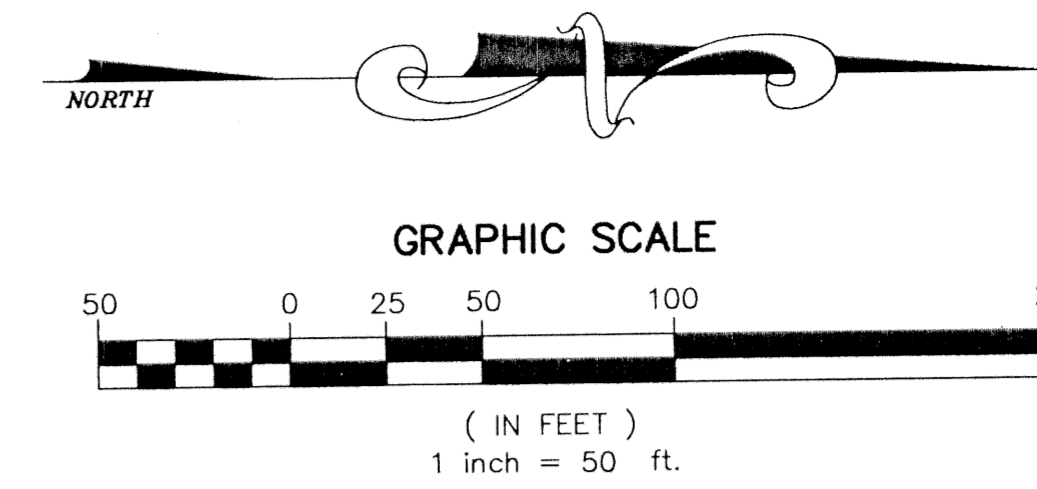


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 22 REPLAT

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF IBIS GOLF AND COUNTRY CLUB  
 PLAT NO. 22, AS RECORDED IN PLAT BOOK 81, PAGES 125 THROUGH 127,  
 LYING IN SECTIONS 25 AND 36, 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 - 2001



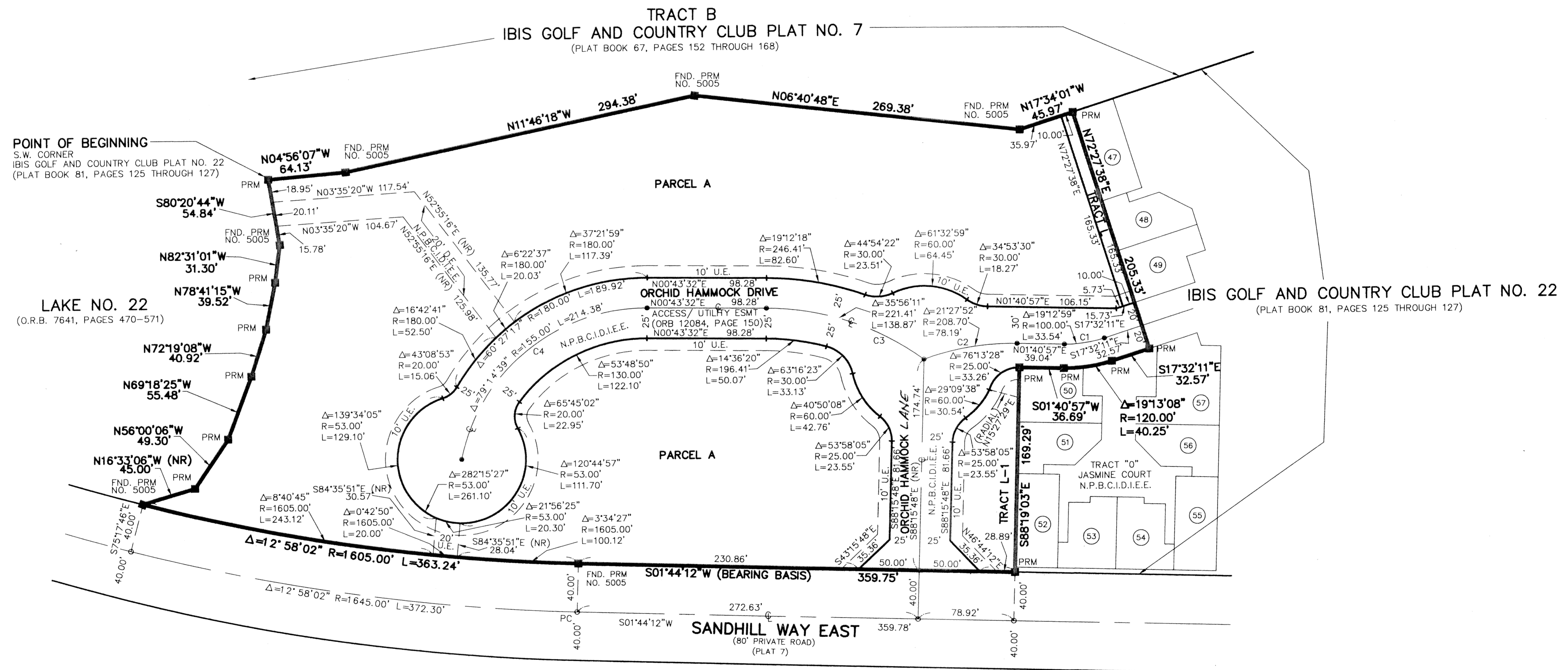
# 131

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2001 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

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

SHEET 2 OF 2



### 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 RECORD PLAT BASED ON THE EAST LINE OF "IBIS GOLF AND COUNTRY CLUB PLAT NO. 22", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 125 THROUGH 127 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 LB NO. 3591
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- Lines intersecting curves are radial unless shown otherwise.
- (NR) - INDICATES NON-RADIAL LINE
- 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. LB3591.
- (PLAT 7) DENOTES IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, PLAT BOOK 67, PAGES 152 THROUGH 168.
- N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
- C4 - DENOTES CURVE NUMBER ON CHORD BEARING TABLE
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.

### CHORD BEARING TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S07°55'33"E	33.38'
C2	S09°03'24"E	77.73'
C3	S18°41'37"W	136.61'
C4	S38°53'48"E	197.69'

### TABULAR DATA

TOTAL AREA OF THIS PLAT	5.553 ACRES
AREA OF LOTS	4.196 ACRES
AREA OF TRACTS L-1	0.211 ACRES
AREA OF PRIVATE ROADWAY	1.146 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	32
DENSITY THIS PLAT	5.763 UNITS/ACRE