

IBIS GOLF AND COUNTRY CLUB PLAT NO. 15

71

A PLAT OF
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF IBIS GOLF AND COUNTRY CLUB PLAT NO. 5
AS RECORDED IN PLAT BOOK 66, PAGES 145-147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS (CONTINUED)

5. PARCEL "A":

PARCEL "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE IBIS PROPERTY OWNERS 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 IBIS PROPERTY OWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. THE UNDERSIGNED DEVELOPER HEREBY RESERVES UNTO ITSELF, ITS AFFILIATES AND THEIR SUCCESSORS AND ASSIGNS, UNDER, ACROSS AND THROUGH PARCEL "A" AS SHOWN HEREON, AND FOR THE PURPOSES OF CONSTRUCTION AND INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES, AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF PARCEL "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS, AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, SAID INGRESS-EGRESS EASEMENTS 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 RECORD BOOK 6473, AT PAGES 1981 THROUGH 1989, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE LANDS LYING IN AND UNDER SAID INGRESS-EGRESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE IBIS PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.

IN WITNESS WHEREOF, EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF October, 1994.

IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: EASTERN HOLDING COMPANY, A FLORIDA CORPORATION
ITS MANAGING GENERAL PARTNER
BY: *[Signature]* ATTEST: *[Signature]*
E. LLWYD ECCLESTONE, III, PRESIDENT
HELENA LEYENCKER, SECRETARY

IN WITNESS WHEREOF, OSPREY CREEK COMPANY, A FLORIDA CORPORATION, AS MANAGING PARTNER OF OSPREY CREEK VENTURE, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF January, 1995.

OSPREY CREEK VENTURE, A FLORIDA JOINT VENTURE
BY: OSPREY CREEK CO., A FLORIDA CORPORATION,
ITS MANAGING PARTNER
BY: *[Signature]* ATTEST: *[Signature]*
E. LLWYD ECCLESTONE, III, PRESIDENT
MICHAEL BRENNER, SECRETARY

ACKNOWLEDGEMENT

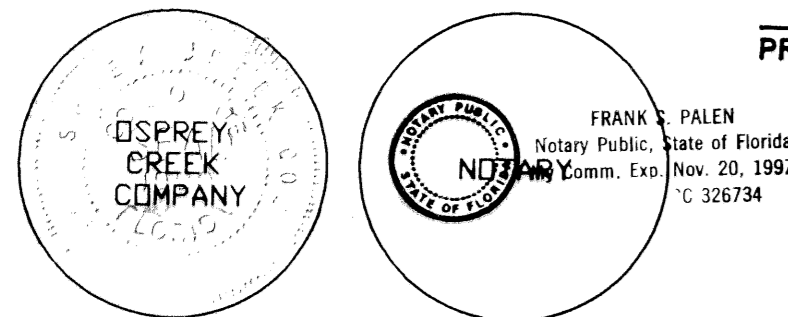
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, III, AND MICHAEL BRENNER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED OSPREY CREEK CO., A FLORIDA CORPORATION; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SAID 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.

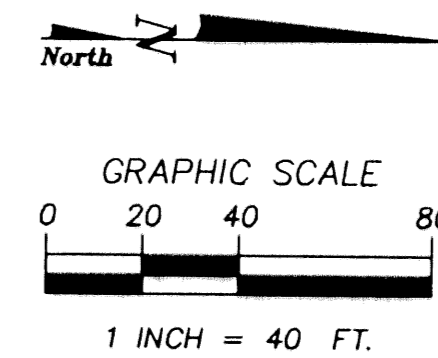
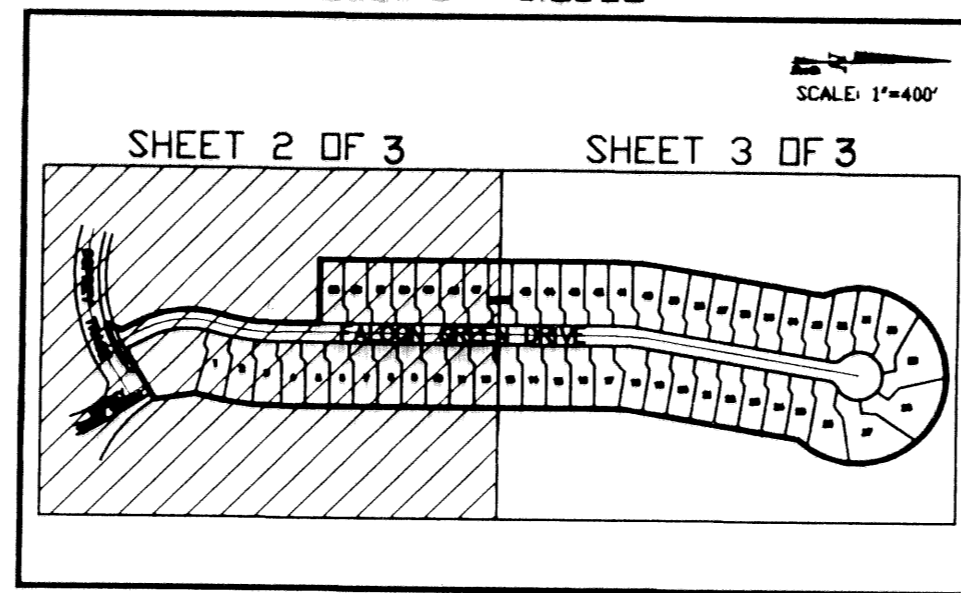
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January, 1995.

COMMISSION NUMBER: CC326734

[Signature]
NOTARY PUBLIC
FRANK S. PALEN
PRINT NAME

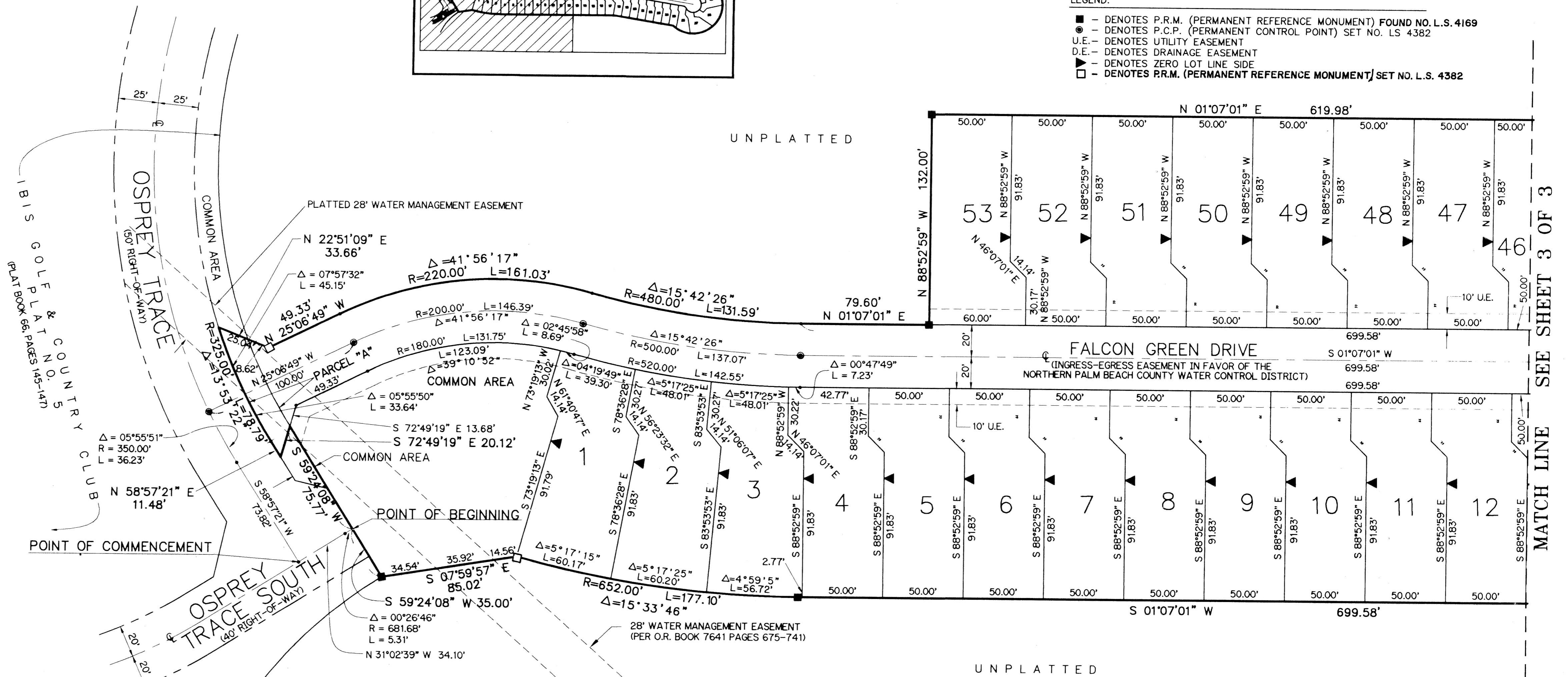


KEY MAP



LEGEND:

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND NO. L.S. 4169
- - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LS. 4382
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- ▲ - DENOTES ZERO LOT LINE SIDE
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. L.S. 4382



NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. ALL LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
3. THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
5. NO STRUCTURES, TREES OR SHRUBS, SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
6. LANDSCAPING ON UTILITY EASEMENTS OTHER THAN FOR WATER OR SEWER SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
7. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
8. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE EXISTING WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

BEARING BASE:

THE CENTERLINE OF OSPREY TRACE IS TAKEN TO BEAR S 58°57'21" W AS SHOWN ON IBIS GOLF & COUNTRY CLUB, PLAT NO. 5, PLAT BOOK 66, PAGES 145-147 AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.



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