

ORDINANCE 2022-14

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, ESTABLISHING THE CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT; DESIGNATING THE PURPOSE OF THE DISTRICT; DESIGNATING THE POWERS AND SPECIAL POWERS OF THE DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Forestar (USA) Real Estate Group, Inc. ("Petitioner"), has filed a Petition with the City of Palm Bay, Florida, requesting that the City Council of the City of Palm Bay, Florida ("City"), adopt an ordinance establishing the Cypress Bay West Community Development District ("District") pursuant to Chapter 190, Florida Statutes, and designating the real property described in Exhibit "A", attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery, and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the area described in Exhibit "A", which the City is not able to provide at a level and quality needed to service the District, thereby providing a solution to the City's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the City and its taxpayers, and

WHEREAS, the City has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Florida Statutes, and

WHEREAS, the City has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. Finding of Fact. The City hereby finds and states that:

(A) The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

(B) All statements contained in the Petition are true and correct;

(C) The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the City's Comprehensive Plan;

(D) The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;

(E) The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

(F) The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(G) The area that will be served by the District is amenable to separate, special-district government.

SECTION 2. Conclusions of Law.

(A) This proceeding is governed by Chapter 190, Florida Statutes;

(B) The City has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and

(C) The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. Creation, Boundaries and Powers. There is hereby created the Cypress Bay West Community Development District for the area of land described in Exhibit "A", attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a), (d) and (f), and (3), Florida Statutes, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Florida Statutes, including the special powers provided under Section 190.012(1), (2)(a), (d) and (f), and (3), Florida Statutes.

SECTION 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

Roger VanAuker
John Wiggins
Bill Fife
Chris Tyree
Robin Bronson

SECTION 5. Effective Date. The provisions within this ordinance shall be effective immediately upon the enactment date.

SECTION 6. Severability. If any section, subsection, sentence, clause, provision, or other part of this ordinance is held invalid for any reason, the remainder of this ordinance shall not be affected thereby but shall remain in full force and effect.

Read in title only at Meeting 2022-04, held on February 17, 2022; and read in title only and duly enacted at Meeting 2022-05, held on March 3, 2022.

ATTEST:

Terese M. Jones, CITY CLERK



Rob Medina, MAYOR

City of Palm Bay, Florida
Ordinance 2022-14
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Reviewed by CAO: PDS

Applicant: Forestar (USA) Real Estate Group, Inc.

cc: 03-04-22 Applicant
Case File
Brevard County Recording

Exhibit "A"

**CYPRESS BAY WEST
COMMUNITY DEVELOPMENT DISTRICT
Legal Description**

LEGAL DESCRIPTION: CYPRESS BAY WEST PHASE 1

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND A PORTION OF LOT 32 AND LOT 33 OF SAN-SEBASTIAN FARMS, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "O55" WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 37 THROUGH 57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 05° 37' 16" E FOR A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1620.00 FEET, AND WHOSE CHORD BEARS S 73° 32' 14" W FOR A DISTANCE OF 609.42 FEET, ALSO BEING THE NORTH LINE OF TRACT "O58" OF SAID WATERSTONE PLAT ONE P.U.D.; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF AFORESAID CURVE AND NORTH LINE, THROUGH A CENTRAL ANGLE OF 21° 40' 59", FOR A DISTANCE OF 613.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 27° 18' 15" E ALONG THE WEST LINE OF AFOREMENTIONED TRACT "O58" AND THE SOUTHERLY LINE OF TRACT "S.M.T. - 3A" OF WATERSTONE PLAT ONE REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 86 THROUGH 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A DISTANCE OF 194.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 187.00 FEET, AND WHOSE CHORD BEARS S 33° 11' 40" E FOR A DISTANCE OF 321.47 FEET; THENCE RUN THE FOLLOWING (4) CURVES, COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT "S.M.T. - 3A": THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 118° 31' 49", FOR A DISTANCE OF 386.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS S 12° 24' 48" W FOR A DISTANCE OF 47.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 18' 52", FOR A DISTANCE OF 47.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 60° 15' 06" E FOR A DISTANCE OF 300.74 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 187.00 FEET, AND WHOSE CHORD BEARS N 42° 30' 07" E FOR A DISTANCE OF 146.19 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 01' 04", FOR A DISTANCE OF 150.19 FEET TO THE SOUTH LINE OF TRACT "OS21" OF AFOREMENTIONED WATERSTONE PLAT ONE REPLAT NO. 2, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN THE FOLLOWING (5) CURVES, COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT "OS21"; RUN S 27° 22' 41" E FOR A DISTANCE OF 15.61 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS S 42° 12' 41" E FOR A DISTANCE OF 25.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 40' 00", FOR A DISTANCE OF 25.89 FEET; THENCE RUN S 57° 02' 41" E FOR A DISTANCE OF 239.97 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 50.00 FEET, AND WHOSE CHORD BEARS S 75° 28' 31" E FOR A DISTANCE OF 31.62 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 51' 40", FOR A DISTANCE OF 32.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 86° 05' 39" E FOR A DISTANCE OF 8.19 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED TRACT "S.M.T. - 3A", ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 187.00 FEET, AND WHOSE CHORD BEARS S 25° 18' 51" W FOR A DISTANCE OF 158.91 FEET; THENCE RUN THE FOLLOWING (9) CURVES, COURSES AND DISTANCES ALONG THE SOUTHERLY LINES OF SAID TRACT "S.M.T. - 3A"; RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 17' 10", FOR A DISTANCE OF 164.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 39° 32' 33" E FOR A DISTANCE OF 149.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 187.00 FEET, AND WHOSE CHORD BEARS S 69° 10' 51" E FOR A DISTANCE OF 181.64 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58° 06' 50", FOR A DISTANCE OF 189.67 TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 89° 53' 48" E FOR A DISTANCE OF 170.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 187.00 FEET, AND WHOSE CHORD BEARS N 72° 37' 12" E FOR A DISTANCE OF 330.66 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 124° 17' 20", FOR A DISTANCE OF 405.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS S 57° 05' 56" E FOR A DISTANCE OF 41.12 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 43' 35", FOR A DISTANCE OF 41.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 655.00 FEET, AND WHOSE CHORD BEARS S 64° 22' 13" E FOR A DISTANCE OF 104.87 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09° 11' 00", FOR A DISTANCE OF 104.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 59° 46' 43" E FOR A DISTANCE OF 59.96 FEET; THENCE RUN N 89° 53' 48" E FOR A DISTANCE OF 80.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "S.M.T. - 3A"; THENCE RUN S 34° 43' 01" W, DEPARTING THE AFOREMENTIONED SOUTHERLY LINE, FOR A DISTANCE OF 84.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS S 25° 02' 28" E FOR A DISTANCE OF 220.10 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50° 04' 55", FOR A DISTANCE OF 227.26 FEET TO A POINT OF TANGENCY; THENCE RUN S 00° 00' 00" E FOR A DISTANCE OF 233.48 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 260.00 FEET, AND WHOSE CHORD BEARS S 15° 41' 10" W FOR A DISTANCE OF 140.59 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 22' 20", FOR A DISTANCE OF 142.36 FEET TO A POINT OF TANGENCY; THENCE RUN S 31° 22' 20" W FOR A DISTANCE OF 23.26 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 350.00 FEET, AND WHOSE CHORD BEARS S 55° 46' 05" W FOR A DISTANCE OF 289.13 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48° 47' 30", FOR A DISTANCE OF 298.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 18° 45' 07" W FOR A DISTANCE OF 95.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 887.50 FEET, AND WHOSE CHORD BEARS N 80° 41' 08" W FOR A DISTANCE OF 291.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 52' 29", FOR A DISTANCE OF 292.36 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 52' 38" W FOR A DISTANCE OF 320.27 FEET; THENCE RUN S 00° 07' 22" E FOR A DISTANCE OF 156.73 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 425.00 FEET, AND WHOSE CHORD BEARS S 71° 25' 40" W FOR A DISTANCE OF 17.04 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 17' 48", FOR A DISTANCE OF 17.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 70° 16' 46" W FOR A DISTANCE OF 73.63 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 450.00 FEET, AND WHOSE CHORD BEARS S 62° 19' 26" W FOR A DISTANCE OF 124.56 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 54' 40", FOR A DISTANCE OF 124.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 575.00 FEET, AND WHOSE CHORD BEARS S 44° 10' 21" W FOR A DISTANCE OF 203.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 23' 31", FOR A DISTANCE OF 204.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 71° 08' 43" W FOR A DISTANCE OF 277.37 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS N 73° 08' 02" W FOR A DISTANCE OF 15.62 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 58' 38", FOR A DISTANCE OF 15.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 675.00 FEET, AND WHOSE CHORD BEARS N 34° 36' 29" W FOR A DISTANCE OF 295.95 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 19' 37", FOR A DISTANCE OF 298.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 22° 10' 15" E FOR A DISTANCE OF 67.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE CHORD BEARS N 37° 24' 41" W FOR A DISTANCE OF 1506.24 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 50' 08", FOR A DISTANCE OF 1579.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N 32° 42' 19" W FOR A DISTANCE OF 21.69 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 25' 25", FOR A DISTANCE OF 22.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS N 46° 08' 46" W FOR A DISTANCE OF 42.51 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 32' 31", FOR A DISTANCE OF 42.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N 63° 52' 31" W FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 00' 00", FOR A DISTANCE OF 26.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 03° 52' 31" W FOR A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N 56° 07' 29" E FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 00' 00", FOR A DISTANCE OF 26.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS N 44° 35' 34" E FOR A DISTANCE OF 63.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 56' 09", FOR A DISTANCE OF 64.47 FEET TO A POINT OF REVERSE CURVATURE CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N 40° 16' 27" E FOR A DISTANCE OF 19.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 34' 23", FOR A DISTANCE OF 19.88 FEET TO A POINT OF TANGENCY; THENCE RUN N 17° 29' 16" E FOR A DISTANCE OF 111.32 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET, AND WHOSE CHORD BEARS N 31° 45' 36" E FOR A DISTANCE OF 295.84 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 32' 41", FOR A DISTANCE OF 295.84 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1840.00 FEET, AND WHOSE CHORD BEARS N 49° 56' 45" E FOR A DISTANCE OF 251.15 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07° 49' 36", FOR A DISTANCE OF 251.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 36° 08' 27" E FOR A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1740.00 FEET, AND WHOSE CHORD BEARS N 69° 07' 06" E FOR A DISTANCE OF 915.92 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 31' 10", FOR A DISTANCE OF 926.84 FEET TO THE POINT OF BEGINNING; CONTAINING 77.844 ACRES, MORE OR LESS.

SECTS 3, 4, & 5, T30S, R37E

APPROX. CDD BOUNDARY
AREA - 453.794 ± AC.

EXHIBIT 2 - LEGAL DESCRIPTION
CYPRESS BAY WEST CDD
PHASE 1



LEGAL DESCRIPTION: CYPRESS BAY WEST PHASE 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND A PORTION OF LOT 33, LOT 34, LOT 63 AND LOT 64 OF SAN-SEBASTIAN FARMS, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN N 01° 11' 38" W ALONG THE EAST LINE OF SAID SECTION 4 FOR A DISTANCE OF 7.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE RUN N 89° 52' 37" E FOR A DISTANCE OF 129.17 FEET TO THE WEST RIGHT OF WAY LINE OF BABCOCK STREET (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 291.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 1214.31 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1000.00 FEET, AND WHOSE CHORD BEARS S 78° 39' 00" W FOR A DISTANCE OF 403.49 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 16' 41", FOR A DISTANCE OF 406.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 67° 00' 40" W FOR A DISTANCE OF 328.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET, AND WHOSE CHORD BEARS S 78° 26' 39" W FOR A DISTANCE OF 475.74 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 51' 58", FOR A DISTANCE OF 478.91 FEET TO A POINT OF TANGENCY, ALSO BEING THE SOUTH LINE OF PARCEL B, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3480, PAGE 685, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 89° 52' 38" W ALONG THE SOUTH LINE OF SAID PARCEL B FOR A DISTANCE OF 588.09 FEET; THENCE RUN N 00° 07' 22" W FOR A DISTANCE OF 200.00 FEET; THENCE RUN S 89° 52' 38" W FOR A DISTANCE OF 3155.67 FEET; THENCE RUN N 00° 07' 22" W FOR A DISTANCE OF 74.96 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 225.00 FEET AND WHOSE CHORD BEARS N 31° 44' 37" E FOR A DISTANCE OF 237.57 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 43' 57", FOR A DISTANCE OF 250.28 FEET TO A POINT OF TANGENCY; THENCE RUN N 00° 07' 22" W FOR A DISTANCE OF 1143.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 675.00 FEET, AND WHOSE CHORD BEARS N 09° 50' 34" W FOR A DISTANCE OF 227.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 26' 23", FOR A DISTANCE OF 229.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS N 22° 47' 04" E FOR A DISTANCE OF 336.81 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84° 41' 39", FOR A DISTANCE OF 369.55 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 24° 52' 07" W FOR A DISTANCE OF 125.00 FEET; THENCE RUN N 65° 07' 53" E FOR A DISTANCE OF 20.65 FEET; THENCE RUN N 83° 26' 35" E FOR A DISTANCE OF 377.34 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 325.00 FEET, AND WHOSE CHORD BEARS N 71° 43' 01" E FOR A DISTANCE OF 132.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 27' 08", FOR A DISTANCE OF 133.03 FEET TO A POINT OF TANGENCY; THENCE RUN N 59° 59' 27" E FOR A DISTANCE OF 33.34 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE CHORD BEARS S 49° 38' 29" E FOR A DISTANCE OF 928.59 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 22' 31", FOR A DISTANCE OF 944.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 22° 10' 15" W FOR A DISTANCE OF 67.68 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 675.00 FEET, AND WHOSE CHORD BEARS S 34° 36' 29" E FOR A DISTANCE OF 295.95 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 19' 37", FOR A DISTANCE OF 298.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS S 73° 08' 02" E FOR A DISTANCE OF 15.62 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 58' 38", FOR A DISTANCE OF 15.62 FEET TO A POINT OF TANGENCY; THENCE RUN S 71° 08' 43" E FOR A DISTANCE OF 277.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 575.00 FEET, AND WHOSE CHORD BEARS N 44° 10' 21" E FOR A DISTANCE OF 203.57 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 23' 31", FOR A DISTANCE OF 204.65 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 450.00 FEET, AND WHOSE CHORD BEARS N 62° 19' 26" E FOR A DISTANCE OF 124.56 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 54' 40", FOR A DISTANCE OF 124.97 FEET TO A POINT OF TANGENCY; THENCE RUN N 70° 16' 46" E FOR A DISTANCE OF 73.63 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 425.00 FEET, AND WHOSE CHORD BEARS N 71° 25' 40" E FOR A DISTANCE OF 17.04 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 17' 48", FOR A DISTANCE OF 17.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 00° 07' 22" W FOR A DISTANCE OF 156.73 FEET; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 320.27 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 887.50 FEET, AND WHOSE CHORD BEARS S 80° 41' 08" E FOR A DISTANCE OF 291.04 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 52' 29", FOR A DISTANCE OF 292.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 18° 45' 07" E FOR A DISTANCE OF 95.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 350.00 FEET, AND WHOSE CHORD BEARS N 55° 46' 05" E FOR A DISTANCE OF 289.13 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48° 47' 30", FOR A DISTANCE OF 298.05 FEET TO A POINT OF TANGENCY; THENCE RUN N 31° 22' 20" E FOR A DISTANCE OF 23.26 FEET; THENCE RUN S 06° 50' 39" E FOR A DISTANCE OF 133.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1280.00 FEET, AND WHOSE CHORD BEARS S 81° 26' 45" E FOR A DISTANCE OF 720.14 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 40' 34", FOR A DISTANCE OF 729.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 480.00 FEET, AND WHOSE CHORD BEARS S 55° 58' 25" E FOR A DISTANCE OF 152.40 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18° 16' 06", FOR A DISTANCE OF 153.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 46° 50' 22" E FOR A DISTANCE OF 174.47 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET, AND WHOSE CHORD BEARS S 53° 30' 50" E FOR A DISTANCE OF 232.46 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 20' 57", FOR A DISTANCE OF 232.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 60° 11' 18" E FOR A DISTANCE OF 191.82 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS N 74° 48' 42" E FOR A DISTANCE OF 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN N 29° 48' 42" E FOR A DISTANCE OF 126.82 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET, AND WHOSE CHORD BEARS N 53° 54' 19" E FOR A DISTANCE OF 555.19 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48° 11' 15", FOR A DISTANCE OF 571.90 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 00° 01' 02" W FOR A DISTANCE OF 1252.63 FEET; THENCE RUN S 89° 42' 39" E FOR A DISTANCE OF 1181.14 FEET; THENCE S 00° 45' 16" W A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING; CONTAINING 185.669 ACRES, MORE OR LESS.

SECTS 3, 4, & 5, T30S, R37E

APPROX. CDD BOUNDARY
AREA - 453.794 ± AC.

EXHIBIT 2 - LEGAL DESCRIPTION
CYPRESS BAY WEST CDD



PHASE 2

DATE: November 29, 2021

LEGAL DESCRIPTION: CYPRESS BAY WEST PHASE 3

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND A PORTION OF LOT 8, LOT 25 THROUGH LOT 34, ALL OF LOT 35 THROUGH LOT 39, A PORTION OF LOT 40 AND A PORTION OF LOT 57 THROUGH LOT 64 OF SAN-SEBASTIAN FARMS, SECTION 5, TOWNSHIP 30 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; THENCE RUN N 00° 12' 44" E ALONG THE EAST LINE OF SAID SECTION 5 FOR A DISTANCE OF 98.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN S 89° 44' 18" W ALONG THE APPROXIMATE CENTERLINE OF A DITCH FOR A DISTANCE OF 2617.10 FEET; THENCE RUN N 00° 13' 32" E FOR A DISTANCE OF 4069.14 FEET; THENCE RUN S 13° 40' 29" E FOR A DISTANCE OF 150.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 461.27 FEET, AND WHOSE CHORD BEARS S 56° 07' 45" E FOR A DISTANCE OF 515.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67° 59' 16", FOR A DISTANCE OF 547.34 FEET TO A POINT OF TANGENCY; THENCE RUN N 89° 52' 37" E FOR A DISTANCE OF 700.04 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS S 44° 49' 10" E FOR A DISTANCE OF 319.88 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 36' 27", FOR A DISTANCE OF 355.81 FEET TO A POINT OF TANGENCY; THENCE RUN S 00° 29' 04" W FOR A DISTANCE OF 244.67 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 125.00 FEET, AND WHOSE CHORD BEARS S 44° 49' 10" E FOR A DISTANCE OF 177.71 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 36' 27", FOR A DISTANCE OF 197.67 FEET TO A POINT OF TANGENCY; THENCE RUN N 89° 52' 37" E FOR A DISTANCE OF 104.86 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 375.00 FEET, AND WHOSE CHORD BEARS N 76° 33' 44" E FOR A DISTANCE OF 172.73 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 37' 46", FOR A DISTANCE OF 174.29 FEET TO A POINT OF TANGENCY; THENCE RUN N 63° 14' 51" E FOR A DISTANCE OF 158.48 FEET; THENCE RUN N 00° 00' 46" W FOR A DISTANCE OF 97.55 FEET; THENCE RUN N 89° 52' 37" E FOR A DISTANCE OF 178.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS N 57° 39' 17" E FOR A DISTANCE OF 239.94 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64° 26' 40", FOR A DISTANCE OF 253.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 72° 30' 44" E FOR A DISTANCE OF 200.00 FEET; THENCE RUN S 17° 29' 16" W FOR A DISTANCE OF 99.80 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S 40° 16' 27" W FOR A DISTANCE OF 19.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 34' 23", FOR A DISTANCE OF 19.88 FEET TO A POINT REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS S 44° 35' 34" W FOR A DISTANCE OF 63.35 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36° 56' 09", FOR A DISTANCE OF 64.47 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S 56° 07' 29" W FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 00' 00", FOR A DISTANCE OF 26.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 03° 52' 31" E FOR A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S 63° 52' 31" E FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60° 00' 00", FOR A DISTANCE OF 26.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND WHOSE CHORD BEARS S 46° 08' 46" E FOR A DISTANCE OF 42.51 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 32' 31", FOR A DISTANCE OF 42.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S 32° 42' 19" E FOR A DISTANCE OF 21.69 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51° 25' 25", FOR A DISTANCE OF 22.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE CHORD BEARS S 19° 13' 25" E FOR A DISTANCE OF 630.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 27' 37", FOR A DISTANCE OF 635.03 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 59° 59' 27" W FOR A DISTANCE OF 33.34 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 325.00 FEET, AND WHOSE CHORD BEARS S 71° 43' 01" W FOR A DISTANCE OF 132.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 27' 08", FOR A DISTANCE OF 133.03 FEET TO A POINT OF TANGENCY; THENCE RUN S 83° 26' 35" W FOR A DISTANCE OF 377.34 FEET; THENCE RUN S 65° 07' 53" W FOR A DISTANCE OF 20.65 FEET; THENCE RUN S 24° 52' 07" E FOR A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS S 22° 47' 04" W FOR A DISTANCE OF 336.81 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84° 41' 39", FOR A DISTANCE OF 369.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 675.00 FEET AND WHOSE CHORD BEARS S 09° 50' 34" E FOR A DISTANCE OF 227.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 26' 23", FOR A DISTANCE OF 229.02 FEET TO A POINT OF TANGENCY; THENCE RUN S 00° 07' 22" E FOR A DISTANCE OF 1143.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS S 31° 44' 37" W FOR A DISTANCE OF 237.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 43' 57", FOR A DISTANCE OF 250.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 00° 07' 22" E FOR A DISTANCE OF 74.96 FEET; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 3155.67 FEET; THENCE RUN S 00° 07' 22" E FOR A DISTANCE OF 200.00 FEET; THENCE RUN S 89° 52' 38" W FOR A DISTANCE OF 2514.25 FEET; THENCE RUN S 00° 13' 56" W FOR A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING; CONTAINING 190.281 ACRES, MORE OR LESS.

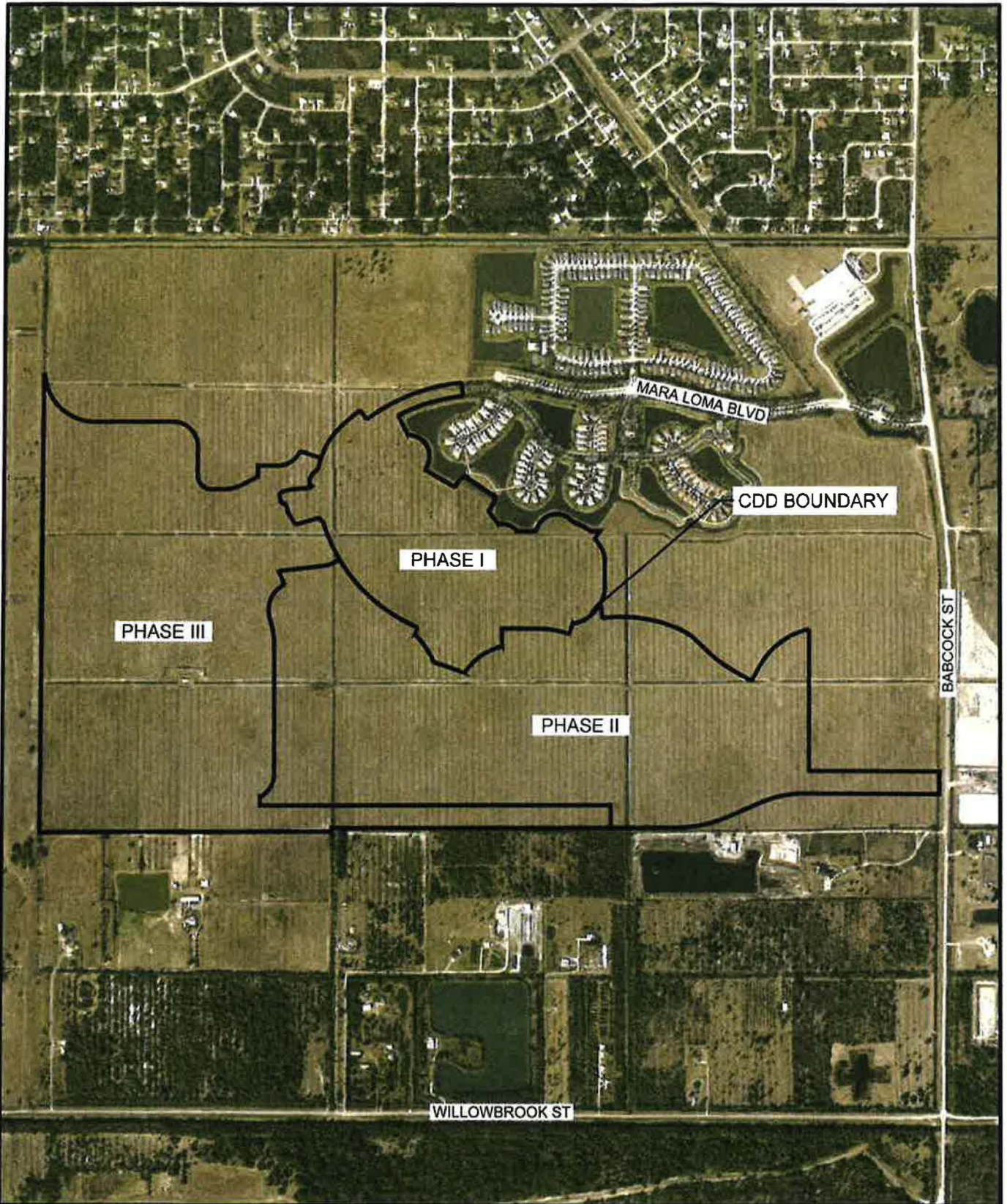
SECTS 3, 4, & 5, T30S, R37E

APPROX. CDD BOUNDARY
AREA - 453.794 ± AC.

EXHIBIT 2 - LEGAL DESCRIPTION
CYPRESS BAY WEST CDD
PHASE 3



DATE: November 29, 2021



SECTS 3, 4, & 5, T30S, R37E

APPROX. CDD BOUNDARY
AREA - 453.794 ± AC.

EXHIBIT 1 - BOUNDARY MAP CYPRESS BAY WEST CDD

