

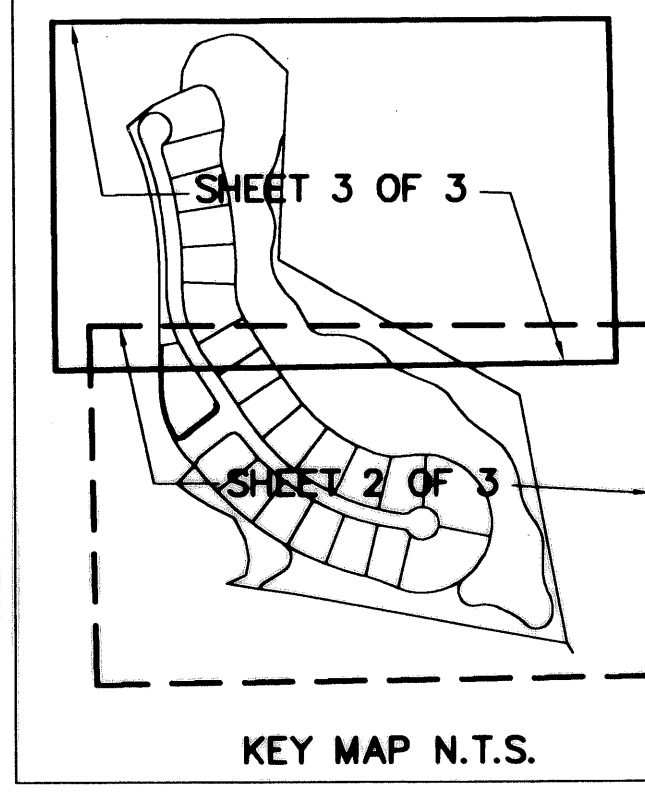
PREPARED BY  
DAVID P. LINDLEY  
OF  
CAULFIELD and WHEELER, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
FEBRUARY - 2001

# IBIS GOLF AND COUNTRY CLUB PLAT NO. 30

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

TABULAR DATA N.P.B.C.I.D. UNIT OF DEVELOPMENT NO. 18

TOTAL AREA OF THIS PLAT	31.099 ACRES
AREA OF LOTS	11.129 ACRES
AREA OF TRACTS L, L1 AND L2	0.707 ACRES
AREA OF TRACT GC	5.136 ACRES
AREA OF TRACTS W, W1 AND W2	11.551 ACRES
AREA OF PRIVATE ROADWAY	2.576 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	29
DENSITY THIS PLAT (INCLUDING W AND GC TRACTS)	1.07 UNITS/ACRE
DENSITY THIS PLAT (NOT INCLUDING W AND GC TRACTS)	0.50 UNITS/ACRE



# 195

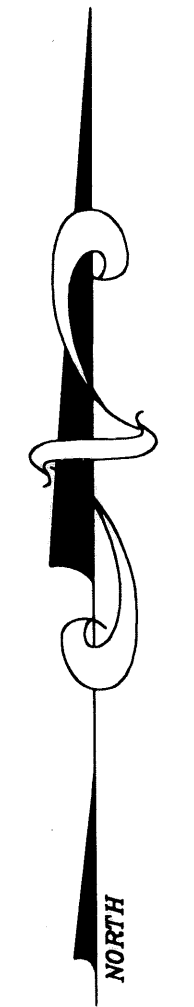
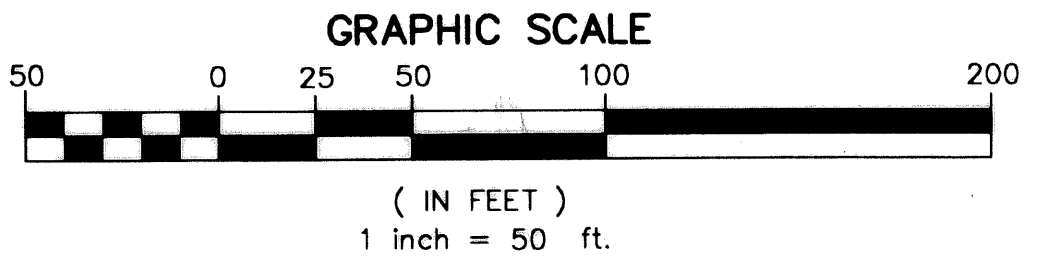
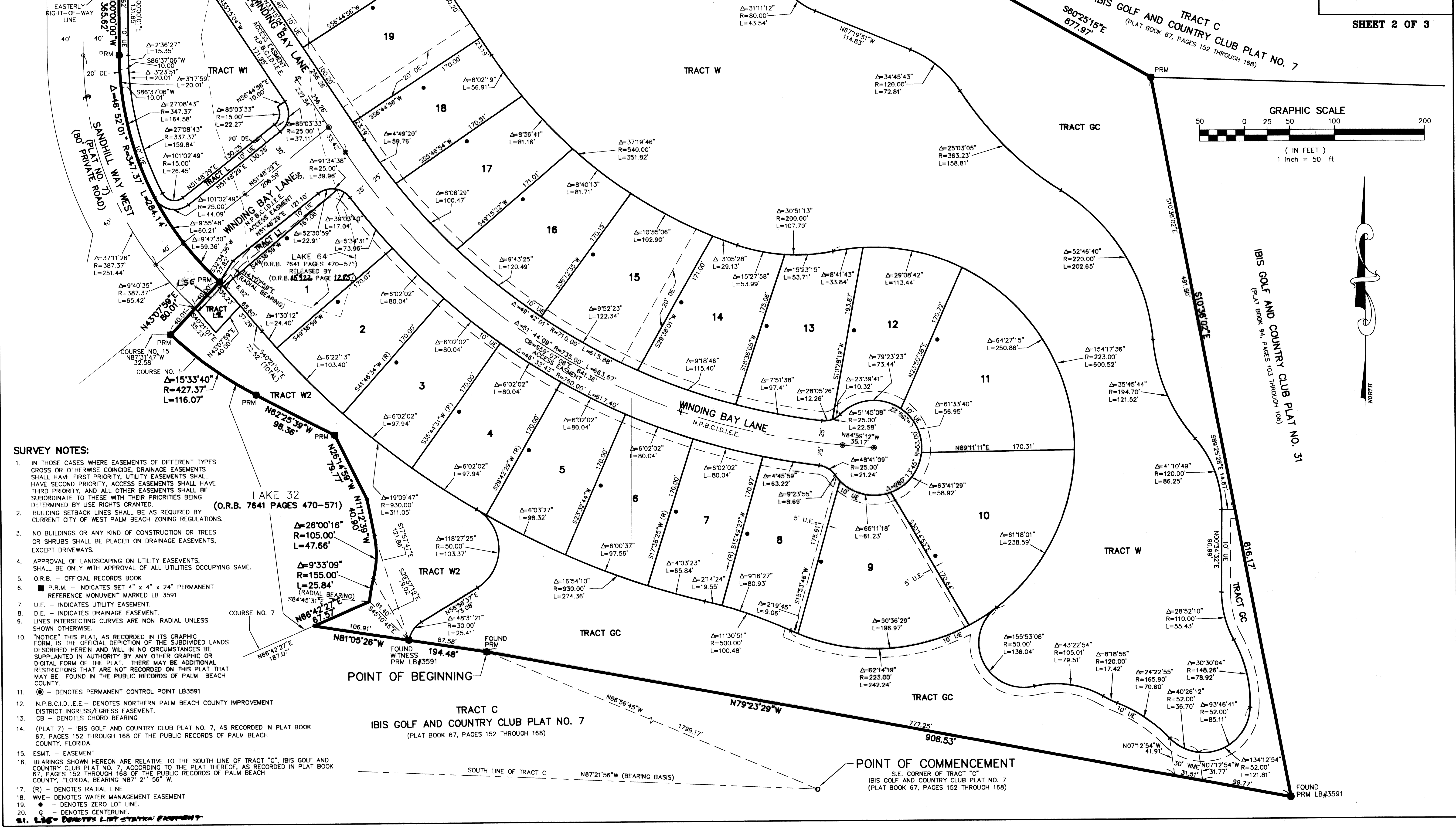
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN

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

MATCH LINE  
SHEET 3 OF 3

MATCH LINE  
SHEET 3 OF 3

SHEET 2 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, EXCEPT DRIVEWAYS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
  - U.E. - INDICATES UTILITY EASEMENT.
  - D.E. - INDICATES DRAINAGE EASEMENT.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
  - "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.
  - ⊙ - DENOTES PERMANENT CONTROL POINT LB3591
  - N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
  - CB - DENOTES CHORD BEARING
  - (PLAT 7) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - ESMT. - EASEMENT
  - BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "C", IBIS 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 N87° 21' 56" W.
  - (R) - DENOTES RADIAL LINE
  - WME - DENOTES WATER MANAGEMENT EASEMENT
  - - DENOTES ZERO LOT LINE.
  - C - DENOTES CENTERLINE.
  - L.S.E. - DENOTES LIGHT STATION EASEMENT

TRACT C  
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7  
(PLAT BOOK 67, PAGES 152 THROUGH 168)

POINT OF COMMENCEMENT  
S.E. CORNER OF TRACT "C"  
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7  
(PLAT BOOK 67, PAGES 152 THROUGH 168)

POINT OF BEGINNING

LAKE 32  
(O.R.B. 7641 PAGES 470-571)

LAKE 64  
(O.R.B. 7641 PAGES 470-571)  
RELEASED BY  
(O.R.B. 18122, PAGE 1225)

TRACT W1

TRACT W

TRACT GC

IBIS GOLF AND COUNTRY CLUB PLAT NO. 7  
(PLAT BOOK 67, PAGES 152 THROUGH 168)

IBIS GOLF AND COUNTRY CLUB PLAT NO. 31  
(PLAT BOOK 94, PAGES 103 THROUGH 106)

TRACT W2

TRACT GC

TRACT W

TRACT GC

COURSE NO. 7

COURSE NO. 1

COURSE NO. 15

COURSE NO. 2

COURSE NO. 3

COURSE NO. 4

COURSE NO. 5

COURSE NO. 6

COURSE NO. 7