

# IBIS GOLF AND COUNTRY CLUB PLAT No.35

PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT B, IBIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58; A PORTION OF TRACTS A, B, C, D, and E, IBIS GOLF AND COUNTRY CLUB PLAT No.7, RECORDED IN PLAT BOOK 67, PAGE 152; A PORTION OF TRACTS A and B, and ALL OF LAKES 3, 4, 5, 6, 7, 8-9, 10-13, 11, 14, 15, 16-19, 17, and 17A, IBIS GOLF AND COUNTRY CLUB PLAT No.14, RECORDED IN PLAT BOOK 75, PAGE 107; A PORTION OF TRACT W, IBIS GOLF AND COUNTRY CLUB PLAT No.25, RECORDED IN PLAT BOOK 88, PAGE 100; A PORTION OF SANDHILL WAY SOUTH, SANDHILL WAY SOUTH AT IBIS, RECORDED IN PLAT BOOK 81, PAGE 1; TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88, PAGE 178; TRACTS GC, GC1, GC2, GC3 and W, IBIS GOLF AND COUNTRY CLUB PLAT No.28, RECORDED IN PLAT BOOK 90, PAGE 194; TRACTS GC, GC1, W and W-1, IBIS GOLF AND COUNTRY CLUB PLAT No.29, RECORDED IN PLAT BOOK 97, PAGE 25; TRACTS GC, W and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.30, RECORDED IN PLAT BOOK 99, PAGE 194; TRACTS GC, GC1, W, W-1 and W-2, IBIS GOLF AND COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103; TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.32, PLAT BOOK 98, PAGE 186; and TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No.34, PLAT BOOK 100, PAGE 175, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 13, 24, 25, and 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826,  
**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION LB-6473  
901 NORTHPOINT PARKWAY, SUITE 119  
WEST PALM BEACH, FLORIDA 33407

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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 THIS COUNTY.

APRIL 2010 SHEET 4 OF 23

## LEGAL DESCRIPTION 1 (CONTINUED)

THENCE ALONG THE BOUNDARY OF SAID PLAT No.24 FOR THE FOLLOWING COURSES:  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°51'54" FOR 79.81 FEET TO A POINT OF TANGENCY;  
THENCE N88°47'00"E FOR 72.51 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 630.00 FEET, WHERE A RADIAL LINE BEARS N80°29'18"E;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°37'38" FOR 127.85 FEET TO A POINT OF TANGENCY;  
THENCE N02°06'56"E FOR 405.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°24'52" FOR 18.02 FEET TO A POINT OF TANGENCY;  
THENCE N32°17'56"W FOR 129.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 98°38'53" FOR 88.06 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 203.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°41'09" FOR 633.09 FEET TO THE BOUNDARY OF PARCEL A-13, RECORDED IN OFFICIAL RECORD BOOK 21543, PAGE 99 OF SAID PUBLIC RECORDS;  
BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 180.00 FEET, WHERE A RADIAL LINE BEARS S87°11'11"E;  
THENCE NORTHEASTERLY, ALONG SAID BOUNDARY OF PARCEL A-13 AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°15'37" FOR 79.36 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET;  
THENCE NORTHEASTERLY, CONTINUING ALONG SAID BOUNDARY OF PARCEL A-13 AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°15'15" FOR 63.63 FEET TO THE SAID BOUNDARY OF PLAT No.24 BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 492.50 FEET, WHERE A RADIAL LINE BEARS N88°25'18"E;  
THENCE ALONG THE BOUNDARY OF SAID PLAT No.24 FOR THE FOLLOWING COURSES:  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'13" FOR 85.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°14'13" FOR 129.49 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 203.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°44'18" FOR 78.44 FEET TO A POINT OF TANGENCY;  
THENCE S12°02'26"E FOR 241.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 182.50 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°15'30" FOR 57.46 FEET TO A POINT OF TANGENCY;  
THENCE S32°17'56"E FOR 541.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 390.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°24'51" FOR 216.23 FEET TO A POINT OF TANGENCY;  
THENCE S02°06'56"W FOR 489.17 FEET;  
THENCE S88°47'00"W FOR 119.67 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 58.00 FEET, WHERE A RADIAL LINE BEARS S86°18'10"W;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 159°36'16" FOR 161.57 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°07'28" FOR 12.61 FEET TO A POINT OF TANGENCY;  
THENCE S88°47'00"W FOR 166.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°13'58" FOR 81.10 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°48'00" FOR 10.12 FEET TO THE BOUNDARY OF SAID PLAT No.19, BEING A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 838.22 FEET, WHERE A RADIAL LINE BEARS N89°42'37"W;  
THENCE ALONG THE BOUNDARY OF SAID PLAT No.19 FOR THE FOLLOWING COURSES:  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°47'27" FOR 120.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°27'53" FOR 70.50 FEET TO A POINT OF TANGENCY;  
THENCE S02°23'03"E FOR 633.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°53'57" FOR 71.38 FEET TO A POINT OF TANGENCY;  
THENCE S43°17'00"E FOR 437.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°00'14" FOR 50.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 203.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°00'27" FOR 843.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°00'14" FOR 50.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 203.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°00'27" FOR 843.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°16'32" FOR 140.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 308.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46°33'17" FOR 410.33 FEET TO A POINT OF TANGENCY;  
THENCE N77°01'15"W FOR 654.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 480.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°36'16" FOR 253.88 FEET TO A POINT OF TANGENCY;  
THENCE S88°23'20"W FOR 157.83 FEET; THENCE S80°40'44"W FOR 151.87 FEET;  
THENCE S88°23'20"W FOR 73.33 FEET TO THE SAID EAST RIGHT-OF-WAY OF SANDHILL WAY WEST, IBIS GOLF AND COUNTRY CLUB PLAT No. 7;  
THENCE ALONG SAID EAST RIGHT-OF-WAY OF SANDHILL WAY WEST, S24°09'11"E FOR 212.80 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 30;  
THENCE ALONG THE NORTHERLY LINE OF TRACT L, THE REAR LOT LINES OF LOTS 1 THROUGH 29, AND THE SOUTH LINE OF TRACT L2, OF SAID PLAT No.30, FOR THE FOLLOWING COURSES:  
THENCE N48°48'06"E FOR 103.82 FEET;  
THENCE N88°51'12"E FOR 107.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 98.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 102°19'32" FOR 186.73 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 223.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°42'49" FOR 88.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°42'34" FOR 88.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1370.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°51'51" FOR 378.33 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 39°17'49" FOR 110.89 FEET TO A POINT OF TANGENCY;  
THENCE S33°18'04"E FOR 258.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 848.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°18'49" FOR 381.82 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°51'13" FOR 107.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 223.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°21'56" FOR 842.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 588.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°30'51" FOR 168.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 938.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°53'37" FOR 588.48 FEET TO A POINT OF TANGENCY;  
THENCE N40°21'01"W FOR 37.29 FEET; THENCE S43°07'58"W FOR 46.00 FEET;  
THENCE N40°21'01"W FOR 35.23 FEET THE RIGHT-OF-WAY OF SANDHILL WAY WEST, PER SAID IBIS GOLF AND COUNTRY CLUB PLAT No. 7;  
THENCE ALONG THE RIGHT-OF-WAY OF SANDHILL WAY WEST AND AUBURN TRACE WEST, AND ALONG THE LINES OF LOTS 7 THROUGH 98, OF SAID PLAT No.7 FOR THE FOLLOWING COURSES:  
THENCE S43°07'58"W FOR 40.00 FEET; THENCE N87°31'48"W FOR 32.88 FEET;  
THENCE S81°48'28"W FOR 154.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 388.61 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°44'44" FOR 118.28 FEET;  
THENCE S88°41'56"E FOR 163.42 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 285.00 FEET, WHERE A RADIAL LINE BEARS S82°08'23"E;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°58'13" FOR 104.38 FEET;  
THENCE S11°45'52"E FOR 1344.30 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, WHERE A RADIAL LINE BEARS N77°52'18"E;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 78°04'42" FOR 138.18 FEET TO A POINT OF TANGENCY;  
THENCE N88°50'38"E FOR 86.48 FEET TO THE WEST LINE OF TRACT L-1, IBIS GOLF AND COUNTRY CLUB PLAT No. 29, RECORDED IN PLAT BOOK 97, PAGE 25 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE WEST LINE OF TRACT L-1; THE LOT LINES OF LOTS 1 THROUGH 20; THE EAST LINE OF TRACT L-2; THE LOT LINES OF LOTS 21 THROUGH 98; THE EAST LINE OF TRACT L; AND THE RIGHT-OF-WAY OF ISLA VISTA DRIVE, OF SAID PLAT No.29 FOR THE FOLLOWING COURSES:  
THENCE N01°31'07"E FOR 12.74 FEET; THENCE N38°46'58"E FOR 80.08 FEET;  
THENCE N37°52'30"E FOR 50.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 118.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°54'02" FOR 8.84 FEET;  
THENCE N87°44'09"W FOR 113.87 FEET;  
THENCE N02°19'51"E FOR 742.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°38'35" FOR 82.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 193.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 218°38'33" FOR 738.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°02'58" FOR 110.21 FEET TO A POINT OF TANGENCY;  
THENCE S02°15'51"W FOR 43.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°18'51" FOR 161.83 FEET TO A POINT OF TANGENCY;  
THENCE S80°09'09"E FOR 387.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 918.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°22'35" FOR 128.83 FEET TO A POINT OF TANGENCY;  
THENCE S78°37'28"E FOR 277.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 400.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°01'39" FOR 174.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 183.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°21'42" FOR 716.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 400.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°34'24" FOR 84.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 368.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°14'20" FOR 38.74 FEET TO A POINT OF TANGENCY;  
THENCE N78°37'28"W FOR 388.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°22'38" FOR 43.19 FEET TO A POINT OF TANGENCY;  
THENCE S88°09'09"W FOR 814.27 FEET;  
THENCE S88°19'51"W FOR 172.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 188.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°38'49" FOR 114.88 FEET TO A POINT OF TANGENCY;  
THENCE S37°52'39"W FOR 88.48 FEET; THENCE S22°26'41"W FOR 34.83 FEET;  
THENCE S88°09'34"E FOR 138.88 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 28.00 FEET, WHERE A RADIAL LINE BEARS N73°27'38"E;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 73°37'02" FOR 32.12 FEET TO THE WEST LINE OF TRACT L, IBIS GOLF AND COUNTRY CLUB PLAT No. 34, RECORDED IN PLAT BOOK 108, PAGE 175 OF SAID PUBLIC RECORDS;  
THENCE ALONG TRACT L; THE REAR LOT LINES OF LOTS 1 THROUGH 30; AND TRACT L1, OF SAID PLAT No.34 FOR THE FOLLOWING COURSES:  
THENCE N00°08'24"W FOR 150.01 FEET; THENCE N89°50'38"E FOR 244.45 FEET;  
THENCE S88°08'41"E FOR 1275.42 FEET;  
THENCE S88°23'17"E FOR 34.76 FEET TO THE BOUNDARY OF TRACT GC, IBIS GOLF AND COUNTRY CLUB PLAT No. 32, RECORDED IN PLAT BOOK 98, PAGE 186 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID TRACT GC, PLAT No.32 FOR THE FOLLOWING COURSES:  
THENCE S00°51'19"W FOR 188.82 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 38.00 FEET, WHERE A RADIAL LINE BEARS N87°07'35"E;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 81°45'00" FOR 268.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 121°58'08" FOR 212.80 FEET;  
THENCE N80°29'47"E FOR 88.39 FEET; THENCE N80°51'07"E FOR 70.00 FEET;  
THENCE S88°28'53"E FOR 488.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°47'58" FOR 121.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°47'58" FOR 118.43 FEET TO A POINT OF TANGENCY;  
THENCE S88°28'53"E FOR 488.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°51'50" FOR 178.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°51'50" FOR 80.88 FEET TO A POINT OF TANGENCY;  
THENCE S88°28'53"E FOR 161.80 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 288.00 FEET, WHERE A RADIAL LINE BEARS S78°08'10"E;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°30'50" FOR 87.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 378.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°38'33" FOR 78.88 FEET;  
THENCE N77°44'51"W FOR 17.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 388.83 FEET, WHERE A RADIAL LINE BEARS N71°05'34"W;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°19'19" FOR 38.48 FEET;  
THENCE N71°57'48"W FOR 137.88 FEET TO THE BOUNDARY OF TRACT GC3, IBIS GOLF AND COUNTRY CLUB PLAT No. 28, RECORDED IN PLAT BOOK 90, PAGE 184 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID TRACT GC3, N52°47'10"W FOR 30.00 FEET TO THE BOUNDARY OF A PORTION OF SAID TRACT GC3 RECORDED IN OFFICIAL RECORD BOOK 22718, PAGE 1403, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID PORTION OF TRACT GC3, S37°12'50"W FOR 10.34 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 235.00 FEET, WHERE A RADIAL LINE BEARS S33°08'50"W;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°28'17" FOR 161.89 FEET TO THE SOUTHEAST CORNER OF LOT 53 OF SAID PLAT No.28;  
THENCE ALONG THE REAR LOT LINES OF LOTS 19 THROUGH 53 OF SAID PLAT No.28 FOR THE FOLLOWING COURSES:  
THENCE N87°38'32"W FOR 128.65 FEET;  
THENCE N75°08'21"W FOR 472.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 185.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°44'53" FOR 70.22 FEET TO A POINT OF TANGENCY;  
THENCE S83°08'48"W FOR 401.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 485.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°08'28" FOR 130.72 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 183.00 FEET, WHERE A RADIAL LINE BEARS N20°12'30"W;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24°21'30" FOR 81.91 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 135.00 FEET, WHERE A RADIAL LINE BEARS N08°08'38"E;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°58'49" FOR 28.27 FEET TO A POINT OF TANGENCY;  
THENCE N83°08'48"E FOR 162.11 FEET TO THE BOUNDARY OF TRACT W-1, PER SAID PLAT No.28, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 70.00 FEET, WHERE A RADIAL LINE BEARS N08°53'14"W;  
THENCE ALONG THE BOUNDARY OF SAID TRACT W-1, PLAT No.28 FOR THE FOLLOWING COURSES:  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°19'18" FOR 123.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°05'01" FOR 87.38 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 70.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°12'41" FOR 55.31 FEET TO THE BOUNDARY OF TRACT W OF IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88 PAGE 178 OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID TRACT W, PLAT No.27 FOR THE FOLLOWING COURSES:  
THENCE CONTINUE NORTHERLY ALONG THE LAST-DESCRIBED CURVE HAVING A RADIUS 70.00 FEET, THROUGH A CENTRAL ANGLE OF 28°41'03" FOR 35.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°11'08" FOR 42.15 FEET TO A POINT OF TANGENCY;  
THENCE N07°03'14"E FOR 86.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 70.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°15'42" FOR 47.97 FEET TO A POINT OF TANGENCY;  
THENCE N48°18'58"E FOR 100.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°15'47" FOR 81.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 420.45 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°23'53" FOR 164.36 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 380.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°08'28" FOR 128.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 285.01 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°21'20" FOR 91.31 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°22'38" FOR 8.82 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 341.23 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°34'51" FOR 116.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 70.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°08'39" FOR 88.48 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 538.28 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°08'48" FOR 388.17 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 72.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°12'28" FOR 288.08 FEET TO A POINT OF TANGENT CURVE;  
THENCE S22°08'15"E FOR 41.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 290.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°48'50" FOR 408.12 FEET TO A POINT OF TANGENCY ON THE NORTH BOUNDARY OF SAID PLAT No.27;