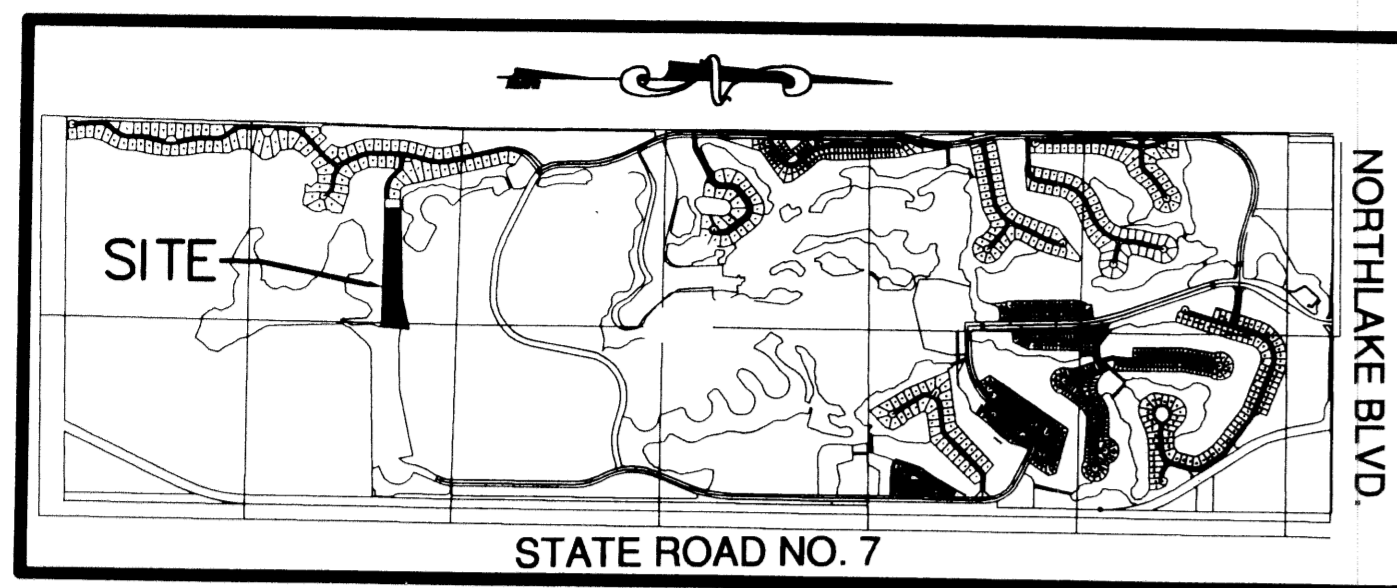


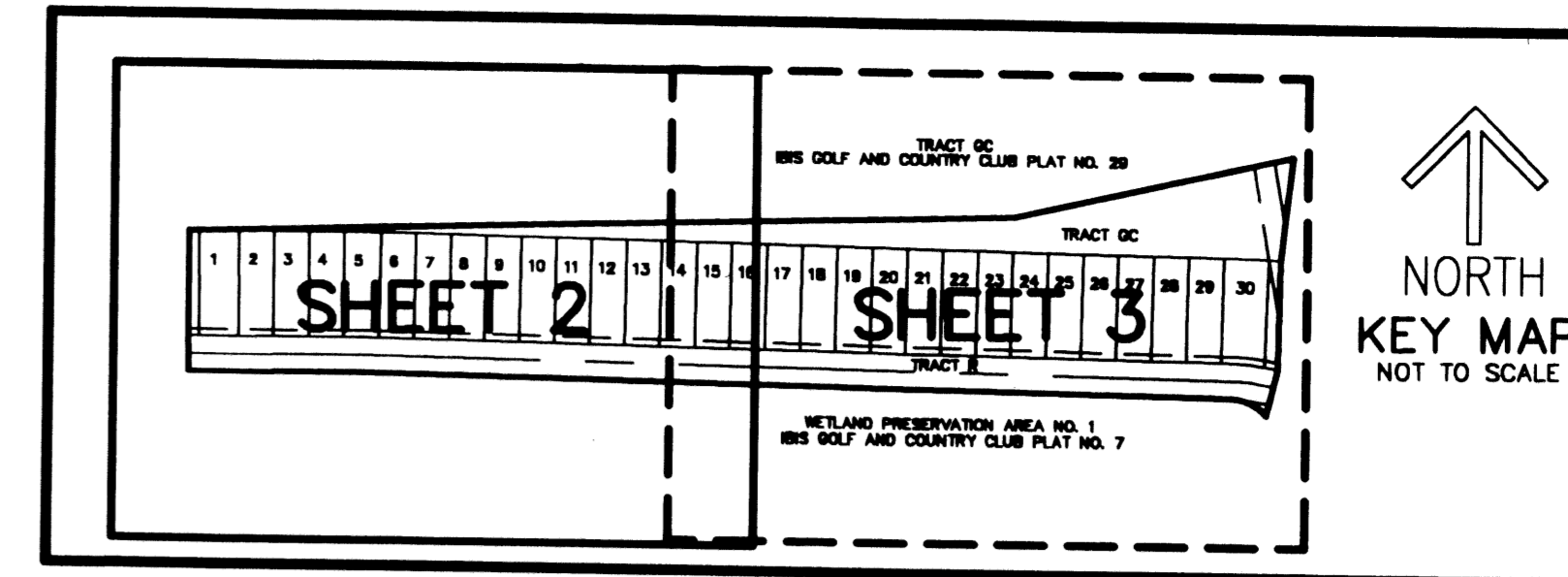
IBIS GOLF AND COUNTRY CLUB PLAT NO. 34

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



LOCATION MAP N.T.S.

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 - 2003



2003-0794309

175

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 1:00 P.M.
 THIS 29 DAY OF December
 A.D. 2003 AND DULY RECORDED
 IN PLAT BOOK 100 ON
 PAGES 175 AND 177
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: [Signature]
 DEPUTY CLERK

SHEET 1 OF 3

DESCRIPTION

A PORTION OF TRACTS H AND E, 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, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "H"; THENCE N89°50'36"E ALONG THE SOUTH LINE OF SAID TRACT "H", A DISTANCE OF 118.68 FEET TO THE POINT OF BEGINNING; THENCE N00°09'24"W, A DISTANCE OF 200.01 FEET; THENCE N88°14'39"E, A DISTANCE OF 1174.70 FEET; THENCE N77°05'32"E, A DISTANCE OF 407.32 FEET; THENCE S06°28'43"W, A DISTANCE OF 148.49 FEET; THENCE S00°51'19"W, A DISTANCE OF 155.82 FEET; THENCE S14°07'53"W, A DISTANCE OF 67.25 FEET; THENCE N46°03'40"W, A DISTANCE OF 5.95 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 43°05'01", AN ARC DISTANCE OF 52.64 FEET; THENCE N89°08'41"W, A DISTANCE OF 1240.77 FEET; THENCE S89°50'36"W, A DISTANCE OF 242.68 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "H") CONTAINING 375,242 SQUARE FEET OR 8.614 ACRES, MORE OR LESS.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 KNOW ALL MEN BY THESE PRESENTS THAT MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

IBIS GOLF AND COUNTRY CLUB PLAT NO. 34
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 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 THE ROAD NAMED LA STRADA.
- 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.

3. ROAD:

LA STRADA, AS SHOWN HEREON, IS PRIVATE AND NOT FOR PUBLIC USE AND IS HEREBY DEDICATED TO THE LA STRADA AT IBIS HOMEOWNERS ASSOCIATION, INC. FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LA STRADA 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 ON, OVER, UNDER, ACROSS AND THROUGH LA STRADA, AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES.

AN INGRESS-EGRESS EASEMENT ON, OVER AND ACROSS LA STRADA, 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 LA STRADA AT IBIS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

TABULAR DATA

N.P.B.C.I.D. UNIT OF DEVELOPMENT NO. 18	
TOTAL AREA OF THIS PLAT	8.614 ACRES
AREA OF LOTS	5.238 ACRES
AREA OF TRACT GC	1.480 ACRES
AREA OF TRACTS L, L1 AND L2	0.120 ACRES
AREA OF PRIVATE ROADWAY	1.776 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	30
DENSITY THIS PLAT	3.48 UNITS/ACRE

DEDICATION AND RESERVATIONS CONTINUED:

- TRACTS L, L1 AND L2:**
 THE COMMON AREA AS SHOWN HEREON AS TRACTS L, L1 AND L2 ARE HEREBY DEDICATED TO THE LA STRADA 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.
- TRACT GC:**
 THE COMMON AREA SHOWN HEREON AS TRACT GC IS HEREBY DEDICATED TO IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENTITY, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER THIS 1st DAY OF October, 2003.

MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
 BY: [Signature]
 SYDNEY W. KITSON, CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 2003, BY SYDNEY W. KITSON, CHIEF EXECUTIVE OFFICER OF MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED HIS STATE DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF October, 2003.
[Signature]
 Linda H. Wilcox
 NOTARY PUBLIC
 COMMISSION NUMBER: CC944121
 MY COMMISSION EXPIRES: 6/11/04

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER LA STRADA, 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 RECORD 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 EASEMENT LIE; 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: 11/6/03
 BY: [Signature]
 HUGO P. JINRUH, PRESIDENT
 BOARD OF SUPERVISORS

CITY SURVEYOR

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

VINCENT J. NOEL, PSM
 REGISTRATION NO 4169
 STATE OF FLORIDA

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 1st DAY OF October, 2003.
 BY: [Signature]
 LOIS FRANKEL, MAYOR
 APPROVED BY CITY PLANNING & ZONING BOARD ON THIS _____ DAY OF _____, 2003.
 BY: [Signature]
 KEN SPILLIAS, CHAIRMAN

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 IBIS WEST PALM PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1st DAY OF October, 2003.
 BY: MSKP IBIS PARTNERS GENERAL PARTNER
 SYDNEY W. KITSON, MANAGER
 POST OFFICE ADDRESS:
 9055 IBIS BOULEVARD
 WEST PALM BEACH, FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October, 2003, BY SYDNEY W. KITSON, AS MANAGER OF MSKP IBIS PARTNERS GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED HIS STATE DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF October, 2003.
[Signature]
 Linda H. Wilcox
 NOTARY PUBLIC
 COMMISSION NUMBER: CC944121
 Comm. Expires: 6/11/04

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE LA STRADA AT IBIS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF October, 2003.

LA STRADA AT IBIS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: [Signature]
 BY: [Signature]
 Clifford G. Wilson, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED Clifford G. Wilson, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LA STRADA 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 27th DAY OF October, 2003.
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: 6/11/04
 COMMISSION NUMBER: CC944121
 NOTARY PUBLIC
 NAME: Linda H. Wilcox

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 MSKP IBIS PARTNERS II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; 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.

BROAD AND CASSEL
 DATED: November 20, 2003
[Signature]
 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: 10/10/03
[Signature]
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

