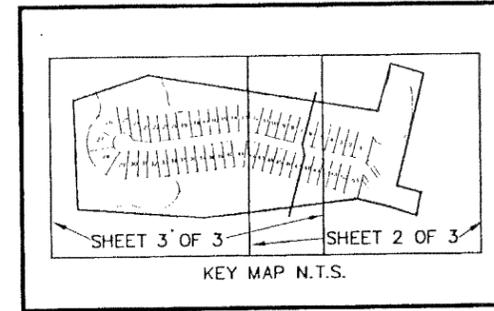
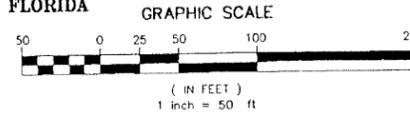


# IBIS GOLF AND COUNTRY CLUB PLAT NO. 28

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF TRACTS D AND E, IBIS GOLF AND COUNTRY CLUB  
 PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168,  
 LYING IN SECTIONS 25 AND 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

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  
 JANUARY - 2001



# 196

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2001 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN

BY: \_\_\_\_\_  
 DEPUTY CLERK

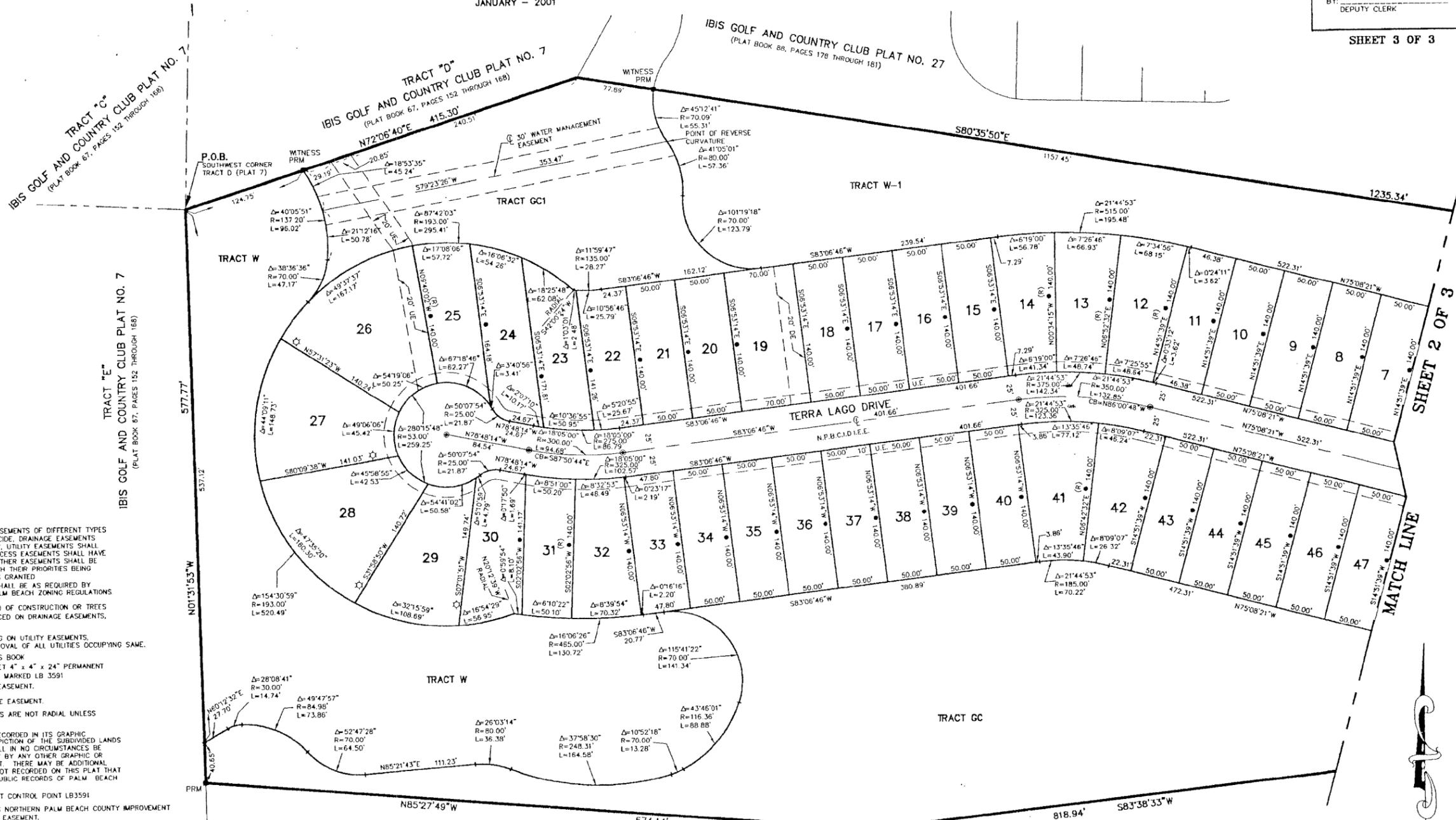
### TABULAR DATA

TOTAL AREA OF THIS PLAT	26.025 ACRES
AREA OF LOTS	9.676 ACRES
AREA OF TRACT L - L1	0.321 ACRES
AREA OF TRACT GC, GC1, GC2, GC3	6.930 ACRES
AREA OF TRACT W AND W1	6.934 ACRES
AREA OF PRIVATE ROADWAY	2.164 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	53
DENSITY THIS PLAT (INCLUDING LAKES AND GOLF COURSE)	2.03 UNITS/ACRE
DENSITY THIS PLAT (NOT INCLUDING LAKES AND GOLF COURSE)	4.33 UNITS/ACRE

SHEET 3 OF 3

### 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, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- O.R.B. - OFFICIAL RECORDS BOOK
- P.R.M. - INDICATES SET 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- Lines intersecting curves are NOT RADIAL UNLESS SHOWN OTHERWISE.
- "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 FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- ⊙ - DENOTES PERMANENT CONTROL POINT LB3591
- N.P.B.C.I.D.I.E. - DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT INGRESS/EGRESS EASEMENT.
- C1-C5 - DENOTES CENTERLINE CURVE NUMBER
- (PLAT 7) - IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ESMT. - EASEMENT
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "D", 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, BEARING S87° 21' 56" E.
- (R) - DENOTES RADIAL LINE
- - DENOTES ZERO LOT LINE.
- ⊙ - DENOTES FLOATING LOT LINE.



SHEET 2 OF 3

MATCH LINE