

CYPRESS WOODS PHASE 2

A SUBDIVISION LYING IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

A parcel of land lying in Section 15, Township 23 South, Range 35 East, being a portion of the partially vacated plat of "Cocoa-Indian River Properties, Map No. 2 in a series of Two Maps" as recorded in Plat Book 5, Page 7 of the Public Records of Brevard County, Florida and as partially vacated per O.R. Book 3474, Page 1869 of said Public Records; said subject parcel being more fully described as follows:

Begin at the northwest corner of the 80.00 foot wide right-of-way of Cinnamon Fern Boulevard as established by the plat of "Cypress Woods" as recorded in Plat Book 42, Pages 52 and 53 of said Public Records; thence along the westerly limits of said "Cypress Woods" plat the following five (5) courses to wit: S.51°21'45"E., a distance of 80.41 feet; S.45°52'22"E., a distance of 100.04 feet to the arc of a non-tangent 940.00 foot radius curve concave to the north which has a chord bearing of S.51°52'08"W.; Westery, along an arc of said curve, through a central angle of 15°21'03", an arc distance of 251.85 feet; S.29°39'27"E., a distance of 7.05 feet, N.84°39'18"E., a distance of 1.30 feet to the west line of the lands as recorded in O.R. Book 1742, Page 0824 of said Public Records; thence departing said westerly plat line, S.00°27'29"W., along said west line, a distance of 627.56 feet to the northerly right-of-way line of the 66.00 foot wide right-of-way of King's Highway as established per said Map No. 2; thence along said northerly right-of-way line, S.84°38'46"W., a distance of 656.08 feet; thence continue along said northerly right-of-way line S.89°55'01"W., a distance of

644.87 feet to the east line of the lands as recorded in O.R. Book 2386, Page 0210 of said Public Records; thence along said east line of said lands per O.R. Book 2386, Page 0210, the following two (2) courses: N.00°27'17"E., a distance of 297.86 feet; N.00°27'26"E., a distance 25.00 feet; thence departing said east line N.00°08'44"E., a distance of 161.75 feet; thence N.89°51'16"E., a distance of 9.96 feet to the point-of-curvature of a 470.00 foot radius curve concave to the north; thence Easterly, along an arc of said curve, through a central angle of 36°02'24", an arc distance of 295.64 feet to the point-of-reverse curvature of a 430.00 foot radius curve concave to the south; thence Easterly, along an arc of said curve, through a central angle of 35°53'40", an arc distance of 269.38 feet to a point-of-tangency; thence S.90°00'00"E., a distance of 240.37 feet to the point-of-curvature of a 320.00 foot radius curve concave to the north; thence Easterly, along an arc of said curve, through a central angle of 37°07'47", an arc distance of 207.37 feet to a point-of-reverse curvature of 790.00 foot radius curve concave to the south; thence Easterly, along an arc of said curve, through a central angle of 13°08'04", an arc distance of 181.10 feet to a point-of-reverse curvature of a 760.00 foot radius curve concave to the north; thence Easterly, along an arc of said curve, through a central angle of 21°09'03", an arc distance of 280.56 feet to the Point-of-Beginning.

Containing 19.95 acres (869,028 square feet), more or less.



