DESCRIPTION:

BEING A REPLAT OF PORTION OF TRACT O.S.T. 21, CRESSWIND PALM BEACH PHASE 2, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT O.S.T. 1, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF TOWN CENTER PARKWAY - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 34 THROUGH 38 OF SAID PUBLIC RECORDS, ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S85°52'14"E, A DISTANCE OF 293.31 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 5090.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°00'44", A DISTANCE OF 889.46 FEET; THENCE N84°07'02"E, A DISTANCE OF 204.63 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE, S05°52'58"E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S68°37'20"W, A RADIAL DISTANCE OF 255.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°38'06", A DISTANCE OF 336.62 FEET TO A POINT OF NON-TANGENCY; THENCE S09°28'35"W, A DISTANCE OF 167.25 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 808.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°08'21", A DISTANCE OF 255.80 FEET; THENCE S27°36'55"W, A DISTANCE OF 106.41 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 192.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°45'18", A DISTANCE OF 166.73 FEET; THENCE S22°08'23"E, A DISTANCE OF 182.53 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S67°19'51"W, A RADIAL DISTANCE OF 871.87 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°31'13", A DISTANCE OF 357.91 FEET TO A POINT OF NON-TANGENCY; THENCE S86°58'16"E, A DISTANCE OF 53.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S03°05'54"W, A RADIAL DISTANCE OF 283.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°51'15", A DISTANCE OF 444.30 FEET; THENCE S02°57'09"W, A DISTANCE OF 67.94 FEET; THENCE N87°02'51"W, A DISTANCE OF 138.00 FEET; THENCE N72°52'20"W, A DISTANCE OF 57.76 FEET; THENCE N87°02'51"W, A DISTANCE OF 130.00 FEET; THENCE N87°47'15"W, A DISTANCE OF 30.08 FEET; THENCE N86°46'06"W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°46'06"W, A RADIAL DISTANCE OF 670.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'10", A DISTANCE OF 2.37 FEET; THENCE N03°01'44"E, A DISTANCE OF 55.78 FEET; THENCE N86°58'16"W, A DISTANCE OF 186.00 FEET; THENCE N03°01'44"E, A DISTANCE OF 25.02 FEET; THENCE N86°58'16"W, A DISTANCE OF 240.52 FEET; THENCE S09°58'31"W, A DISTANCE OF 70.38 FEET; THENCE N80°01'29"W, A DISTANCE OF 130.00 FEET; THENCE N69°30'20"W, A DISTANCE OF 57.03 FEET; THENCE N80°47'51"W, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205 OF SAID PUBLIC RECORDS, ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: SAID POINT BEING ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N80°47'51"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°42'07", A DISTANCE OF 19.07 FEET; THENCE N87°40'33"E, A DISTANCE OF 8.20 FEET; THENCE N02°19'27"W, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°47'33"W, A RADIAL DISTANCE OF 642.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°44'56", A DISTANCE OF 221.29 FEET; THENCE N18°32'29"W, A DISTANCE OF 216.38 FEET TO THE POINT OF CURVE TO THE RIGHT, A RADIAL DISTANCE OF 958.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°35'27", A DISTANCE OF 377.72 FEET; THENCE N04°02'58"E, A DISTANCE OF 185.50 FEET TO THE POINT OF CURVE TO THE LEFT, A RADIAL DISTANCE OF 292.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 88°50'21", A DISTANCE OF 452.76 FEET TO A POINT OF NON-TANGENCY; THENCE N04°07'46"E, A DISTANCE OF 186.02

FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S04°47'23"W, A RADIAL DISTANCE OF 478.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°39'37", A DISTANCE OF 5.51 FEET; THENCE N85°52'14"W, A DISTANCE OF 0.99 FEET; THENCE N04°07'46"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,928,508 SQUARE FEET/44.2725 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT W-10, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF TRACT O.S.T. 21 OF SAID CRESSWIND PALM BEACH PHASE 2 AND ON THE CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N88°42'26"E, A RADIAL DISTANCE OF 2028.54 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°41'55", A DISTANCE OF 24.74 FEET TO THE INTERSECTION WITH SOUTH LINE OF SAID TRACT O.S.T. 21 AND POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N89°33'32"E, A DISTANCE OF 130.00 FEET; THENCE N87°40'33"E, A DISTANCE OF 56.03 FEET; THENCE N89°16'47"E, A DISTANCE OF 149.98 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N79°26'07"W, A RADIAL DISTANCE OF 622.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°42'54", A DISTANCE OF 62.04 FEET; THENCE S16°16'48"W, A DISTANCE OF 421.43 FEET; THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET; THENCE N68°52'46"W, A DISTANCE OF 56.20 FEET; THENCE N73°43'12"W, A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF SAID TRACT W-10; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N16°16'48"E, A DISTANCE OF 317.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N71°54'52"W, A RADIAL DISTANCE OF 196.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°24'54", A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 139,654 SQUARE FEET/3.2060 ACRES, MORE OR LESS.

TOTAL CONTAINING 2,065,431 SQUARE FEET/47.4785 ACRES, MORE OR LESS.