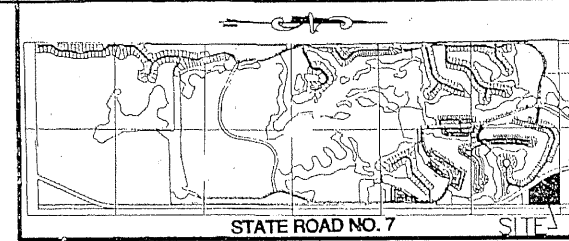


IBIS GOLF AND COUNTRY CLUB PLAT NO. 23

A PORTION OF 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 11:55 A.M.
THIS 17th DAY OF JULY
A.D. 1998 AND IS RECORDED
IN PLAT BOOK 205 ON
PAGES 179 AND 180.
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY *Dick A. Stedley*
DEPUTY CLERK

SHEET 1 OF 2

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)352-1991
JANUARY - 1998

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 OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 23

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

- 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 ABOVE GROUND STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.
- LIFT STATION EASEMENT:**
THE LIFT STATION EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE APPROPRIATE PUBLIC UTILITY COMPANY FOR THE PURPOSES OF PROVIDING FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A LIFT STATION.

DESCRIPTION
A PORTION OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE N 88° 43' 31" W ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 320.01 FEET; THENCE S 01° 44' 12" W ALONG A LINE 320.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01° 44' 12" W ALONG SAID PARALLEL LINE, A DISTANCE OF 870.03 FEET; THENCE N 88° 43' 31" W, A DISTANCE OF 474.02 FEET; THENCE N 31° 53' 31" W, A DISTANCE OF 496.15 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1749.00 FEET, A CENTRAL ANGLE OF 16° 33' 43", AN ARC DISTANCE OF 502.97 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE AND A LINE 850.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF "NORTH LAKE BOULEVARD" AS RECORDED IN OFFICIAL RECORDS BOOK 5912, PAGE 122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 88° 43' 31" E ALONG SAID PARALLEL LINE, A DISTANCE OF 863.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.9046 ACRES OF LAND, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, 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 CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF March 1998.

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

WITNESS *Michele Friedman*
BY *John Z. Kukral*
JOHN Z. KUKRAL
VICE PRESIDENT
ATTEST: *Kenneth Whitney*
KENNETH WHITNEY
SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
BEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND KENNETH WHITNEY, 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 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 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF March 1998.
LUCIA R. MARTE
Notary Public, State of New York
Qualified in New York County
Commission Expires 12/31/2000
COMMISSION NUMBER: 31-5048336

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF SEMINOLE
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 THIS DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10329 AT PAGE 1805 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
INMG MORTGAGE HOLDINGS, INC., A DELAWARE CORPORATION
d/b/a CONSTRUCTION LENDING CORPORATION OF AMERICA
BY *Preston L. Bolt*
Preston L. Bolt
Vice President
ATTEST: *Karen Leach*
Karen Leach
Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE
BEFORE ME PERSONALLY APPEARED *Preston L. Bolt, V.P.* WHO IS PERSONALLY KNOWN TO ME AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF INMG MORTGAGE HOLDINGS, INC., A DELAWARE CORPORATION d/b/a CONSTRUCTION LENDING CORPORATION OF AMERICA, 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 20th DAY OF July 1998.
MY COMMISSION EXPIRES: *Debra C. Clardy*
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 OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 7th DAY OF July 1998.
BY: *Nancy N. Graham*
NANCY N. GRAHAM, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 6th DAY OF July 1998.
BY: *William M. Moss*
WILLIAM M. MOSS, CHAIRMAN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
I, MICHAEL R. FLAM, 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: 6/16/98
BY: *Michael R. Flam*
MICHAEL R. FLAM
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, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE SOUTH LINE OF SECTION 13-42-41 BEARING N 88° 43' 31" W
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- SHB - OFFICIAL RECORDS BOOK
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LAND DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
DATE: 5/27/98
BY: *William L. Kerslake*
WILLIAM L. KERSLAKE, 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 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: 5/19/98
BY: *David P. Lindley*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-10, SECTION 177, FLORIDA STATUTES.

B. J. Adel
VINCENT J. ADEL, P.S.H.
REGISTRATION NO. 4109

OWNER	OWNER NOTARY	CITY OF WEST PALM BEACH SURVEYOR	MORTGAGEE	MORTGAGEE NOTARY	CITY OF WEST PALM BEACH	N.P.B.C.I.D.	SURVEYOR