# IBIS GOLF AND COUNTRY CLUB PLAT NO. 33

**A PLANNED UNIT DEVELOPMENT**

**BEING A REPLAT OF ALL OF TRACT G, AND A PORTION OF TRACT H, IBIS GOLF AND COUNTRY CLUB PLAT NO. 7, AS RECORDED IN PLAT BOOK 67, PAGES 152 THROUGH 168, LYING IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA**


PREPARED BY
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OF
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ENGINEERS – PLANNERS – SURVEYORS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991

OCTOBER – 2002

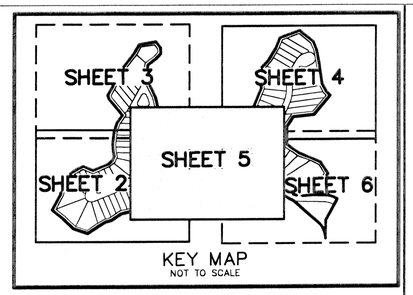
## CHORD BEARING TABLE

| CURVE NO. | CHORD BEARING | CHORD DISTANCE |
|---|---|---|
| C1 | S14°41'32"W | 96.28' |
| C2 | S44°14'56"W | 240.85' |
| C3 | S61°48'26"W | 109.30' |
| C4 | S30°29'43"E | 75.02' |
| C5 | N77°17'02"W | 43.30' |
| C6 | S11°39'26"E | 280.92' |
| C7 | N34°39'17"W | 297.18' |
| C8 | N57°04'09"W | 266.43' |
| C9 | N77°50'59"W | 106.18' |
| C10 | N73°34'28"W | 99.94' |
| C11 | S31°08'10"E | 105.05' |
| C12 | N77°03'26"W | 123.73' |
| C13 | N87°36'11"W | 320.41' |
| C14 | N76°40'55"W | 205.29' |
| C15 | S74°16'29"W | 125.04' |
| C16 | S18°22'00"W | 48.47' |
| C17 | N47°16'30"W | 109.33' |
| C18 | N34°04'18"W | 802.11' |

## TABULAR DATA

| | |
|---|---|
| TOTAL AREA OF THIS PLAT | 40.099 ACRES |
| AREA OF LOTS | 26.704 ACRES |
| AREA OF TRACTS L THROUGH L10 | 7.784 ACRES |
| AREA OF PRIVATE ROADWAY | 5.611 ACRES |
| TOTAL NUMBER OF UNITS THIS PLAT | 98 |
| DENSITY THIS PLAT | 2.44 UNITS/ACRE |

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 INCH = 50 FT.



KEY MAP
NOT TO SCALE

**124**

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF _____
A.D. 2003 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

DOROTHY H. WILKEN

BY: _____
DEPUTY CLERK

SHEET 5 OF 6

WETLAND PRESERVATION AREA NO. 1
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7
(PLAT BOOK 67, PAGES 152 THROUGH 168)

MATCH LINE
SHEET 3 OF 6

MATCH LINE
SHEETS 3/4 OF 6

MATCH LINE
SHEET 4 OF 6

MATCH LINE
SHEET 2 OF 6

MATCH LINE
SHEET 6 OF 6

BOUNDARY LINE OF TRACT G
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7

EAST LINE OF TRACT G
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7

SOUTHERLY BOUNDARY LINE OF TRACT H
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7

STARLING WAY

SPARROW HAWK DRIVE

FOX HOLLOW DRIVE

TRACT L
25' CONSERVATION EASEMENT (PLAT 7)

TRACT L1

TRACT L2

TRACT L4

TRACT L5

TRACT L7

TRACT L8

TRACT L9

CONSERVATION EASEMENT (O.R.B. 7113, PAGES 1944–1946)

CONSERVATION EASEMENT (O.R.B. 14564, PAGE 1339)

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

10' U.E.

END 25' CONSERVATION EASEMENT (PLAT 7)

N01°17'16"E 49.34'

N73°22'00"E 47.21'

N40°27'25"E 93.40'

N09°29'52"E 69.53'

N25°09'41"W 72.67'

N00°15'10"E 47.85'

N25°18'38"E 107.79'

N00°29'10"W 88.03'

N22°31'35"W 66.37'

N33°45'25"W 61.91'

N59°50'32"W 73.69'

N26°40'43"W 77.95'

N50°40'58"W 145.91'

S05°31'32"E 175.22'

S05°31'32"E 173.71'

S56°05'13"E 100.01'

S02°05'58"E 288.73'

S00°29'10"E 959.82'
(BEARING BASIS)

S29°28'44"E 223.53'

N89°42'27"E 150.49'

N35°52'53"E 125.73'

N21°53'02"E 117.50'

N25°08'10"E 80.33'

N05°04'51"W 131.71'

S41°27'00"W 277.13'

Δ=69°46'05" R=150.00' L=182.65'

Δ=28°59'34" R=130.00' L=65.78'

Δ=30°08'53" R=200.00' L=105.24'

WETLAND PRESERVATION AREA NO. 1
IBIS GOLF AND COUNTRY CLUB PLAT NO. 7
(PLAT BOOK 67, PAGES 152 THROUGH 168)