

IBIS GOLF AND COUNTRY CLUB PLAT NO. 14

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 13, 24 AND 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 13, 24 AND 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST, LESS THE EAST 320.00 FEET THEREOF AND LESS THAT PORTION LYING WEST OF THE EAST LINE OF A BOUNDARY LINE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7208, PAGES 1740-1757, PUBLIC RECORDS OF PALM BEACH COUNTY.

TOGETHER WITH THAT PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (LAKE PARK ROAD WEST) LESS THE EAST 320.00 FEET THEREOF AND LESS THE ADDITIONAL RIGHT-OF-WAYS FOR NORTHLAKE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 6927, PAGES 379-383 AND OFFICIAL RECORD BOOK 5912, PAGE 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE WEST 40 FEET THEREOF FOR RIGHT-OF-WAY PURPOSES RECORDED IN OFFICIAL RECORD BOOK 1241, PAGE 200 AND LESS THE WEST 40 FEET OF THE WEST 120 FEET AS DESCRIBED IN OFFICIAL RECORD BOOK 5949, PAGES 1979-1985.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS LYING IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89'51'11" WEST ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 320.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01'44'11" WEST, A DISTANCE OF 468.15 FEET TO THE NORTH LINE OF IBIS GOLF & COUNTRY CLUB, PLAT NO. 7 AS RECORDED IN PLAT BOOK 67 PAGES 152-168; THENCE NORTH 88"15'48" WEST, A DISTANCE OF 49.99 FEET TO A POINT ON THE EAST LINE OF SANDHILL WAY EAST AS SHOWN ON IBIS GOLF & COUNTRY CLUB, PLAT NO. 1; THENCE NORTH 01'44'12" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 468.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25 AND AT REFERENCE POINT "A"; THENCE NORTH 89'51'11" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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COMMENCE AT REFERENCE POINT "A"; THENCE NORTH 89*51'11" EAST ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 487.34 TO A POINT ON THE WESTERLY LINE OF TRACT B, AS SHOWN ON SAID IBIS GOLF & COUNTRY CLUB, PLAT NO. 1 AND THE POINT OF BEGINNING; THENCE SOUTH 29'40'04" WEST ALONG SAID LINE, A DISTANCE OF 14.97; THENCE CONTINUE ALONG SAID LINE NORTH 88'32'44" WEST, A DISTANCE OF 247.52 FEET; THENCE NORTH 01'07'40" EAST, A DISTANCE OF 11.74 FEET TO THE NORTH LINE OF SAID SECTION 25; THENCE NORTH 89°51'11" EAST ALONG SAID NORTH LINE, A DISTANCE OF 254.67 FEET TO THE POINT

OF BEGINNING. ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PLATS LYING WITHIN SAID SECTIONS 13, 24 AND 25:

IBIS GOLF & COUNTRY CLUB PLAT NO. 1, AS RECORDED IN PLAT BOOK 66, PAGES 58-68; AND

IBIS GOLF & COUNTRY CLUB PLAT NO. 2, AS RECORDED IN PLAT BOOK 66, PAGES 72-79; AND

IBIS GOLF & COUNTRY CLUB PLAT NO. 3, AS RECORDED IN PLAT BOOK 66, PAGES 100-102; AND

IBIS GOLF & COUNTRY CLUB PLAT NO. 4, AS RECORDED IN PLAT BOOK 66.

PAGES 80-82; AND IBIS GOLF & COUNTRY CLUB PLAT NO. 5, AS RECORDED IN PLAT BOOK 66, PAGES 145-147: AND

IBIS GOLF & COUNTRY CLUB PLAT NO. 6, AS RECORDED IN PLAT BOOK 66, PAGES 142-144; AND

IBIS GOLF & COUNTRY CLUB PLAT NO. 10, AS RECORDED IN PLAT BOOK 72.

PAGES 8-9; AND IBIS GOLF & COUNTRY CLUB PLAT NO. 12, AS RECORDED IN PLAT BOOK 73,

PAGES 170-171; AND IBIS GOLF & COUNTRY CLUB PLAT NO. 15, AS RECORDED IN PLAT BOOK 73, PAGES (70-72; AND

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 88'43'31" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING AND A POINT ON A LINE 320 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 01'44'12" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2402.98 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1739.99 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33'37'43", A DISTANCE OF 1021.25 FEET; THENCE NORTH 31'53'31" WEST, A DISTANCE OF 1006.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1860.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'00", A DISTANCE OF 727.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09'28'31" WEST, A DISTANCE OF 508.63 TO A POINT ON THE SOUTH LINE OF ADDITIONAL RIGHT-OF-WAY LINE FOR NORTHLAKE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 5912, PAGE 122; THENCE SOUTH 88'43'31" EAST ALONG SAID LINE, A DISTANCE OF 1224.11 FEET TO A POINT ON A LINE 320.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 01'48'24" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 574.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 445.122 ACRES, MORE OR LESS.

THIS PLAT PREPARED BY: THOMAS C. VOKOUN, P.L.S.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

JUNE, 1995

CITY OF WEST PALM BEACH COUNTY OF PALM BEACH

STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT, IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP. BY EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, ITS MANAGING GENERAL PARTNER AND THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS:

DEDICATIONS AND RESERVATIONS

IBIS GOLF AND COUNTRY CLUB PLAT NO. 14

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. COMMON AREAS, TRACTS "C", "D" AND "E"

THE COMMON AREAS, TRACTS "C", "D" AND "E", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE IBIS PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES 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 WATER

2. TRACTS "A", "B", "CC", "F", "JJ", "KK", AND "MM", AS SHOWN HEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSE OF FUTURE DEVELOPMENT.

A WATER MANAGEMENT EASEMENT OVER ALL OF TRACTS A, B,C,D,E AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID DISTRICT'S WATER MANAGEMENT FACILITIES. THE LAND LYING UNDER SAID WATER MANAGEMENT EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF SAID TRACTS, THEIR 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 CHAIRMAN AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATION SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF ____

IBIS LANDING VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP BY: EASTERN HOLDING COMPANY, A FLORIDA CORPORATION

ITS MATHAGING GENERAL PARTNER icestme. LLWYD ECCLESTONE, JR., CHAIRMAN

Allera Ofyendickey HELENA LEYENDECKER, SECRETARY

O'NEAL BARDIN JR.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY

BY: NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA BY: Wallam & Mentalle ATTEST: WILLIAM L. KERSLAKE ASST. SECRETARY **PRESIDENT**

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED E. LLWYD ECCLESTONE, JR., AND HELENA LEYENDECKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED EASTERN HOLDING COMPANY, A FLORIDA CORPORATION, AS MANAGING GENERAL PARTNER OF IBIS LANDING VENTURE, LTD.; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED 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 ON BEHALF OF THE LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS JUNE

NOTARY PUBLIC, OAKIAN CUUM

Wy Comm. Expires July 29

TARY TARY NÓTARY PUBLIC FRANK S. PALEN

PRINT NAME

COUNTY OF PALM BEACH

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED WILLIAM L. KERSLAKE, AND O'NEAL BARDIN, JR, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY RESPECTIVELY OF THE ABOVE NAMED BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT; THEY DID NOT TAKE AN OATH; AND THEY SEPARATELY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY OF ITS BOARD OF SUPERVISORS AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 The DAY OF ______, 1995.

COMMISSION NUMBER:

STATE OF MICHIGAN

STATE OF FLORIDA

PRINT NAME

VICE-PRESIDENT

My Comm Exp. 6/22/99

Bonded By Service Ins

No. CC459762 No. CC459762

MORTGAGEE'S CONSENT

COUNTY OF OAKLAND THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON; THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, BY THE OWNER THEREOF; AND AGREES THAT ITS MORTGAGE, WHICH

IS RECORDED IN THE OFFICIAL RECORD BOOK 5943, AT PAGE 1693, AS AMENDED, AND OFFICIAL RECORD BOOK 6143, PAGE 1874, AS AMENDED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION. nome / Lus Saen ATTEST: JEROME HENSON, VICE PRESIDENT IRVIN KEBLER

ACKNOWLEDGEMENT

STATE OF MICHIGAN COUNTY OF OAKLAND

BEFORE ME PERSONALLY APPEARED JEROME HENSONAND IRVIN KEBLER ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION: THEY DID NOT TAKE AN OATH; AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

NOTARY PUBLIC Tonya McCrary COMMISSION NUMBER:

OWYA NICCHARY NOTARY Public, Oakland County, will

Motary Public, Oakrand Coamy, in My Comm Expires July 24. 1998 TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE, STEWART TITLE OF PALM BEACH COUNTY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN IBIS LANDING VENTURE, A FLORIDA LIMITED PARTNERSHIP AND IN THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 1994; 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.

> STEWART TITLE OF PALM BEACH COUNTY JULY 7, 1995 Dunard

PRINT NAME

KENNETH L. TOWNSEND PRESIDENT STEWART TITLE OF PALM BEACH COUNTY 1555 PALM BEACH LAKES BLVD. SUITE 100 WEST PALM BEACH, FLORIDA 33401

COUNTY OF PALM BEACH) ss STATE OF FLORIDA This Plat was filed for record at 9:54 A.M. this 21 day of July 19 95 and duly recorded in Plat Book No. 75 on page 107-117 DOROTHY H. WILKEN, Clerk of Circuit Court by Lecal grant D



NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH

LOCATION MAP.

STATE ROAD NO. 7

IBIS GOLF & COUNTR

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF THE EXISTING WATER MANAGEMENT EASEMENTS AND LAKES SHOWN HEREON AND RECORDED IN OFFICIAL RECORD BOOK 7641 AT PAGES 470 THROUGH 740, INCLUSIVE, OF SAID PUBLIC RECORDS, AND HEREBY ACCEPTS, THE INGRESS AND EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID DISTRICT'S WATER MANAGEMENT FACILITIES WITHIN TRACTS A, B, C, D AND E, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS INCLUDED IN SAID TRACTS A,B,C.D AND E.

> NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

O'NEAL BARDIN, JR., ASST. SECRETARY BOARD OF SUPERVISORS

(AS OF JUNE 20, 1995 NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT IS KNOWN AS NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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 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.

> Thomas Colour THOMAS C. VOKOUN REGISTERED SURVEYOR NO. 4382 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 DAY OF ________, 1995.

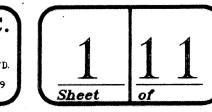
Janey m. Bralan NANCY M. GRAHAM, MAYOR

CITY PLANNING BOARD

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.) THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON WATER MANAGEMENT EASEMENTS DEDICATED AND/OR SHOWN HEREON, UNLESS APPROVED IN WRITTEN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS



EASTERN HOLDING COMPANY

NOTARY

MICHIGAN NATIONAL BANK

COMMISSION NUMBER:

CC326734

NOTARY

SURVEYOR

CITY OF WEST PALM BEACH N.P.B.C.W.C.D.

:1513 STEWART

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0 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD. BLDG. 5000, SUITE 104 SUITE 300 SUITE 201 SUITE 702 JUPITER, FL. 33468 STUART, FL. 34996 FT. PIERCE, FL. 34950 WEST PALM BEACH, FL 33409 407-746-9248 407-286-3883 407-461-2450 407-684-3375 BLDG. 5000, SUITE 104 JUPITER, FL. 33468 407-746-9248