

THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION LB-6473
901 NORTHPPOINT PARKWAY, SUITE 119
WEST PALM BEACH, FLORIDA 33407

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.

LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG THE SAID NORTH BOUNDARY OF PLAT No.27 FOR THE FOLLOWING COURSES:

THENCE S76°11'55"E FOR 342.83 FEET; THENCE S20°51'43"E FOR 22.55 FEET;
THENCE S88°15'48"E FOR 257.90 FEET; THENCE N48°44'12"E FOR 38.34 FEET TO THE WEST
RIGHT-OF-WAY OF SANDHILL WAY EAST, PER SAID IBIS GOLF AND COUNTRY CLUB PLAT No.7;

THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°44'12"E FOR 325.00 FEET TO THE BOUNDARY
OF IBIS GOLF AND COUNTRY CLUB PLAT No. 25, RECORDED IN PLAT BOOK 88, PAGE 100 OF
SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.25 FOR THE FOLLOWING COURSES:

THENCE N88°15'48"W FOR 109.81 FEET; THENCE S88°18'31"W FOR 807.31 FEET TO THE POINT
OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
98°36'49" FOR 378.65 FEET TO A POINT OF TANGENCY;
THENCE N03°55'20"E FOR 84.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE SOUTHEAST, HAVING A RADIUS OF 220.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
41°57'25" FOR 161.10 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A
RADIUS OF 150.67 FEET, WHERE A RADIAL LINE BEARS N31°41'13"W;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
76°00'23" FOR 199.87 FEET;

THENCE N00°00'00"E FOR 101.32 FEET TO THE SOUTH LINE OF TRACT L, IBIS GOLF AND
COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103 OF SAID PUBLIC RECORDS,
BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00
FEET, WHERE A RADIAL LINE BEARS N60°08'38"W;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
120°00'00" FOR 31.42 FEET TO THE EAST LINE OF LOT 1, OF SAID PLAT No.31, AS AMENDED IN
OFFICIAL RECORD BOOK 19721, PAGE 1302 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT
CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 178.50 FEET, WHERE A RADIAL LINE
BEARS S77°30'32"W;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
19°04'05" FOR 58.74 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE ALONG SAID AMENDED EAST LINE OF LOT 1, S08°34'37"W FOR 17.13 FEET;

THENCE CONTINUE ALONG SAID AMENDED LINE, AND ALONG THE REAR LOT LINES OF LOTS 1
THROUGH 36, OF SAID PLAT No. 31, FOR THE FOLLOWING COURSES:

THENCE S17°39'44"W FOR 481.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 695.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
14°30'59" FOR 178.08 FEET TO A POINT OF TANGENCY;
THENCE S32°10'43"W FOR 159.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE EAST, HAVING A RADIUS OF 305.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
18°48'51" FOR 82.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 2185.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
101°1'04" FOR 390.17 FEET TO A POINT OF TANGENCY;
THENCE S25°32'56"W FOR 541.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE NORTHEAST, HAVING A RADIUS OF 223.00 FEET;
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
217°21'25" FOR 845.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO
THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
37°21'25" FOR 32.60 FEET TO A POINT OF TANGENCY;
THENCE N25°32'56"E FOR 375.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 1805.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
101°1'04" FOR 320.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO
THE EAST, HAVING A RADIUS OF 695.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
2°43'55" FOR 33.14 FEET TO A POINT OF TANGENCY;
THENCE N18°05'48"E FOR 233.29 FEET; THENCE N43°18'00"E FOR 155.85 FEET;
THENCE N23°49'41"E FOR 28.75 FEET; THENCE N17°39'44"E FOR 389.85 FEET;
THENCE S72°20'16"E FOR 115.88 TO THE SOUTHERLY RIGHT-OF-WAY OF SANDHILL WAY SOUTH
AT IBIS, RECORDED IN PLAT BOOK 81, PAGE 1 OF SAID PUBLIC RECORDS;
BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF
513.26 FEET, WHERE A RADIAL LINE BEARS S58°41'43"E;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SANDHILL WAY SOUTH,
NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 11°39'22" FOR 104.42 FEET;
THENCE N34°41'16"W FOR 81.91 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SANDHILL WAY
SOUTH, AND THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 20, RECORDED IN
PLAT BOOK 81, PAGE 8 OF SAID PUBLIC RECORDS, BEING A CURVE CONCENTRIC WITH THE
LAST DESCRIBED CURVE, AND HAVING A RADIUS OF 583.26 FEET;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.20 FOR THE FOLLOWING COURSES:

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
11°36'30" FOR 120.20 FEET;
THENCE N35°07'17"W FOR 94.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE EAST, HAVING A RADIUS OF 435.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
23°06'32" FOR 175.70 FEET TO A POINT OF TANGENCY;
THENCE N11°58'45"W FOR 343.15 FEET; THENCE N19°42'51"W FOR 177.13 FEET;
THENCE N15°42'51"W FOR 32.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE EAST, HAVING A RADIUS OF 635.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
4°48'44" FOR 52.98 FEET TO A POINT OF TANGENCY;
THENCE N10°58'07"W FOR 311.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO
THE WEST, HAVING A RADIUS OF 1000.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
21°50'14" FOR 381.13 FEET TO A POINT OF REVERSE CURVATURE WITH
A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 198.00 FEET;

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

APRIL 2010

SHEET 5 OF 23

THENCE ALONG THE BOUNDARY OF SAID PLAT No.22 REPLAT FOR THE FOLLOWING COURSES:

THENCE N16°33'08"W FOR 45.00 FEET; THENCE N56°00'08"W FOR 40.30 FEET;
THENCE N89°18'28"W FOR 36.25 FEET; THENCE N72°19'08"W FOR 40.82 FEET;
THENCE N78°41'18"W FOR 36.52 FEET; THENCE N82°31'01"W FOR 31.30 FEET;
THENCE S80°20'44"W FOR 54.84 FEET; THENCE N04°58'07"W FOR 64.13 FEET;
THENCE N11°46'18"W FOR 294.38 FEET;
THENCE N08°40'48"E FOR 288.38 FEET TO THE WEST BOUNDARY OF IBIS GOLF AND COUNTRY
CLUB PLAT No. 22, RECORDED IN PLAT BOOK 81, PAGE 125 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.22 FOR THE FOLLOWING COURSES:

THENCE N17°34'01"W FOR 440.72 FEET; THENCE N08°43'21"W FOR 344.17 FEET;
THENCE S71°48'48"E FOR 36.25 FEET; THENCE S81°04'18"E FOR 49.55 FEET;
THENCE S89°35'30"E FOR 488.81 FEET TO THE WEST RIGHT-OF-WAY OF SANDHILL WAY EAST,
IBIS GOLF AND COUNTRY CLUB PLAT No. 7, RECORDED IN PLAT BOOK 67, PAGE 152, AND
IBIS GOLF AND COUNTRY CLUB PLAT No. 1, RECORDED IN PLAT BOOK 66, PAGE 58 OF SAID
PUBLIC RECORDS;

THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°44'12"E FOR 252.21 FEET TO THE SOUTH
BOUNDARY OF TRACT 'B' OF SAID IBIS GOLF AND COUNTRY CLUB PLAT No. 1;
THENCE ALONG SAID SOUTH BOUNDARY OF TRACT 'B';
N88°35'33"W FOR 88.74 FEET TO THE BOUNDARY OF LAKE 20 ADDITIONAL PARCEL, RECORDED
IN OFFICIAL RECORD BOOK 7641, PAGE 532 OF SAID PUBLIC RECORDS;

THENCE ALONG THE NORTH LINE OF SAID LAKE 20 ADDITIONAL PARCEL FOR THE FOLLOWING
COURSES:

THENCE N63°01'02"W FOR 60.31 FEET; THENCE N82°54'01"W FOR 47.86 FEET;
THENCE S82°08'16"W FOR 75.04 FEET; THENCE S86°12'17"W FOR 48.02 FEET;
THENCE S82°41'36"W FOR 30.15 FEET TO THE SAID BOUNDARY OF TRACT 'B';
IBIS GOLF AND COUNTRY CLUB PLAT No. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT 'B' FOR THE FOLLOWING COURSES:

THENCE N88°35'33"W FOR 75.12 FEET; THENCE N15°29'36"W FOR 202.79 FEET;
THENCE N88°48'30"W FOR 188.26 FEET; THENCE N08°43'21"W FOR 170.98 FEET;
THENCE N42°18'07"E FOR 33.05 FEET; THENCE S86°32'44"E FOR 247.52 FEET;
THENCE N28°40'04"E FOR 182.29 FEET;
THENCE S88°02'34"E FOR 328.94 FEET TO THE SAID WEST RIGHT-OF-WAY OF SANDHILL WAY
EAST, IBIS GOLF AND COUNTRY CLUB PLAT No. 1;

THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°44'11"E FOR 170.01 FEET TO THE BOUNDARY
OF IBIS GOLF AND COUNTRY CLUB PLAT No. 12A, RECORDED IN PLAT BOOK 75, PAGE 155 OF
SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.12A FOR THE FOLLOWING COURSES:

THENCE N88°02'34"W FOR 388.38 FEET; THENCE N83°46'25"W FOR 22.42 FEET;
THENCE N78°41'31"W FOR 31.78 FEET; THENCE N87°19'12"W FOR 77.96 FEET;
THENCE N80°58'08"W FOR 86.27 FEET; THENCE N18°41'10"E FOR 348.53 FEET;
THENCE N37°36'36"E FOR 284.83 FEET; THENCE N30°57'43"E FOR 407.95 FEET;
THENCE S88°28'52"E FOR 28.82 FEET TO THE SAID WEST RIGHT-OF-WAY OF SANDHILL WAY
EAST, IBIS GOLF AND COUNTRY CLUB PLAT No. 1;

THENCE ALONG SAID WEST RIGHT-OF-WAY, N01°44'11"E FOR 125.80 FEET TO THE BOUNDARY
OF IBIS GOLF AND COUNTRY CLUB PLAT No. 4, RECORDED IN PLAT BOOK 66, PAGE 80 OF
SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.4 FOR THE FOLLOWING COURSES:

THENCE N43°15'48"W FOR 115.35 FEET; THENCE N88°15'48"W FOR 137.83 FEET;
THENCE S27°18'32"E FOR 91.08 FEET; THENCE S45°19'40"W FOR 804.27 FEET;
THENCE S83°37'02"W FOR 380.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE EAST, HAVING A RADIUS OF 40.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
112°13'39" FOR 78.38 FEET TO A POINT OF TANGENCY;

THENCE S28°36'37"E FOR 188.45 FEET; THENCE S45°22'03"E FOR 100.00 FEET;
THENCE S27°11'21"E FOR 185.00 FEET; THENCE S18°15'31"W FOR 108.00 FEET;
THENCE S46°50'17"W FOR 304.25 FEET; THENCE N28°51'38"W FOR 980.80 FEET;
THENCE N23°01'08"W FOR 980.01 FEET; THENCE N83°37'02"E FOR 708.22 FEET;
THENCE N48°17'41"E FOR 728.79 FEET;
THENCE S47°57'11"E FOR 172.40 FEET TO A NON-TANGENT CURVE CONCAVE TO THE
SOUTH, HAVING A RADIUS OF 112.50 FEET, WHERE A RADIAL LINE BEARS S07°01'31"E;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
8°48'43" FOR 17.89 FEET TO A POINT OF TANGENCY;

THENCE S88°18'48"E FOR 288.88 FEET; THENCE N48°08'48"E FOR 84.88 FEET;
THENCE S88°18'48"E FOR 18.88 FEET TO THE SAID RIGHT-OF-WAY OF SANDHILL WAY EAST,
IBIS GOLF AND COUNTRY CLUB PLAT No. 1, BEING A NON-TANGENT CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 435.00 FEET, WHERE A RADIAL LINE BEARS S82°00'00"W;

THENCE ALONG SAID WEST RIGHT-OF-WAY OF SANDHILL WAY EAST FOR THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
55°13'54" FOR 418.33 FEET TO A POINT OF TANGENCY;
THENCE N82°53'54"W FOR 388.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE SOUTHWEST, HAVING A RADIUS OF 285.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
101°9'54" FOR 47.79 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 3,
RECORDED IN PLAT BOOK 66, PAGE 100 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.3 FOR THE FOLLOWING COURSES:

THENCE S16°40'42"W FOR 257.81 FEET; THENCE S42°37'23"W FOR 540.70 FEET;
THENCE N88°08'12"W FOR 208.77 FEET TO THE SAID RIGHT-OF-WAY OF SANDHILL WAY EAST,
IBIS GOLF AND COUNTRY CLUB PLAT No. 1, BEING A NON-TANGENT CURVE CONCAVE TO THE
NORTHWEST HAVING A RADIUS OF 897.23 FEET, WHERE A RADIAL LINE BEARS N45°48'11"W;

THENCE ALONG SAID RIGHT-OF-WAY OF SANDHILL WAY EAST, WESTERLY, ALONG SAID CURVE
TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°23'13" FOR 710.74 FEET TO THE
BOUNDARY OF TRACT 'A' OF SAID IBIS GOLF AND COUNTRY CLUB PLAT No.1;

THENCE ALONG THE BOUNDARY OF SAID TRACT 'A' FOR THE FOLLOWING COURSES:

THENCE S16°41'13"E FOR 10.41 FEET; THENCE S01°13'08"E FOR 189.03 FEET;
THENCE S13°15'21"W FOR 342.21 FEET;
THENCE N88°08'12"W FOR 208.77 FEET TO THE BOUNDARY OF PARCEL 2, UNITY OF TITLE,
RECORDED IN OFFICIAL RECORD BOOK 18822, PAGE 1888, OF SAID PUBLIC RECORDS, BEING
A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 426.00 FEET,
WHERE A RADIAL LINE BEARS N34°47'18"W;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 FOR THE FOLLOWING COURSES:

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
56°35'31" FOR 413.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE
TO THE NORTHEAST, HAVING A RADIUS OF 7.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
94°34'58" FOR 11.56 FEET TO A POINT OF TANGENCY;
THENCE N25°23'10"E FOR 3.50 FEET; THENCE N84°36'50"W FOR 68.00 FEET;
THENCE N25°23'10"E FOR 10.00 FEET;
THENCE N84°36'50"W FOR 20.04 FEET TO THE SAID BOUNDARY OF TRACT 'A', PLAT No.1;

THENCE ALONG THE BOUNDARY OF SAID TRACT 'A' FOR THE FOLLOWING COURSES:

THENCE N73°32'00"W FOR 63.40 FEET; THENCE N00°39'10"W FOR 294.39 FEET;
THENCE N18°08'14"E FOR 377.78 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE
SOUTHEAST, HAVING A RADIUS OF 475.00 FEET, WHERE A RADIAL LINE BEARS S42°28'07"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE
OF 1°05'09" FOR 9.00 FEET;
THENCE S82°51'11"E FOR 54.63 FEET;
THENCE S89°52'21"E FOR 10.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE NORTH, HAVING A RADIUS OF 73.79 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
42°08'03" FOR 54.28 FEET TO A POINT OF TANGENCY;
THENCE N88°27'00"E FOR 48.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE SOUTH, HAVING A RADIUS OF 39.43 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
19°15'25" FOR 13.25 FEET TO A POINT OF TANGENCY;
THENCE N87°42'25"E FOR 82.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE NORTH, HAVING A RADIUS OF 77.62 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
43°18'58" FOR 58.68 FEET TO A POINT OF TANGENCY;
THENCE N44°23'29"E FOR 37.62 FEET;
THENCE S78°28'00"E FOR 51.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE NORTH, HAVING A RADIUS OF 81.40 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
101°58'57" FOR 108.25 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY OF IBIS
BOULEVARD, PER SAID IBIS GOLF AND COUNTRY CLUB PLAT No.1

THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°24'57"W FOR 240.03 FEET TO THE BOUNDARY
OF IBIS GOLF AND COUNTRY CLUB PLAT No. 11, RECORDED IN PLAT BOOK 75, PAGE 157 OF
SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.11 FOR THE FOLLOWING COURSES:

THENCE N81°33'03"W FOR 54.35 FEET; THENCE N85°45'48"W FOR 37.07 FEET;
THENCE S78°21'58"W FOR 71.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE
OF 84°18'48" FOR 84.21 FEET TO A POINT OF TANGENCY;
THENCE S14°02'11"W FOR 48.37 FEET; THENCE S58°29'45"W FOR 15.12 FEET;
THENCE N04°47'45"W FOR 127.41 FEET; THENCE N02°39'58"W FOR 50.00 FEET;
THENCE N33°37'48"W FOR 38.72 FEET; THENCE N00°10'30"E FOR 875.90 FEET;
THENCE N13°58'28"E FOR 143.55 FEET; THENCE N40°27'12"E FOR 37.54 FEET;
THENCE N01°48'21"E FOR 50.75 FEET;
THENCE N84°44'17"E FOR 179.16 FEET TO THE SAID WEST RIGHT-OF-WAY OF IBIS
BOULEVARD, IBIS GOLF AND COUNTRY CLUB PLAT No. 1, BEING A NON-TANGENT CURVE
CONCAVE TO THE WEST, HAVING A RADIUS OF 2150.00 FEET, WHERE A RADIAL LINE
BEARS S81°38'40"W;

THENCE ALONG THE SAID WEST RIGHT-OF-WAY OF IBIS BOULEVARD FOR THE FOLLOWING
COURSES:

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
9°46'30" FOR 388.68 FEET TO A POINT OF TANGENCY;
THENCE N18°10'50"W FOR 1175.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
TO THE EAST, HAVING A RADIUS OF 1050.00 FEET;
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
20°28'30" FOR 374.81 FEET TO THE POINT OF BEGINNING.

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