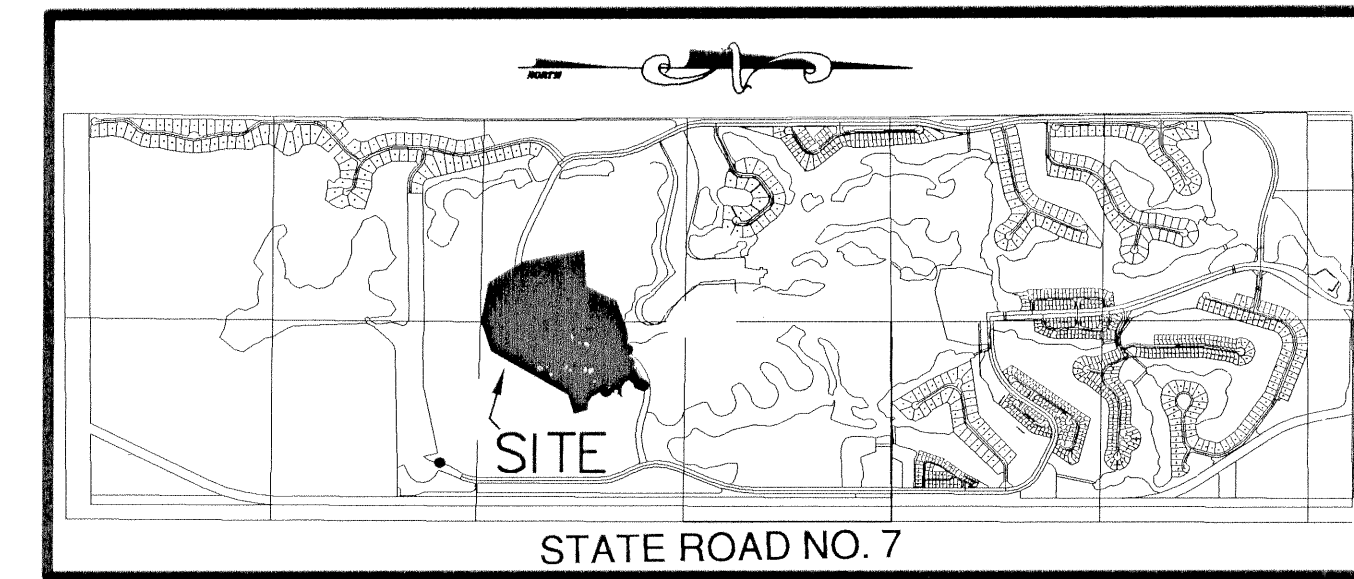


IBIS GOLF AND COUNTRY CLUB PLAT NO. 31

A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS C AND D, IBIS GOLF AND COUNTRY CLUB
PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 AND SANDHILL WAY SOUTH AT IBIS,
AS RECORDED IN PLAT BOOK 81, PAGES 1 AND 2 LYING IN SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

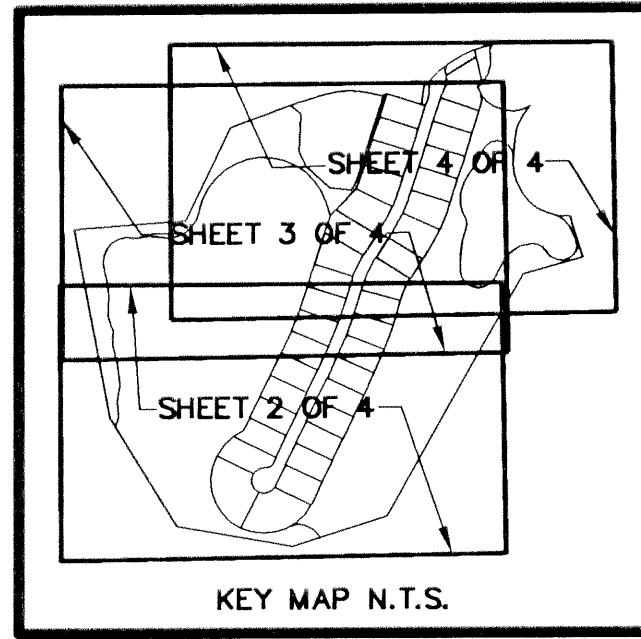
PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2001



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:03 A.M.
THIS 21st DAY OF August
A.D. 2001 AND DULY RECORDED
IN PLAT BOOK 31 ON
PAGES 103 AND 106.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

DEPUTY CLERK



DESCRIPTION:

A PORTION OF TRACTS C AND D, "IBIS GOLF AND COUNTRY CLUB PLAT NO. 7", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 AND SANDHILL WAY SOUTH AT IBIS, AS RECORDED IN PLAT BOOK 81, PAGES 1 AND 2 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE N.79°57'51"W., A DISTANCE OF 491.43 FEET; THENCE N.31°39'52"W., A DISTANCE OF 530.66 FEET; THENCE N.10°36'02"W., A DISTANCE OF 816.17 FEET; THENCE N.85°40'21"E., A DISTANCE OF 468.21 FEET; THENCE N.25°29'35"E., A DISTANCE OF 429.33 FEET; THENCE N.70°06'15"E., A DISTANCE OF 314.26 FEET TO A POINT OF INTERSECTION WITH COURSE NO. 66 OF THE DESCRIPTION AND SKETCH OF LAKE 21, UNIT DEVELOPMENT NO. 18 AS PREPARED FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY MOCK, ROOS AND ASSOCIATES, INC. 06-29-92, AS RECORDED IN OFFICIAL RECORDS BOOK 7641, PAGES 470 THROUGH 571 OF SAID RECORDS; THENCE N.73°07'57"E., A DISTANCE OF 113.18 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.51°00'30"E., A RADIAL DISTANCE OF 513.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 39°31'30", A DISTANCE OF 354.07 FEET TO A POINT ON THE WESTERLY LINE OF "IBIS GOLF AND COUNTRY CLUB PLAT NO. 25", AS RECORDED IN PLAT BOOK 88, PAGES 100 THROUGH 101 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.12°55'53"E., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF THE WESTERLY LINE OF SAID PLAT NO. 25, THROUGH A CENTRAL ANGLE OF 90°20'43", A DISTANCE OF 39.42 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 64°58'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 170.09 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.70°50'50"E., A RADIAL DISTANCE OF 150.67 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 102°32'03", A DISTANCE OF 269.63 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.44°07'15"E., A RADIAL DISTANCE OF 220.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 41°57'25", A DISTANCE OF 161.10 FEET; THENCE S.03°55'20"W., A DISTANCE OF 84.95 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 98°36'49"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 378.65 FEET (THE PREVIOUS SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "IBIS GOLF AND COUNTRY CLUB PLAT NO. 25"); THENCE S.16°51'21"E., A DISTANCE OF 184.94 FEET TO A POINT ON THE WESTERLY LINE OF "IBIS GOLF AND COUNTRY CLUB PLAT NO. 27", AS RECORDED IN PLAT BOOK 89, PAGES 178 THROUGH 181 OF SAID PUBLIC RECORDS; THENCE S.74°17'47"W. ALONG THE WESTERLY LINE OF SAID PLAT NO. 27, A DISTANCE OF 259.65 FEET; THENCE S.29°22'11"W. ALONG THE WESTERLY LINE OF SAID PLAT NO. 27, A DISTANCE OF 1,162.76 FEET; THENCE S.72°06'40"W., A DISTANCE OF 415.31 FEET TO THE POINT OF BEGINNING, CONTAINING 2,660,767 SQUARE FEET OR 61.083 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 BRE/IBIS INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS: IBIS GOLF AND COUNTRY CLUB PLAT NO. 31 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.

2. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BAY POINT AT IBIS HOMEOWNERS 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.

3. WATER MANAGEMENT TRACTS:

WATER MANAGEMENT TRACTS W, W1 AND W2 AS SHOWN HEREON ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

4. TRACTS GC AND GC1

THE COMMON AREAS SHOWN HEREON AS TRACTS GC AND GC1 ARE HEREBY DEDICATED TO THE IBIS PROPERTY OWNERS ASSOCIATION, INC., FOR GOLF COURSE, OPEN SPACE, CART PATHS, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE FACILITIES, AND ARE 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.

5. ACCESS EASEMENT:

A NON EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR MAINTENANCE AND OPERATION OF UNDERGROUND UTILITIES ON AND OVER HORIZON DRIVE.

6. ROADS:

HORIZON DRIVE, AS SHOWN HEREON, IS PRIVATE AND NOT FOR PUBLIC USE AND IS HEREBY DEDICATED TO THE BAY POINT AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BAY POINT AT IBIS HOMEOWNERS 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, DESIGNEES, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE, PERPETUAL EASEMENT, FOR INGRESS AND EGRESS OVER, UNDER, ACROSS AND THROUGH HORIZON DRIVE, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

AN INGRESS-EGRESS EASEMENT OVER AND ACROSS HORIZON DRIVE, 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 EASEMENT 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 RECORDS BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED, THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENT ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BAY POINT AT IBIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

7. TRACTS L, L1 AND L2

THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L1 AND L2 ARE HEREBY DEDICATED TO THE BAY POINT AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE, PEDESTRIAN PATHWAY, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. AND DRAINAGE FACILITIES, AND ARE 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.

8. WATER MANAGEMENT EASEMENTS

THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS.

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRE/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 19th DAY OF July, 2001.

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

BY: *St. Hill* ATTEST: *Kenneth C. Whitney*
STEVEN E. ORBUCH KENNETH C. WHITNEY
VICE PRESIDENT SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED STEVEN E. ORBUCH AND KENNETH C. 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 BRE/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 19th DAY OF July, 2001.

COMMISSION NUMBER: *Sylvia M. Norford*
SYLVIA M. NORFORD
Notary Public, State of New York
No. 016248480
Qualified in New York County
Commission Expires February 2, 2003

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT AND THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE RESPONSIBILITY OF WATER MANAGEMENT TRACTS W, W1 AND W2 AND HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER HORIZON DRIVE, 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 RECORDS BOOK 6473, AT PAGES 1961 THROUGH 1969, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED; 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: *8/8/01*
BY: *Sally Hamadeh* X
A. SALLY HAMADEH, PRESIDENT
BOARD OF SUPERVISORS
ATTEST: *Peter L. Pimentel*
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

CITY SURVEYOR

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CHAPTER 98-20, SECTION 177, FLORIDA STATUTES.

APPROVALS

CITY OF WEST PALM BEACH
COUNTY OF PALM BEACH
STATE OF FLORIDA
APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 17th DAY OF May, 2001.

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 29th DAY OF May, 2001.

BY: *Joel T. Daves*
JOEL T. DAVES, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 17th DAY OF May, 2001.

BY: *David M. Schultz*
DAVID SCHULTZ, CHAIRMAN
MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11133, AT PAGE 2000, AND OFFICIAL RECORDS BOOK 11134, PAGES 1, 19 AND 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL COLLECTIVELY BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BY: *Joseph C. Erwin* ATTEST: *Donald H. Canary*
JOSEPH C. ERWIN DONALD H. CANARY
FIRST VICE PRESIDENT NAME
Donald H. Canary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOSEPH C. ERWIN AND DONALD H. CANARY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS OF SUNTRUST BANK FORMERLY KNOWN AS SUNTRUST BANK, SOUTH FLORIDA, N.A., AND WHO 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 26th DAY OF July, 2001.

MY COMMISSION EXPIRES: 12/13/2004
Leticia R. Morgan
LETICIA R. MORGAN, NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BAY POINT AT IBIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF August, 2001.

BY: *Clifford G. Wilson*
CLIFFORD G. WILSON, PRESIDENT

WITNESS: *Leadeth Smith*
LEADETH SMITH
WITNESS: *David Lindley*
DAVID LINDLEY

TABULAR DATA

TOTAL AREA OF THIS PLAT	61.083 ACRES
AREA OF LOTS	16.078 ACRES
AREA OF TRACT L, L1 AND L2	0.331 ACRES
AREA OF TRACTS GC AND GC1	15.649 ACRES
AREA OF TRACT W, W1 AND W2	26.682 ACRES
AREA OF PRIVATE ROADWAY	2.343 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	36
DENSITY THIS PLAT (INCLUDING W AND GC TRACTS)	1.697 UNITS/ACRE
DENSITY THIS PLAT (NOT INCLUDING W AND GC TRACTS)	0.521 UNITS/ACRE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Clifford G. Wilson* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Florida* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAY POINT AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13th DAY OF August, 2001.

MY COMMISSION EXPIRES: *LEADETH A. SMITH*
LEADETH A. SMITH
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. CC95360
MY COMMISSION EXPIRES: JULY 22, 2004

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE IBIS PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF August, 2001.

BY: *Clifford G. Wilson*
CLIFFORD G. WILSON, PRESIDENT

WITNESS: *Leadeth Smith*
LEADETH SMITH
WITNESS: *David Lindley*
DAVID LINDLEY

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED *Clifford G. Wilson* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Florida* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IBIS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 13th DAY OF August, 2001.

MY COMMISSION EXPIRES: *LEADETH A. SMITH*
LEADETH A. SMITH
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. CC95360
MY COMMISSION EXPIRES: JULY 22, 2004

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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: 12-26-01
BY: *Michael R. Flam*
MICHAEL R. FLAM
ATTORNEY AT LAW
LICENSED IN FLORIDA

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) AND MONUMENTS WILL BE SET UNDER THE GUARANTEES 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.

DATE: 7/21/01
BY: *David P. Lindley*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

