## 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 81, PAGE 10;
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.28, RECORDED IN PLAT BOOK 97, PAGE 25;
TRACTS GC, GC1, W, W—1 and W—2, IBIS GOLF AND COUNTRY CLUB PLAT No.29, RECORDED IN PLAT BOOK 99, PAGE 103;
TRACTS GC, GC1, W, W—1 and W—2, IBIS GOLF AND COUNTRY CLUB PLAT No.31, RECORDED IN PLAT BOOK 94, PAGE 103;
TRACTS 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 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 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 94, 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 COUNTY, FLORIDA

APRIL 2010 SHEET 6 OF 23

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

CIBROWN & PHILLPS, INC.

CERTIFICATE OF AUTHORIZATION LB-6473 901 NORTHPOINT 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 2

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 1815 BOULEVARD, WITH THE SOUTH RIGHT-OF-WAY OF LAKES BOULEVARD, 1815 GOLF AND CLUB PLAT No.6, RECORDED IN PLAT BOOK 66, PAGE 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.6 FOR THE FOLLOWING COURSES:

THENCE N49'32'29'E FOR 89.13 FEET: THENCE S83'46'48'E FOR 183.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH. HAVING A RADIUS OF 810.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7'38'52" FOR 108.12 FEET: THENCE S17'49'47 W FOR 233.06 FEET: THENCE S7210'13'E FOR 140.00 FEET: THENCE S17'49'47'W FOR 304.29 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 25.00 FEET: THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70"31'44" FOR 30.77 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET: THENCE SOUTHEASTERLY, ALONG SAID CLIRVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19413'08' FOR 169.49 FEET: THENCE S15'51'37'E FOR 40.14 FEET: THENCE \$7270'13'E FOR 140.00 FEET: THENCE N17'49'47'E FOR 1040.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET: THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 95'00'00' FOR 290.16 FEET TO A POINT OF TANGENCY: THENCE S6710'13'E FOR 600.00 FEET TO THE BOUNDARY OF 1815 GOLF AND COUNTRY CLUB PLAT No.9, RECORDED IN PLAT BOOK 75, PAGE 150 OF SAID

PUBLIC RECORDS: THENCE ALONG THE BOUNDARY OF SAID PLAT No.9 FOR THE FOLLOWING COURSES: THENCE \$57"24"08"E FOR 71.88 FEET: THENCE S52"29'29'E FOR 481.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST. HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20'35'58" FOR 195.94 FEET TO A POINT OF TANGENCY; THENCE S31'53'31'E FOR 129.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET: THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4810'32" FOR 78.88 FEET TO A POINT OF TANGENCY: THENCE S1617'01 W FOR 188.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE MORTHWEST, HAVING A RADIUS OF 110.00 FEET: THENCE SOUTHWESTERLY, ALONG SAID CLIRVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71"12"18" FOR 138.70 FEET TO A POINT OF TAMBENCY; THENCE S87'29'19'W FOR 114.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE MORTHEAST. HAVING A RADIUS OF 110.00 FEET: THENCE NORTHWESTERLY, ALONG SAND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48'37'49" FOR 93.36 FEET TO A POINT OF TANGENCY: THENCE N43'52'52'W FOR 91.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 230,00 FEET: THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 124'37'43 FOR 500.29 FEET TO A POINT OF TANGENCY; THENCE S11'29'25'W FOR 163.25 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST. HAVING A RADRUS OF 230.00 FEET: THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 123'06'42" FOR 494.34 FEET TO A POINT OF TANGENCY: THENCE N68"20"43"E FOR 224.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH. HAVING A RADIUS OF 175.00 FEET: THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21'48'44" FOR 66.62 FEET TO A POINT OF TANGENCY: THENCE S89'50'33'E FOR 37.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 485.00 FEET: THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12"20"08" FOR 104.42 FEET: THENCE S90'00'00'E FOR 318.35 FEET: THENCE \$89'37'49'E FOR 225.00 FEET: THENCE NOO'00'00 W FOR 117.17 FEET TO A NON-TANGENT CURVE. CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1639.99 FEET WHERE A RADIAL LINE BEARS \$64'41'18 W: THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4'04'52" FOR 116.81 FEET: THENCE RADIAL TO SAID CURVE, \$80'36'28 W FOR 10.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET WHERE A

THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 128"27"24" FOR 112.10 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71"24"02" FOR 37.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 115.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL

ANGLE OF 29'42'51" FOR 59.84 FEET TO A POINT OF TANGENCY;
THENCE N56'44'05'W FOR 82.43 FEET;

RADIAL LINE BEARS S60'36'26 W.

THENCE N16'31'00'W FOR 38.18 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 225.00 FEET, WHERE A RADIAL LINE BEARS N89"29'01"W;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 413'58' FOR 16.62 FEET TO A POINT OF TANGENCY:

THENCE NIGIT'OIE FOR 237.50 PEET TO THE POINT OF CLIRVATURE OF A CLIRVE CONCAVE TO THE WEST, HAVING A RABINS OF 280.00 FEET; THENCE NORTHERLY, ALONG SAID CLIRVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4810'32. FOR 210.21 FEET TO A POINT OF TANGENCY; THENCE N31'33'31 W FOR 213.01 FEET TO THE POINT OF CLIRVATURE OF A CLIRVE CONCAVE TO THE SOUTHWEST, HAVING A RABINS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CLIRVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18'31'04' FOR 118.23 FEET TO A POINT OF TANGENCY; THENCE N51'24'35 W FOR 185.61 FEET TO A POINT OF TANGENCY; THENCE N51'24'35 W FOR 185.61 FEET TO A POINT OF TANGENCY; OF LAKE 2, RIS GOLF AND COLINTRY PLAT No.14, RECORDED IN PLAT BOOK 75, PAGE 107 OF SAID PUBLIC RECORDS;

THENCE NORTHEASTERLY, ALONG SAID BOUNDARY OF LAKE 2, AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 160'31'29" FOR 140.08 FEET TO A POINT OF TANGENCY ON THE EAST BOUNDARY OF SAID PLAT No.14;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.14 FOR THE FOLLOWING COURSES:

THENCE N31'33'31'W FOR 1.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RABBUS OF 1860.00 FEET; THENCE NORTHERLY, ALONG SAID CLIRVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22'25'00" FOR 727.71 FEET TO A POINT OF TANGENCY; THENCE NOS'28'31 W FOR 508.63 FEET TO THE NORTHEAST CORNER OF SAID PLAT No.14. LYING ON THE SOUTH RIGHT—OF—WAY OF NORTHLAKE BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOS'43'31'E FOR 122.14 FEET TO THE NORTHWEST CORNER OF ISIS COMMERCIAL PLAT. RECORDED IN PLAT BOCK 82. PAGE 138 OF SAID PUBLIC RECORDS: THENCE ALONG THE WEST BOUNDARY OF SAID IBIS COMMERCIAL PLAT, 509'28'31 E FOR 485.85 FEET TO THE POINT OF CHRYATURE OF A CURVE CONCAVE TO THE NORTHEAST. HAVING A RADIUS OF 1740.00 FEET: THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5'51'17' FOR 177.80 FEET TO THE NORTHWEST CONNER OF 1815 GOLF AND COUNTRY CLUB PLAT No.23, RECORDED IN PLAT BOOK 82, PAGE 179 OF SAID PUBLIC RECORDS: THENCE ALONG THE WEST BOUNDARY OF SAID PLAT No.23, CONTINUE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16'33'43' FOR 502.97 FEET TO A POINT OF TANKENCY: THENCE CONTINUE ALONG SAID WEST BOLDIDARY, S31'53'31'E FOR 486.15 FEET TO THE SOUTHWEST CORNER OF SAID PLAT Ma 23: THENCE CONTINUE S31'53'31 E FOR 510.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1858.98 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANOLE OF 12'96'08" FOR 419.91 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 7, RECORDED IN OFFICIAL RECORD BOOK 18374. PAGE 50, OF SAID PUBLIC RECORDS: THENCE ALONG SAID WEST RIGHT-OF-WAY. 901'44'12'W FOR 1525.35 FEET TO THE MORTHEAST CORNER OF LAKE 12, OF SAID 1815 GOLF AND COUNTRY CLUB PLAT

THENCE ALONG THE BOUNDARY OF SAID LAKE 12 FOR THE FOLLOWING COURSES:

THENCE NOO'S'48 W FOR 323.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 124.41 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64'36'06' FOR 140.35 FEET TO A POINT OF TANGENCY; THENCE \$27'06'06 W FOR 64.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SANDHILL WAY EAST, ISIS GOLF AND COLINTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, M82'53'54'W FOR 150.00 FEET TO THE BOUNDARY OF WIS GOLF AND COUNTRY CLUB PLAT No.3, RECORDED IN PLAT BOOK 86, PAGE 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

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

THENCE N38'46'01'E FOR 250.05 FEET;
THENCE N38'46'01'E FOR 250.05 FEET;
THENCE N18'95'00'W FOR 95.25 FEET;
THENCE N73'11'12'W FOR 597.57 FEET;
THENCE S35'30'30'W FOR 1245.62 FEET;
THENCE S35'29'02'E FOR 162.70 FEET TO THE SAID NORTHERLY MONT-OF-WAY
OF SAMDHUL WAY EAST, BEING A NOM-TAMBENT CURVE, CONCAVE TO THE NORTH,
HAVING A RABBUS OF 817.23 FEET WHERE A RABBAL LINE BEARS N27'38'32'W;

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

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27"14"35" FOR 368.58 FEET TO A POINT OF TANGENCY; THENCE S88"36"03" W FOR 284.94 FEET; THENCE N48"24"57" W FOR 36.36 FEET; THENCE N48"24"57" W FOR 36.36 FEET TO THE SOUTHWEST CORNER OF INS GOLF AND COUNTRY CLUB PLAT No. 10, RECORDED IN PLAT BOOK 72, PAGE 8 OF SAID PUBLIC RECORDS:

THENCE ALONG THE BOUNDARY OF SAID PLAT No.10 FOR THE FOLLOWING COURSES:

THENCE MOS'35'03'E FOR 167.70 FEET;
THENCE MOS'37'10'E FOR 834.51 FEET TO THE BOUNDARY OF ISIS GOLF AND COUNTRY CLASS PLAT No. 5, RECORDED IN PLAT BOOK 66, PAGE 145 OF SAID PUBLIC RECORDS SESSIG A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RABBUS OF 300.00 FEET, WHERE A RADIAL LINE SEARS NO1'26'54'W;

THENCE ALONG THE BOUNDARY OF SAID PLAT No.5 FOR THE FOLLOWING COURSES:

THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19'33'48' FOR 133.16 FEET: THENCE S1844'53 E FOR 257.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34"12"99" FOR 119.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 172.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 184"23"41" FOR S63.56 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RABBLE OF SOLOO FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28'01'82" FOR 22.72 FEET TO A POINT OF TANGENCY: THENCE N37'38'17'E FOR 273.98 FEET TO THE POINT OF CHRYATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 230.00 PEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THRICKIGH A CENTRAL ANGLE OF SONT'10' FOR 227.95 FEET TO A POINT OF TAMBENCY; THENCE SOS 35'33'E FOR 481.73 FEET TO THE POSIT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF SO.GO PEET: THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THEREUGH A CENTRAL ANGLE OF 30'07'80' FOR 26.30 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 172.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 220'36'01" FOR 662.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET: THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74'02'16 FOR 64.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 177.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 134"23"04" FOR 415.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 73"13"20" FOR 63.90 FEET TO A POINT OF REVENUE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2000.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3'50'32 FOR 134.12 FEET TO A POINT OF TANGENCY: THENCE NOT'DI'27 W FOR \$2.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 485.00 PEET: THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48'44'38 FOR 371.30 FEET TO A POINT OF REVENSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RABBIS OF 169.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE PRONT. THROUGH A CENTRAL ANGLE OF 41"23"27" FOR 72.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE COMCAVE TO THE NORTHEAST, HAVING A RABBIS OF 281.53 FEET: THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 61'46'43" FOR 303.56 FEET TO THE BOUNDARY OF HIS GOLF AND

THENCE ALONG THE BOUNDARY OF SAID PLAT No.15 FOR THE FOLLOWING

PUBLIC RECORDS:

COUNTRY CLUB PLAT No. 15, RECORDED IN PLAT BOOK 74, PAGE 70 OF SAID

THENCE NOT'56'57'W FOR 85.02 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 652.00 FEET, WHERE A RADIAL LINE BEARS N7319'13"W: THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15"33"46" FOR 177.10 FEET TO A POINT OF TAMBENCY; THENCE NOT '07'01 'E FOR 888.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 158.00 PEET: THENCE NORTHERLY, ALONG SAID CURVE TO THE RESULT, THENCUCH A CENTRAL ANGLE OF 9'15'27' FOR 28.53 FEET TO A POINT OF TAMBENCY: THENCE MIG'22'28'E FOR 386.46 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RABIUS OF 182.00 FEET, WHERE A RABIAL LINE BEARS N4675'31 W THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 246'44'02' FOR 763.75 FEET: THENCE \$10'22'28'W FOR 366.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST. HAVING A RADIUS OF 462.00 FEET: THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT. THROUGH A CENTRAL ANGLE OF 9"15"27" FOR 74.65 FEET TO A POINT OF TANGENCY: THENCE S01'07'01 W FOR 619.98 FEET; THENCE \$88'52'50'E FOR 132.00 FEET: THENCE SOI 107'01 W FOR 79.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 480.00 FEET: THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15'42'28: FOR 131.59 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT. THROUGH A CENTRAL ANGLE OF 41'56'17" FOR 161.03 FEET TO A POINT OF TANGENCY: THENCE S25'08'40'E FOR 40.33 FEET: THENCE \$22'51'00 W FOR 13.73 FEET TO THE SAID BOUNDARY OF IBIS GOLF AND COUNTRY CLUB PLAT No. 5, BEING A NON-TANGENT CURVE, CONCAVE TO THE MORTH, HAVING A RADIUS OF 310.00 FEET, WHERE A RADIAL LINE BEARS N19'31'20 W

THENCE ALONG THE BOUNDARY OF SAID PLAT No.5 FOR THE FOLLOWING COURSES:

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58'19'01" FOR 315.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36'38'46" FOR 89.54 FEET;

THENCE N56'44'13"W FOR 101.69 FEET TO THE SAID EAST RIGHT-OF-WAY OF USIS BOULEVARD, USIS GOLF AND COUNTRY CLUB PLAT No.1, RECORDED IN PLAT BOOK 66, PAGE 58 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2250.00 FEET, WHERE A RADIAL LINE BEARS 578'09'26 W;

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

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4"20"16" FOR 170.35 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 950.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17"48"42 FOR 295.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 111.68 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION 3

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF TRADITION COVE LANE WEST, IBIS GOLF AND COUNTRY CLUB PLAT No. 27, RECORDED IN PLAT BOOK 88, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE WEST RIGHT-OF-WAY OF SANDHILL WAY EAST, IBIS GOLF AND COUNTRY CLUB PLAT No. 7, RECORDED IN PLAT BOOK 67, PAGE 152 OF SAID PUBLIC RECORDS;

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

THENCE N43"15'48"W FOR 35.34 FEET;
THENCE N88"15'48"W FOR 93.20 FEET;
THENCE S85"27"01"W FOR 107.92 FEET;
THENCE S31"35"40"E FOR 83.01 FEET;
THENCE S15"42"22"W FOR 898.14 FEET TO A POINT OF TANGENT CUSP, WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET, ON THE BOUNDARY OF TRACT W, IMPS GOLF AND COUNTRY CLUB PLAT No. 28, RECORDED

IN PLAT BOOK SO, PAGE 194, OF SAID PUBLIC RECORDS:

THENCE ALONG THE BOUNDARY OF SAID TRACT W FOR THE FOLLOWING COURSES:

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 153'41'31" FOR 201.18 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 391.95 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39'53'48" FOR 272.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40'51'17" FOR 49.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 111.97 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48'16'45" FOR 94.35 FEET TO A POINT OF TANGENCY; THENCE N61'34'20'W FOR 25.00 FEET; THENCE N61'34'20'W FOR 25.00 FEET; THENCE N25'21'32'W FOR 26.79 FEET TO THE BOUNDARY OF TRACT L OF SAID

PLAT No.26;

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

THENCE \$14'51'39'W FOR 126.39 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 195.00 FEET, WHERE A RADIAL LINE BEARS \$39'17'32'W;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23'01'56 FOR 78.30 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 155.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44'16'39' FOR 119.51 FEET TO A POINT OF TANGENCY;
THENCE \$74'32'41'E FOR 151.20 FEET TO THE SAID WEST
RIGHT-OF-WAY OF SANDHILL WAY EAST, RECORDED IN OFFICIAL RECORD BOOK 12219, PAGE 1187 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 550.00 FEET, WHERE A RADIAL LINE BEARS \$71'37'19'E;

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

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°23'16 FOR 99.72 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADRUS OF 348.00 FEET; THENCE HORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°36'25" FOR 23.73 FEET TO A POINT OF TANGENCY; THENCE N32°42'22'E FOR 117.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADRUS OF 460.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°36'11" FOR 248.64 FEET TO A POINT OF TANGENCY; THENCE NO1'44'12'E FOR 1061.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.14 ACRES, MORE OR LESS.

SHEET 6 OF 23 JOB No.08-072