

SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

Exhibit A

(PARENT PARCEL)

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING IN GOVERNMENT LOT 2 & 3 IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE SOUTH 00°30'30" WEST ALONG THE WEST LINE OF SAID SECTION FOR 45.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE (40 FEET FROM THE CENTERLINE) OF PONDELLA ROAD (STATE ROAD #S-78-A); THENCE NORTH 89°24'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 575.14 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE (100 FEET FROM CENTERLINE) OF THE TAMiami TRAIL (STATE ROAD #45, SECTION 12010-2121); THENCE SOUTH 39°28'01" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID TAMiami TRAIL FOR 1,673.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,829.58 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 09°32'50" FOR 971.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°55'11" EAST FOR 544.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 29°55'11" EAST FOR 140.00 FEET; THENCE NORTH 60°04'49" EAST FOR 200.00 FEET; THENCE SOUTH 29°55'11" EAST FOR 135.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 101.00 FEET; THENCE SOUTH 29°55'11" EAST FOR 40.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 99.00 FEET; THENCE SOUTH 29°55'11" EAST ALONG SAID RIGHT OF WAY FOR 237.07 FEET TO A CHANGE IN RIGHT OF WAY WIDTH FROM 100 FEET FROM CENTERLINE TO 300 FEET FROM CENTERLINE; THENCE NORTH 60°04'49" EAST ALONG SAID CHANGE IN RIGHT OF WAY WIDTH FOR 190.00 FEET TO THE APPROXIMATE AVERAGE MEAN HIGH WATERLINE AT ELEVATION +1.00 MEAN SEA LEVEL; THENCE ALONG SAID APPROXIMATE MEAN HIGH WATER LINE NORTH 00°19'47" WEST FOR 222.12 FEET; THENCE NORTH 18°36'35" EAST FOR 256.53 FEET; THENCE NORTH 15°21'09" EAST FOR 113.04 FEET TO THE END OF SAID MEAN HIGH WATER LINE AT THE SOUTHWESTERLY RIGHT OF WAY OF AN 80 FOOT WIDE DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT; THENCE NORTH 45°46' WEST FOR 113.81 FEET; THENCE SOUTH 60°04'49" WEST FOR 191.13 FEET; THENCE SOUTH 29°55'11" EAST FOR 90.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 300.00 FEET; THENCE NORTH 29°55'11" WEST FOR 90.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING.

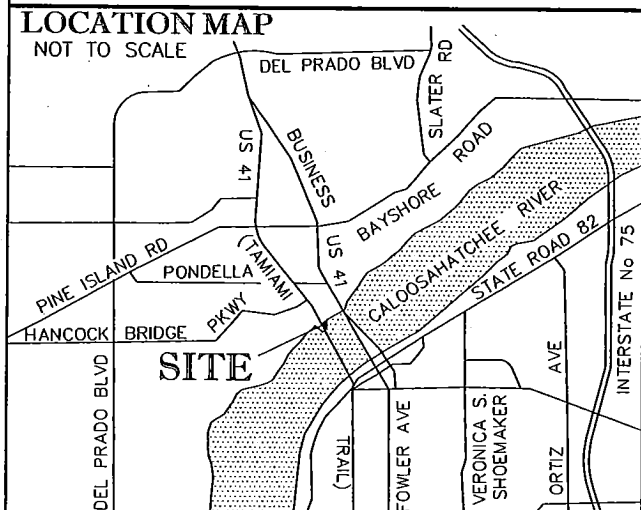
APPROVED
ADD2013-00180
Chick Jakacki, Planner
Lee Co Division of Zoning
3/26/2014

NOTES:

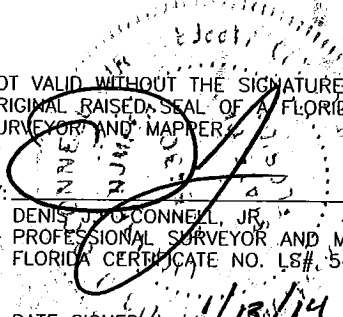
1. BEARINGS BASED ON THE SOUTH RIGHT OF WAY OF PONDELLA ROAD (S.R. S-78-A) AS BEING N.89°24'10"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. PARCEL CONTAINS 3.67 ACRES, MORE OR LESS

LOCATION MAP

NOT TO SCALE



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
DENIS J. CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 11/13/14

*** THIS IS NOT A SURVEY ***

*** SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ***

TITLE:

LEGAL DESCRIPTION



METRON
SURVEYING & MAPPING

LAND SURVEYORS-PLANNERS

LB# 7071

10970 SOUTH CLEVELAND
AVENUE, UNIT #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 12904SK-1.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 12904	SHEET: 1 OF 2
SKETCH DATE: 11/21/13	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: DJO (S-T-R)
11-44-24			

SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

(PARCEL "A")

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING IN GOVERNMENT LOT 2 & 3 IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE SOUTH 00°30'30" WEST ALONG THE WEST LINE OF SAID SECTION FOR 45.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE (40 FEET FROM THE CENTERLINE) OF PONDELLA ROAD (STATE ROAD #S-78-A); THENCE NORTH 89°24'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 575.14 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE (100 FEET FROM CENTERLINE) OF THE TAMiami TRAIL (STATE ROAD #45, SECTION 12010-2121); THENCE SOUTH 39°28'01" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID TAMiami TRAIL FOR 1,673.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,829.58 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 09°32'50" FOR 971.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°55'11" EAST FOR 544.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 29°55'11" EAST FOR 140.00 FEET; THENCE NORTH 60°04'49" EAST FOR 200.00 FEET; THENCE SOUTH 29°55'11" EAST FOR 135.00 FEET; THENCE NORTH 60°04'49" EAST FOR 24.26 FEET; THENCE SOUTH 30°05'00" EAST FOR 57.45 FEET; THENCE NORTH 60°20'46" EAST FOR 44.06 FEET; THENCE SOUTH 79°49'35" EAST FOR 40.78 FEET TO THE APPROXIMATE AVERAGE MEAN HIGH WATERLINE AT ELEVATION +1.00 MEAN SEA LEVEL; THENCE ALONG SAID APPROXIMATE MEAN HIGH WATER LINE NORTH 18°36'35" EAST FOR 256.53 FEET; THENCE NORTH 15°21'09" EAST FOR 113.04 FEET TO THE END OF SAID MEAN HIGH WATER LINE AT THE SOUTHWESTERLY RIGHT OF WAY OF AN 80 FOOT WIDE DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT; THENCE NORTH 45°46' WEST FOR 113.81 FEET; THENCE SOUTH 60°04'49" WEST FOR 191.13 FEET; THENCE SOUTH 29°55'11" EAST FOR 90.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 300.00 FEET; THENCE NORTH 29°55'11" WEST FOR 90.00 FEET; THENCE SOUTH 60°04'49" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS BASED ON THE SOUTH RIGHT OF WAY OF PONDELLA ROAD (S.R. S-78-A) AS BEING N.89°24'10"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. PARCEL CONTAINS 2.21 ACRES, MORE OR LESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

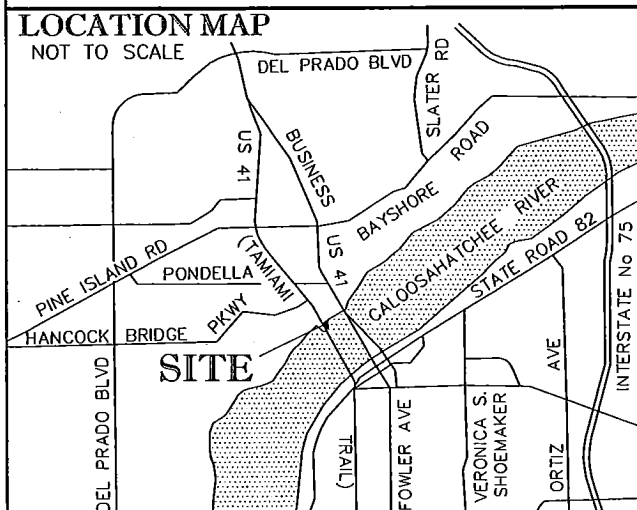
BY:

DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 1/13/14

LOCATION MAP

NOT TO SCALE



*** THIS IS NOT A SURVEY ***

*** SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ***

TITLE:

LEGAL DESCRIPTION



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FAX: (239) 275-8457

www.metronfl.com

FILE NAME: 12904SK-3.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 12904	SHEET: 1 OF 2
SKETCH DATE: 01/10/14	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: DJO (S-T-R)
			11-44-24

SKETCH TO ACCOMPANY DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION
D.E. = DRAINAGE EASEMENT
S.R. = STATE ROAD
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

P.O.C. NW CORNER
SEC 11-TWP 44S-RNG 24E

SOUTH R/W OF
PONDELLA ROAD
SR #78-A
N.89°24'10"E.

575.14'

S.00°30'30"W.
45.65'



1" = 120'

Curve number 1 (C-1)

Radius= 5829.58'
Delta= 09°32'50"
Arc= 971.39'
Tangent= 486.82'
Chord= 970.26'
Chord Brg.= S.34°41'36"E.

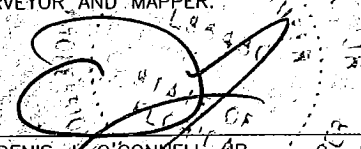
LINE TABLE

Line	Bearing	Distance
L1	N 60°04'49" E	24.26'
L2	S 30°05'00" E	57.45'
L3	N 60°20'46" E	44.06'
L4	S 79°49'35" E	40.78'
L5	S 60°04'49" W	50.00'

NOTES:

1. BEARINGS BASED ON THE SOUTH RIGHT OF WAY OF PONDELLA ROAD (S.R. S-78-A) AS BEING N.89°24'10"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. PARCEL CONTAINS 2.21 ACRES, MORE OR LESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 15430

DATE SIGNED: 1/13/14

(PARCEL "A")

PORTION OF

11-44-24-00-00017.4A8B

REMAINDER OF

11-44-24-00-00017.4A8B

(PARCEL "A")

*** THIS IS NOT A SURVEY ***

*** SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION ***

TITLE:

SKETCH OF DESCRIPTION



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FAX: (239) 275-8457

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FILE NAME:

12904SK-3.DWG

FIELD BOOK/PAGE:

N/A

PROJECT NO.:

12904

SHEET:

2 OF 2

SKETCH DATE:

01/10/14

DRAWN BY:

BUD

SCALE:

1" = 120'

CHECKED BY:

DJO

(S-T-R)

11-44-24

FILE NAME: 12904SK-2.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 12904	SHEET: 1 OF 2
SKETCH DATE: 01/10/14	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: DJO
		(S-T-R) 11-44-24	

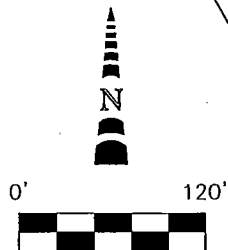
SKETCH TO ACCOMPANY DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION
D.E. = DRAINAGE EASEMENT
S.R. = STATE ROAD
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

P.O.C. NW CORNER
SEC 11-TWP 44S-RNG 24E
SOUTH R/W OF
PONDELLA ROAD
SR #78-A
N.89°24'10"E.
575.14'

S.00°30'30"W.
45.65'



Curve number 1 (C-1)

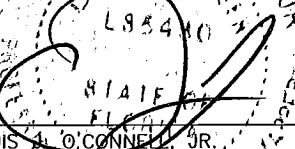
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Delta= 09°32'50"
Arc= 971.39'
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Chord Brg.= S.34°41'36"E.

LINE TABLE		
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NOTES:

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2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. PARCEL CONTAINS 1.46 ACRES, MORE OR LESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
DENIS A. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 1/13/14

11-44-24-00-00017.4A8A

REMAINDER OF
11-44-24-00-00017.4A8B

11-44-24-00-00017.4A80

(PARCEL "B")

PORTION OF
11-44-24-00-00017.4A8B

APPROXIMATE AVERAGE MEAN HIGH
WATER LINE (ELEVATION +1.0)
CALOOSAHATCHEE RIVER

(PARCEL "B")

*** THIS IS NOT A SURVEY ***

*** SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION ***

TITLE:

SKETCH OF DESCRIPTION



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SKETCH DATE: 01/10/14	DRAWN BY: BUD	SCALE: 1" = 120'	CHECKED BY: DJO
			(S-T-R) 11-44-24