

CYPRESS COVE

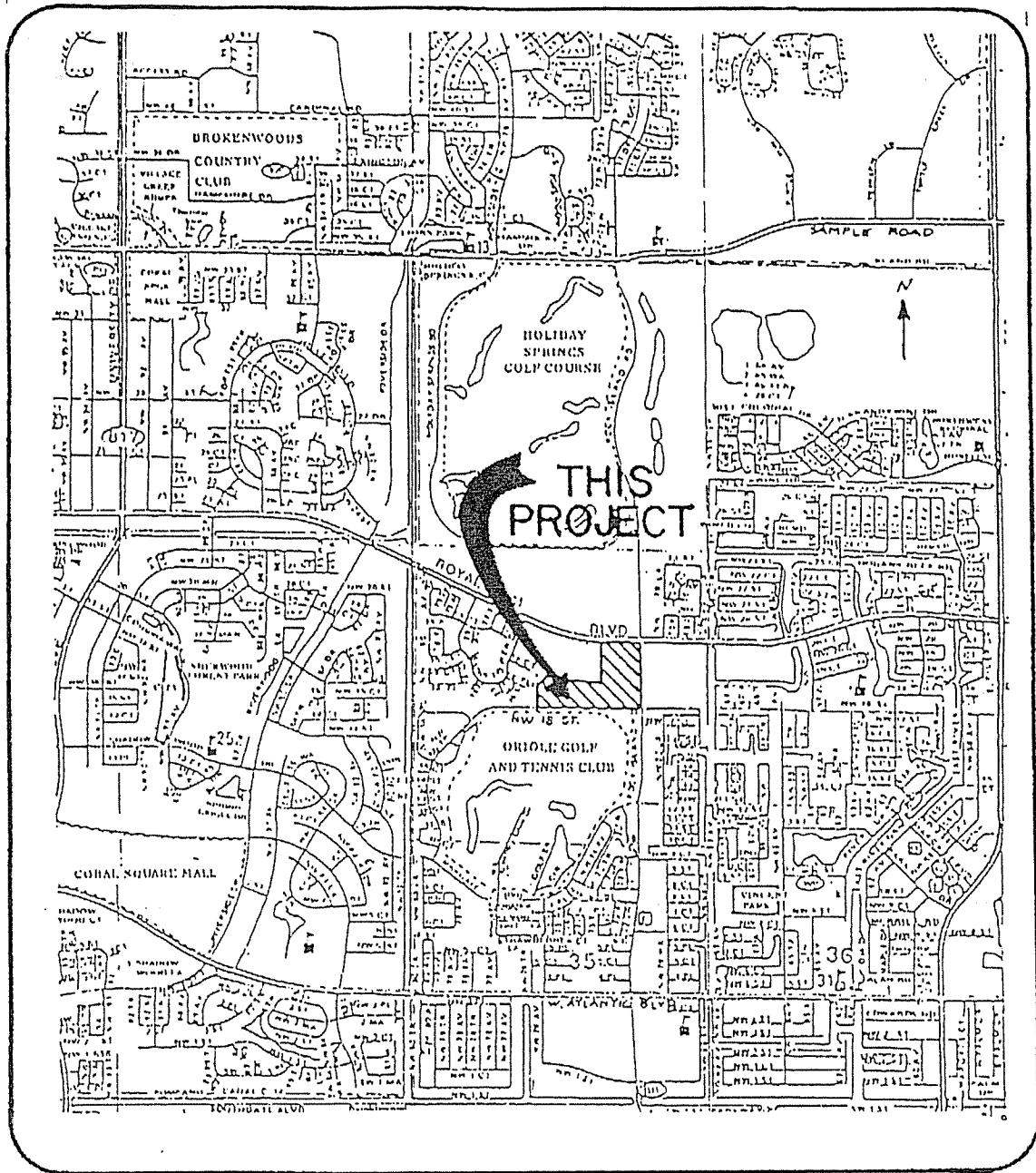
LEGAL DESCRIPTION

A portion of Tract 4, GATEWAY MILE RESUBDIVISION, as recorded in Plat Book 74, Page 28, of the public records of Broward County, Florida, and a portion of the North one-half (N $\frac{1}{2}$ ) of Section 26, Township 48 South, Range 41 East, and being all more fully described as follows:

Beginning at the Southwest corner of said Tract "4"; thence South 3° 59' 17" West, along the Southerly extension of the West line, of said Tract 4, a distance of 397.91 feet; thence South 89° 31' 13" East, along a line 15.00 feet North of and parallel with the South line of said North one-half (N $\frac{1}{2}$ ) of Section 26, a distance of 339.63 feet; thence North 3° 59' 17" East, a distance of 103.63 feet to a point on the North line of said Tract 4; thence South 89° 31' 13" East, along the said North line and along the South right-of-way line of Royal Palm Boulevard, a distance of 333.69 feet to a point of curve; thence Southeasterly along the boundary line of said Tract 4, and along a curve to the right, with a radius of 25.00 feet and a central angle of 88° 29' 45", an arc distance of 38.61 feet to a point of tangency; thence South 1° 01' 28" East, along the East line of said Tract 4, and along the West right-of-way line of Rock Island Road, a distance of 972.81 feet; thence North 89° 31' 13" West, along the South line of the said North one-half (N $\frac{1}{2}$ ), of Section 26, a distance of 1,793.42 feet; thence North 0° 29' 47" East, along the East boundary line of SUNFLOWER-MARGATE, as recorded in Plat Book 82, Page 38, of the public records of Broward County, Florida, a distance of 516.04 feet; thence North 19° 41' 43" East, a distance of 119.23 feet, to a point on the Southerly right-of-way line of Northwest 19th Street and a point on a curve, as shown on the plat of GATEWAY MILE, as recorded in Plat Book 63, Page 15, of the public records of Broward County, Florida; thence Southeasterly along said right-of-way line, and along a curve to the left, whose tangent bears South 70° 18' 17" East, with a radius of 3,623.00 feet and a central angle of 16° 06' 03", an arc distance of 1,018.10 feet, to the Point of Beginning.

Said land situate, lying and being in the City of Margate, Broward County, Florida, and containing 21.4139 acres more or less.

Together with PALM ISLAND PLAT NO. 2, as recorded in Plat Book 146, Page 34, of the public records of Broward County, Florida, and containing 7.50 acres, more or less.



## LOCATION SKETCH

(Not to Scale)

Cypress Cove Community Development District