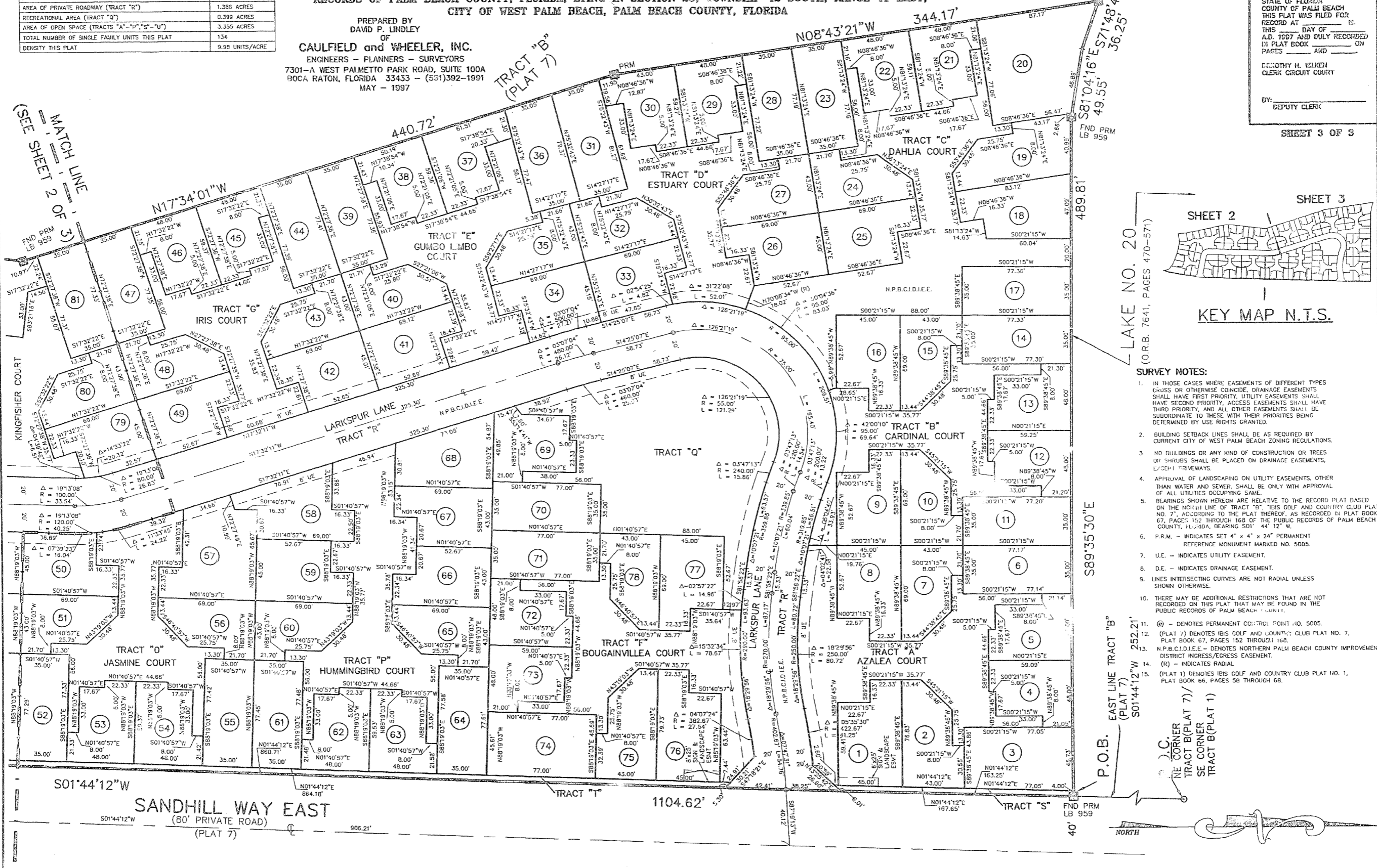
TOTAL AREA OF THIS PLAT	13.425 ACRES
AREA OF RESIDENTIAL	8.285 ACRES
AREA OF PRIVATE ROADWAY (TRACT "R")	1.386 ACRES
RECREATIONAL AREA (TRACT "Q")	0.399 ACRES
AREA OF OPEN SPACE (TRACTS "A"- "P", "S"- "U")	3.355 ACRES
TOTAL NUMBER OF SINGLE FAMILY UNITS THIS PLAT	134
DENSITY THIS PLAT	9.99 UNITS/ACRE

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF TRACT "B", IBIS GOLF AND COUNTRY CLUB
 PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 166 OF THE PUBLIC
 RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 25, 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 - (561)392-1991
 MAY - 1997

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ O.
 THIS _____ DAY OF _____
 A.D. 1997 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 GREGORY H. VOLKEN
 CLERK CIRCUIT COURT
 BY: _____
 DEPUTY CLERK

SHEET 3 OF 3



- 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, LANEWAYS.
 - 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 RECORD PLAT BASED ON THE NORTH LINE OF TRACT "B", IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S01° 44' 12" W.
 - P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
 - U.E. - INDICATES UTILITY EASEMENT.
 - D.E. - INDICATES DRAINAGE EASEMENT.
 - LINE INTERSECTING CURVES ARE NOT 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.
 - (PLAT 7) DENOTES IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, PLAT BOOK 67, PAGES 152 THROUGH 166.
 - N.P.B.C.I.D.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
 - (R) - INDICATES RADIAL.
 - (PLAT 1) DENOTES IBIS GOLF AND COUNTRY CLUB PLAT NO. 1, PLAT BOOK 66, PAGES 58 THROUGH 68.