IBIS GOLF AND COUNTRY CLUB PLAT NO. 32 REPLAT

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF PARCEL C AND TRACT F1. IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 189, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

PREPARED BY

CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

DAVID P. LINDLEY

JANUARY - 2004

SURVEY NOTES:

5. O.R.B. - OFFICIAL RECORDS BOOK

7. U.E. - INDICATES UTILITY EASEMENT.

RECORDS OF PALM BEACH COUNTY, FLORIDA.

FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. 9. ● - DENOTES PERMANENT CONTROL POINT LB3591

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRANTED.

1. 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

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS. 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS,

4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING

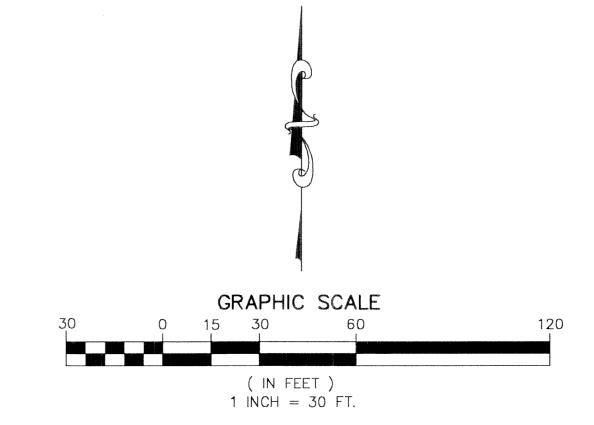
8. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE

10. N.P.B.C.I.D.I.E.E. DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.

11. (PLAT 32) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 189

12. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF S89'28'53"E ALONG THE NORTH LINE OF PARCEL C, IBIS GOLF AND COUNTRY CLUB PLAT NO. 32, AS RECORDED IN PLAT BOOK 96, PAGES 186 THROUGH 189 OF THE PUBLIC

6. ■ P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF ___ A.D. 2004 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEPUTY CLERK

SHEET 2 OF 2

