

# 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 TRACT W, IBIS GOLF AND COUNTRY CLUB PLAT No.27, RECORDED IN PLAT BOOK 88, PAGE 178; 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; TRACT GC, 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 3 OF 23

THIS INSTRUMENT PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826,

**EP** 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.

## LEGAL DESCRIPTION 1

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF IBIS BOULEVARD, WITH THE SOUTH RIGHT-OF-WAY OF SANDHILL WAY WEST, IBIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N42°41'39"W FOR 35.33 FEET;  
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, N87°38'58"W FOR 140.22 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 17, RECORDED IN PLAT BOOK 78, PAGE 179 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.17 FOR THE FOLLOWING COURSES:

THENCE S24°24'33"E FOR 35.96 FEET; THENCE S82°33'31"W FOR 18.51 FEET;  
THENCE S35°45'02"W FOR 45.05 FEET; THENCE S88°43'50"W FOR 21.34 FEET;  
THENCE S32°56'55"W FOR 73.29 FEET; THENCE N86°18'28"W FOR 108.02 FEET;  
THENCE N87°38'27"W FOR 158.54 FEET; THENCE N83°48'40"W FOR 401.38 FEET;  
THENCE S89°14'09"W FOR 42.57 FEET; THENCE S82°14'38"W FOR 786.28 FEET;  
THENCE ALONG THE SOUTH LINE OF LOT 36 OF SAID PLAT No.17, N59°59'30"W FOR 61.40 FEET;  
THENCE ALONG THE EAST LINE TRACT L OF SAID PLAT No.17, S30°00'30"W FOR 47.56 FEET;  
THENCE ALONG THE SOUTH LINE OF SAID TRACT L, S82°14'59"W FOR 7.96 FEET TO THE EAST RIGHT-OF-WAY OF SAID SANDHILL WAY WEST, BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 850.00 FEET, WHERE A RADIAL LINE BEARS S89°43'29"E;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°08'47" FOR 216.83 FEET TO A POINT OF TANGENCY;  
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, S01°09'44"W FOR 315.40 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 2, RECORDED IN PLAT BOOK 66, PAGE 72 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.2 FOR THE FOLLOWING COURSES:

THENCE S88°50'18"E FOR 224.49 FEET;  
THENCE S04°46'20"E FOR 240.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 135°17'59" FOR 118.07 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 605.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°48'38" FOR 188.27 FEET TO A POINT OF TANGENCY;  
THENCE N58°42'19"E FOR 143.39 TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 190.00 FEET, WHERE A RADIAL LINE BEARS S81°01'09"E;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 238°26'55" FOR 794.04 FEET;  
THENCE S58°42'19"W FOR 143.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 275.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°52'20" FOR 90.58 FEET TO A POINT OF TANGENCY;  
THENCE S39°49'59"W FOR 168.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°54'08" FOR 91.37 FEET TO A POINT OF TANGENCY;  
THENCE S74°44'07"W FOR 37.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 54°05'12" FOR 141.60 FEET TO A POINT OF TANGENCY;  
THENCE S20°38'55"W FOR 186.45 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°29'11" FOR 204.08 FEET;  
THENCE S01°09'59"W FOR 78.41 FEET; THENCE S00°43'08"W FOR 711.72 FEET;  
THENCE S89°18'52"E FOR 188.15 FEET;  
THENCE N12°07'24"E FOR 483.18 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°24'05" FOR 585.00 FEET TO A POINT OF TANGENCY;  
THENCE N87°31'29"E FOR 183.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 63°34'04" FOR 388.31 FEET TO A POINT OF TANGENCY;  
THENCE N03°57'25"E FOR 74.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 585.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°08'07" FOR 109.48 FEET TO A POINT OF TANGENCY;  
THENCE N15°03'32"E FOR 160.56 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°44'20" FOR 118.86 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 190.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 213°28'40" FOR 707.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°44'20" FOR 118.86 FEET TO A POINT OF TANGENCY;  
THENCE S15°03'32"W FOR 168.77 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 115°19'52" FOR 181.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 190.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 214°05'28" FOR 709.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 130.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°46'13" FOR 186.03 FEET TO A POINT OF TANGENCY;  
THENCE S45°02'58"W FOR 87.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°26'33" FOR 156.91 FEET TO A POINT OF TANGENCY;  
THENCE S87°31'29"W FOR 346.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 275.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°24'05" FOR 285.91 FEET TO A POINT OF TANGENCY;  
THENCE S12°07'24"W FOR 433.54 FEET; THENCE S89°52'33"W FOR 282.01 FEET;  
THENCE N89°18'52"W FOR 90.44 FEET; THENCE N12°07'24"E FOR 10.20 FEET;  
THENCE N89°18'52"W FOR 314.07 FEET;  
THENCE S45°43'08"W FOR 35.35 FEET TO THE SAID EAST RIGHT-OF-WAY OF SANDHILL WAY WEST;

THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°43'08"W FOR 301.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 580.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°04'41" FOR 77.54 FEET TO THE BOUNDARY OF BLOCK 'C' OF SAID IBIS GOLF AND COUNTRY CLUB PLAT No. 2;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 'C' FOR THE FOLLOWING COURSES:

THENCE N74°00'27"E FOR 98.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 815.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°43'34" FOR 72.20 FEET TO A POINT OF TANGENCY;  
THENCE N80°44'00"E FOR 582.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 338.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 58°48'44" FOR 343.57 FEET TO A POINT OF TANGENCY;  
THENCE N21°38'17"E FOR 489.83 FEET;  
THENCE N83°18'57"E FOR 486.55 FEET;  
THENCE S75°28'02"E FOR 64.52 FEET;  
THENCE S18°28'57"W FOR 401.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 880.80 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°58'07" FOR 258.83 FEET TO A POINT OF TANGENCY;  
THENCE S31°28'04"W FOR 53.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 810.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°02'20" FOR 148.47 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 58.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 69°37'38" FOR 88.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1168.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°37'27" FOR 108.22 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 800.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°57'58" FOR 153.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°30'15" FOR 738.88 FEET;  
THENCE N44°38'38"W FOR 53.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 838.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°58'54" FOR 42.73 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 180.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 78°11'53" FOR 131.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 878.80 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°31'27" FOR 277.14 FEET TO A POINT OF TANGENCY;  
THENCE S80°44'00"W FOR 804.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 285.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°43'34" FOR 33.48 FEET TO A POINT OF TANGENCY;  
THENCE S74°00'27"W FOR 128.71 FEET TO THE SAID EAST RIGHT-OF-WAY OF SANDHILL WAY WEST;

THENCE ALONG SAID EAST RIGHT-OF-WAY, S11°16'16"E FOR 88.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1125.00 FEET;  
THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°24'03" FOR 148.32 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No.18, RECORDED IN PLAT BOOK 75, PAGE 152 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.18 FOR THE FOLLOWING COURSES:

THENCE S09°26'13"E FOR 543.17 FEET; THENCE S18°16'30"E FOR 65.08 FEET;  
THENCE S09°26'13"E FOR 88.41 FEET; THENCE S01°41'40"E FOR 74.23 FEET;  
THENCE S02°16'10"E FOR 521.37 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No.16A, RECORDED IN PLAT BOOK 77, PAGE 10 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.16A FOR THE FOLLOWING COURSES:

THENCE S02°16'10"E FOR 184.08 FEET; THENCE S01°38'50"W FOR 116.50 FEET;  
THENCE S15°27'49"W FOR 75.81 FEET TO THE BOUNDARY OF SAID IBIS GOLF AND COUNTRY CLUB PLAT No.16;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.16 FOR THE FOLLOWING COURSES:

THENCE S02°38'04"E FOR 56.45 FEET; THENCE S28°57'20"E FOR 53.25 FEET;  
THENCE S37°58'53"E FOR 54.31 FEET; THENCE S39°16'35"E FOR 173.86 FEET;  
THENCE S35°22'33"E FOR 184.59 FEET; THENCE S13°04'58"E FOR 122.75 FEET;  
THENCE S81°05'23"W FOR 56.36 FEET; THENCE S37°53'14"W FOR 28.13 FEET;  
THENCE S55°38'32"W FOR 434.08 FEET;  
THENCE S18°11'04"W FOR 587.88 FEET TO THE EAST RIGHT-OF-WAY OF SANDHILL WAY WEST, IBIS GOLF AND COUNTRY CLUB PLAT No. 7, RECORDED IN PLAT BOOK 67, PAGE 152;

THENCE ALONG SAID EAST RIGHT-OF-WAY, S01°25'44"W FOR 235.94 FEET TO THE NORTH RIGHT-OF-WAY OF EAGLE TERRACE, IBIS GOLF AND COUNTRY CLUB PLAT No.13, RECORDED IN PLAT BOOK 73, PAGE 172, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S44°17'08"E FOR 30.84 FEET TO THE BOUNDARY OF TRACT L-2, RECORDED IN OFFICIAL RECORD BOOK 22188, PAGE 238 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, WHERE A RADIAL LINE BEARS N84°08'11"E;

THENCE ALONG THE BOUNDARY OF SAID TRACT L-2 FOR THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°23'59" FOR 21.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°30'00" FOR 29.87 FEET TO A POINT OF TANGENCY;  
THENCE N80°00'00"W FOR 35.00 FEET; THENCE S87°28'18"E FOR 8.50 FEET;  
THENCE S12°08'22"E FOR 47.70 FEET; THENCE S54°10'36"E FOR 33.50 FEET;  
THENCE N78°03'41"E FOR 47.37 FEET; THENCE N05°00'37"W FOR 37.43 FEET;  
THENCE N80°38'54"E FOR 5.38 FEET; THENCE S29°23'08"E FOR 15.05 FEET;  
THENCE S86°30'57"E FOR 48.97 FEET; THENCE N86°36'54"E FOR 58.63 FEET;  
THENCE N83°20'22"E FOR 80.54 FEET; THENCE N88°02'38"E FOR 80.56 FEET;  
THENCE N88°08'11"E FOR 113.82 FEET TO THE BOUNDARY OF SAID IBIS GOLF AND COUNTRY CLUB PLAT No.13, BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 388.00 FEET, WHERE A RADIAL LINE BEARS N85°18'03"E;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.13 FOR THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°52'43" FOR 488.37 FEET TO A POINT OF TANGENCY;  
THENCE N54°08'48"E FOR 382.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 388.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°23'58" FOR 482.88 FEET TO A POINT OF TANGENCY;  
THENCE S37°27'16"E FOR 388.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°11'10" FOR 282.77 FEET TO A POINT OF TANGENCY;  
THENCE S12°43'54"W FOR 238.51 FEET; THENCE N84°33'01"W FOR 388.10 FEET;  
THENCE S48°24'20"W FOR 58.13 FEET; THENCE S59°54'50"W FOR 88.72 FEET;  
THENCE N87°08'07"W FOR 68.81 FEET; THENCE N40°30'08"W FOR 44.59 FEET;  
THENCE N16°12'08"W FOR 72.03 FEET;  
THENCE N84°33'01"W FOR 88.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET;  
THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°37'38" FOR 102.77 FEET TO THE BOUNDARY OF TRACT L-1, RECORDED IN OFFICIAL RECORD BOOK 22188, PAGE 238 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID TRACT L-1 FOR THE FOLLOWING COURSES:

THENCE S73°02'04"W FOR 88.08 FEET; THENCE N83°28'02"W FOR 62.74 FEET;  
THENCE S88°08'21"W FOR 88.21 FEET; THENCE S37°47'40"W FOR 31.10 FEET;  
THENCE S88°27'28"W FOR 88.00 FEET; THENCE S78°19'88"W FOR 18.00 FEET;  
THENCE S88°08'28"W FOR 18.00 FEET; THENCE S88°17'13"W FOR 70.00 FEET;  
THENCE S88°02'14"W FOR 88.88 FEET; THENCE S72°38'80"W FOR 80.70 FEET;  
THENCE N80°27'38"W FOR 18.87 FEET; THENCE N48°14'28"W FOR 15.18 FEET;  
THENCE S85°40'58"W FOR 28.37 FEET;  
THENCE S08°21'23"W FOR 53.32 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 22.00 FEET, WHERE A RADIAL LINE BEARS N12°42'30"E;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 85°17'30" FOR 32.75 FEET TO A POINT OF TANGENCY;  
THENCE N80°00'00"E FOR 42.45 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID EAGLE TERRACE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF EAGLE TERRACE, S48°25'44"W FOR 35.38 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, S01°25'30"W FOR 117.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 675.00 FEET;  
THENCE SOUTHERLY, ALONG SAID EAST RIGHT-OF-WAY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°48'51" FOR 288.80 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 18, RECORDED IN PLAT BOOK 81, PAGE 3 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.19 FOR THE FOLLOWING COURSES:

THENCE N88°23'29"E FOR 385.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 750.00 FEET;  
THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°38'18" FOR 452.97 FEET TO A POINT OF TANGENCY;  
THENCE S77°00'15"E FOR 854.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 105°22'48" FOR 321.88 FEET TO A POINT OF TANGENCY;  
THENCE N02°23'03"W FOR 592.71 FEET;  
THENCE N88°00'07"E FOR 140.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 480.00 FEET, WHERE A RADIAL LINE BEARS N88°00'07"E;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 138°44'41" FOR 111.85 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 448.22 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 101°23'37" FOR 78.87 FEET;  
THENCE N88°07'48"W FOR 29.37 FEET;  
THENCE N02°23'03"W FOR 30.00 FEET TO THE BOUNDARY OF PARCEL B, RECORDED IN OFFICIAL RECORD BOOK 20802, PAGE 672 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL B, S86°45'47"W FOR 8.82 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 157.00 FEET, WHERE A RADIAL LINE BEARS N89°00'07"W;  
THENCE NORTHERLY, ALONG SAID PARCEL B BOUNDARY AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 66°31'28" FOR 183.20 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 26, RECORDED IN PLAT BOOK 89, PAGE 131 OF SAID PUBLIC RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.26 FOR THE FOLLOWING COURSES:

THENCE N82°52'30"W FOR 113.84 FEET;  
THENCE N48°48'58"W FOR 338.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2000.00 FEET;  
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 71°17'10" FOR 254.33 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 380.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 62°28'04" FOR 381.58 FEET TO A POINT OF REVERSE CURVATURE WITH 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 20°04'31" FOR 350.38 FEET TO A POINT OF TANGENCY;  
THENCE N10°43'33"W FOR 388.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°40'09" FOR 119.29 FEET TO A POINT OF TANGENCY;  
THENCE N02°56'36"E FOR 411.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 275.00 FEET;  
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 79°13'02" FOR 380.22 FEET TO A POINT OF TANGENCY;  
THENCE N82°08'38"E FOR 171.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 203.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 200°48'42" FOR 711.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 53.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 158°33'31" FOR 144.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 203.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 92°58'22" FOR 328.23 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50°04'43" FOR 152.86 FEET TO A POINT OF TANGENCY;  
THENCE S10°43'32"E FOR 125.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2355.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°07'37" FOR 328.24 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 280.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°51'24" FOR 88.34 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 800.00 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°04'28" FOR 433.88 FEET TO A POINT OF TANGENCY;  
THENCE S46°38'47"E FOR 277.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 884.32 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°47'52" FOR 475.33 FEET TO A POINT OF TANGENCY;

THENCE S08°00'00"E FOR 17.18 FEET TO THE BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 24, RECORDED IN PLAT BOOK 85, PAGE 42 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET, WHERE A RADIAL LINE BEARS S24°04'54"E;