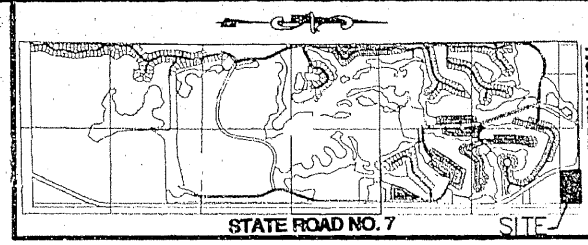


# IBIS COMMERCIAL PLAT

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA



**138**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 5:58 A.M.  
THIS 11th DAY OF June  
A.D. 1998 AND FULLY RECORDED  
IN PLAT BOOK 82 ON  
PAGES 158 AND 159

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

By Leigh J. Standly  
DEPUTY CLERK

SHEET 1 OF 2

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  
MARCH - 1997

### DEDICATIONS AND RESERVATIONS

CITY OF WEST PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRED/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER AND SHOPPES AT IBIS PARTNERS L.P., A FLORIDA LIMITED PARTNERSHIP, BY SHOPPES AT IBIS, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, OWNERS OF THE LAND SHOWN HEREON AS:

#### IBIS COMMERCIAL PLAT

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 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 ABOVE GROUND STRUCTURES SHALL BE LOCATED WITHIN SAID EASEMENTS.
- LANDSCAPE EASEMENT:**  
THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SHOPPES AT IBIS PARTNERS, LTD A FLORIDA LIMITED PARTNERSHIP FOR OPEN SPACE, SIGNAGE AND LANDSCAPING, AND FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND UTILITIES INCLUDING C.A.T.V. FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRED/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF March 1998.

IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRED/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

By: John Z. Kukral VICE PRESIDENT ATTEST: Kenneth Whitney SECRETARY

IN WITNESS WHEREOF, SHOPPES AT IBIS PARTNERS L.P., A FLORIDA LIMITED PARTNERSHIP, BY SHOPPES AT IBIS, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF February 1998.

SHOPPES AT IBIS PARTNERS L.P., A FLORIDA LIMITED PARTNERSHIP, BY SHOPPES AT IBIS, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER.

By: Dale G. Hafele VICE PRESIDENT ATTEST: Susan M. Sprehn ASST. SECRETARY

### ACKNOWLEDGMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED JOHN Z. KUKRAL AND Kenneth Whitney TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY BRED/IBIS, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March 1998.

Sharon J. Taylor  
NOTARY PUBLIC  
Sharon J. Taylor  
PRINT NAME

COMMISSION NUMBER: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF COLLIER

BEFORE ME PERSONALLY APPEARED DALE G. HAFELE and Susan M. Sprehn TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE SHOPPES AT IBIS PARTNERS L.P., A FLORIDA LIMITED PARTNERSHIP, BY SHOPPES AT IBIS, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND SAID LIMITED PARTNERSHIP 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 AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February 1998.

My commission expires: 12 Aug 2001  
COMMISSION NUMBER: CC 667017

STEPHEN E. THOMPSON  
NOTARY PUBLIC  
PRINT NAME

### MORTGAGEE'S CONSENT

STATE OF MICHIGAN  
COUNTY OF OAKLAND

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9289, AT PAGE 744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RELATED FINANCING AND SECURITY AGREEMENTS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

By: Richard E. Webb ATTEST: Richard E. Webb  
HEAD OF COMMERCIAL FINANCIAL SERVICES  
RELATIONSHIP MANAGER

### ACKNOWLEDGMENT

STATE OF MICHIGAN  
COUNTY OF OAKLAND

BEFORE ME PERSONALLY APPEARED TRACI L. THOMAS AND RICHARD WEBB WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICERS OF MICHIGAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AND 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF March 1998.

MY COMMISSION EXPIRES: LAURENCE L. GLADSTON  
Laurence L. Gladston  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Comm. Expires Oct. 13, 2001

Laurence L. Gladston  
Secretary & General Counsel

### 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 9th DAY OF June 1998.

By: Nancy M. Graham  
NANCY M. GRAHAM, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 9th DAY OF June 1998.

By: William M. Moss  
WILLIAM M. MOSS, CHAIRMAN

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LYNDA J. HARRIS, 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 TO IBIS WEST PALM PARTNERS L.P., A DELAWARE LIMITED PARTNERSHIP, BY SHOPPES AT IBIS PARTNERS L.P., A FLORIDA LIMITED PARTNERSHIP; 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 PREHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: March 2, 1998

Lynda J. Harris  
LYNDA J. HARRIS, FOR THE FIRM  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

CARLTON, FIELDS, WARD, EMMANUEL, SMITH & CUTLER, P.A.

### 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, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE SOUTH LINE OF SECTION 13-42-41 BEARING N88°43'31"W
  - P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
  - U.E. - INDICATES UTILITY EASEMENT.
  - D.E. - INDICATES DRAINAGE EASEMENT.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- N.P.B.C.I.D.I.E.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT

DATE: 4-08-98

William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel  
PETER L. PIMENTEL, SECRETARY  
BOARD OF SUPERVISORS

### 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.

DATE: 3-26-98

David P. Lindley  
DAVID P. LINDLEY, F.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #5591

### DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N 88° 43' 31" W ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING; THENCE S 01° 44' 12" W ALONG A LINE 320.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 74.00 FEET; THENCE N 88° 43' 31" W ALONG A LINE 650.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF "NORTHLAKE BOULEVARD", AS RECORDED IN OFFICIAL RECORDS BOOK 5912, PAGE 122 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 963.38 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED EASTERLY RIGHT-OF-WAY LINE THAT 120.00 FOOT WIDE RIGHT-OF-WAY FOR STATE ROAD NO. 7; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 74° 40' 12" E, HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 5° 51' 17", AN ARC DISTANCE OF 177.80 FEET TO A POINT OF TANGENCY; THENCE N08°28'31"W, A DISTANCE OF 485.65 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF "NORTHLAKE BOULEVARD"; THENCE S 88° 43' 31" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1101.96 FEET TO A POINT OF INTERSECTION WITH A LINE 320.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13; THENCE S 01° 48' 24" W ALONG SAID PARALLEL LINE, A DISTANCE OF 576.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 673,665 SQUARE FEET / 15.4657 ACRES, MORE OR LESS.

OWNER: Shoppes At Ibis, Inc. SEAL 1897 FLORIDA

OWNER NOTARY: [Signature]

OWNER: Jzk

OWNER NOTARY: [Signature]

MORTGAGEE: [Signature]

MORTGAGEE NOTARY: [Signature]

CITY OF WEST PALM BEACH

N.P.B.C.I.D.

SURVEYOR: [Signature]