

A description of the boundaries or service area of, and the services provided by, the Cypress Grove Community Development District, a special district: The District's boundaries are described in Rule 42O-1.002, Florida Administrative Code:

42O-1.002 Boundary.

The boundaries of the District are as follows: DESCRIPTION: A PARCEL OF LAND LYING IN SECTIONS 25 AND 26, TOWNSHIP 42 SOUTH, RANGE 39 EAST, TOGETHER WITH ALL OF SECTIONS 19, 20, 21, 22, 27, 28, 29, 30, 31, 33 AND THE SOUTH ONE-HALF (1/2) OF SECTIONS 17, 18 AND THE NORTH ONE-HALF (1/2) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, LESS THAT PORTION OF SAID SECTION 31 LYING SOUTH AND WEST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT L-8 CANAL (A 500 FOOT RIGHT-OF-WAY); TOGETHER WITH ALL OF SECTIONS 3 AND 4, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LYING NORTH AND WEST OF THE NORTHWESTERLY AND WESTERLY LINES OF INDIAN TRAIL WATER CONTROL DISTRICT CANAL "M" (A 250 FOOT RIGHT-OF-WAY); LYING IN PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PROCEED NORTH 89°47'03" EAST ALONG THE SOUTH LINE OF SAID TOWNSHIP 42 SOUTH, ALONG THE NORTH LINE OF SAID SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2114.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INDIAN TRAILS WATER CONTROL DISTRICT CANAL "M" (A 250 FOOT RIGHT-OF-WAY); THENCE SOUTHWESTERLY, SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE WESTERLY, WEST, NORTH AND WEST RIGHT-OF-WAY LINES OF SAID CANAL "M" FOR THE FOLLOWING 5 COURSES:

SOUTH 43°55'19" WEST, A DISTANCE OF 3713.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3;

SOUTH 43°55'19" WEST, A DISTANCE OF 491.49 FEET;

SOUTH 01°15'56" WEST, A DISTANCE OF 1155.90 FEET;

NORTH 89°11'54" WEST, A DISTANCE OF 170.00 FEET;

SOUTH 01°20'13" WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE NORTH 88°20'39" WEST ALONG SAID SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 4712.90 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00°25'59" WEST ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 4184.36 FEET TO A POINT ON SAID SOUTH LINE OF SAID TOWNSHIP 42 SOUTH AND THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89°59'14" EAST ALONG SAID TOWNSHIP LINE AND NORTH LINE OF SECTION 4 A DISTANCE OF 434.03 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE NORTH 00°04'30" WEST ALONG THE WEST LINE OF SAID SECTION 33 A DISTANCE OF 5301.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33 AND THE SOUTHEAST CORNER OF SAID SECTION 29, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°55'40" WEST ALONG THE SOUTH LINE OF SAID SECTION 29 A DISTANCE OF 5300.68 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29 AND THE NORTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 42 SOUTH AND RANGE 40 EAST; THENCE SOUTH 00°00'41" WEST ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 5296.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89°45'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 2361.44 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT L-8 CANAL (A 500 FOOT RIGHT-OF-WAY); THENCE NORTH 38°12'02" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID L-8 CANAL A DISTANCE OF 1200.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36, TOWNSHIP 42 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°03'00" EAST ALONG SAID SOUTH LINE OF SECTION 36 A DISTANCE OF 14.99 FEET TO A POINT ON THE EAST LINE OF RANGE 39 EAST, AND

WEST LINE OF SAID SECTION 31; THENCE NORTH 00°25'48" WEST ALONG SAID EAST LINE OF RANGE 39 EAST AND WEST LINE OF SECTION 31, A DISTANCE OF 1058.57 FEET; THENCE CONTINUE ALONG SAID EAST LINE OF RANGE 39 AND THE WEST LINE OF SAID SECTION 31 NORTH 00°25'48" WEST, A DISTANCE OF 3263.21 FEET TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE CONTINUING ALONG SAID EAST LINE OF RANGE 39 EAST AND THE WEST LINE OF SAID SECTION 30 NORTH 00°44'23" WEST, A DISTANCE OF 5298.35 FEET TO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE NORTH 00°43'59" EAST ALONG SAID EAST LINE OF RANGE 39 AND WEST LINE OF SECTION 19 A DISTANCE OF 5296.30 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19 AND THE SOUTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE NORTH 00°07'20" WEST CONTINUING ALONG SAID RANGE LINE AND THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 2674.50 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 18; THENCE NORTH 89°54'09" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 18 A DISTANCE OF 3017.06 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF SECTION 18 AND THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF (1/2) OF SAID SECTION 17, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE NORTH 89°53'24" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 17 A DISTANCE OF 5324.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 17; THENCE SOUTH 00°27'30" EAST ALONG THE EAST LINE OF SECTION 17 A DISTANCE OF 2659.32 FEET TO THE SOUTHEAST CORNER OF SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 21, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE NORTH 89°40'22" EAST ALONG THE NORTH LINE OF SECTION 21 A DISTANCE OF 5307.76 FEET TO THE NORTHEAST CORNER OF SECTION 21 AND THE NORTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°53'56" EAST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5360.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°02'49" WEST ALONG THE EAST LINE OF SAID SECTION 22 A DISTANCE OF 5289.88 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22 AND THE NORTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°05'34" EAST ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 5288.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27 AND THE NORTHEAST CORNER OF SAID NORTH ONE-HALF (1/2) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°05'34" EAST ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (1/2) OF SAID SECTION 34; THENCE NORTH 89°58'50" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF SAID SECTION 34 A DISTANCE OF 5311.92 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (1/2) OF SAID SECTION 34 AND THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF SAID SECTION 33, TOWNSHIP 42 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°25'06" EAST ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 2665.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 300 FOOT "OUTFALL CANAL" AND OTHER ADJACENT LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2321, PAGE 513, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 42 SOUTH, RANGE 40 EAST AND PROCEED SOUTH 00°44'23" EAST, ALONG SAID EAST LINE OF RANGE 39 EAST, A DISTANCE OF 150.05 FEET; THENCE NORTH 89°16'01" WEST LEAVING SAID EAST LINE OF RANGE 39 EAST, A DISTANCE OF 2754.58 FEET; THENCE SOUTH 00°44'30" EAST, A DISTANCE OF 50.02 FEET; THENCE NORTH 89°16'01" WEST, A DISTANCE OF 3450.90 FEET; THENCE SOUTH 85°14'36" WEST, A DISTANCE OF 981.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 660 FOOT FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE NORTH 43°15'25" WEST ALONG SAID

NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 616.98 FEET; THENCE SOUTH 89°16'01" EAST LEAVING SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 7605.78 FEET TO A POINT ON THE SAID EAST LINE OF RANGE 39 EAST; THENCE SOUTH 00°43'59" WEST ALONG SAID EAST LINE OF RANGE 39 EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7114.563 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCELS:

THE NORTH 100 FEET OF SECTION 4 AND THE NORTH 100 FEET OF THAT PORTION OF SECTION 3 LYING WEST OF THE RIGHT-OF-WAY LINE OF THE M CANAL, ALL IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY.

ALSO, LESS AND EXCEPT:

A PARCEL OF LAND 660 FEET IN WIDTH LYING NORTHEASTERLY OF, ADJACENT TO AND PARALLEL WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT LEVEE L-8 IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT:

THE NORTH 135 FEET OF THE SOUTH 1/2 OF SECTIONS 17 AND 18, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 25.85 ACRES MORE OR LESS.

ALSO, LESS AND EXCEPT:

PARCELS OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22,

LESS THE EAST 425 FEET THEREOF;

ALSO LESS THE NORTH 50.0 FEET THEREOF.

TOGETHER WITH:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22,

LESS THE WEST 195.00 FEET THEREOF;

ALSO LESS THE NORTH 50.0 FEET THEREOF.

PARCEL CONTAINS 60.0 ACRES

Currently, the services the District provides are surface water management, agricultural irrigation water, maintenance of the major canals and limited maintenance of the major roadways.