EXHIBIT A

RHODES & RHODES LAND SURVEYING, INC.

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Legal Description

BEING A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAGES OF TORTUGA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT 2010000156310, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, NORTH 88°46'39" EAST, A DISTANCE OF 84.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 90.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 22°37'24" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 77°27'56" EAST, 90.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 38.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'05" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 72°14'17" EAST, 38.16 FEET ; THENCE NORTH 11°40'40" WEST, A DISTANCE OF 43.77 FEET ; THENCE NORTH 88°51'11" EAST, A DISTANCE OF 94.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 78.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 20°28'34" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 80°54'32" EAST, 78.20 FEET ; THENCE NORTH 53°06'38" EAST, A DISTANCE OF 41.61 FEET ; THENCE NORTH 82°07'23" EAST, A DISTANCE OF 39.01 FEET ; THENCE NORTH 37°59'19" EAST, A DISTANCE OF 72.00 FEET ; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.13 FEET ; THENCE SOUTH 89°50'25" EAST, A DISTANCE OF 458.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 77.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°26'25" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°37'13" EAST, 69.74 FEET AND TO AN INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTINOED PLAT; THENCE SOUTH 01°24'00" EAST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 22.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'26" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 07°52'43" WEST, 22.57 FEET ; THENCE SOUTH 17°09'26" WEST, A DISTANCE OF 17.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 50.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°29'58" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°54'25" WEST, 48.10 FEET ; THENCE SOUTH 74°39'24" WEST, A DISTANCE OF 66.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 13.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 74°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 37°19'42" WEST, 12.13 FEET ; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 155.82 FEET ; THENCE NORTH 88°58'57" EAST, A DISTANCE OF 2.65 FEET ; THENCE SOUTH 01°01'03" EAST, A DISTANCE OF 40.00 FEET ; THENCE NORTH 88°58'57" EAST, A DISTANCE OF 79.37 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 159.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 32°33'46" AND BEING SUBTENDED BY A

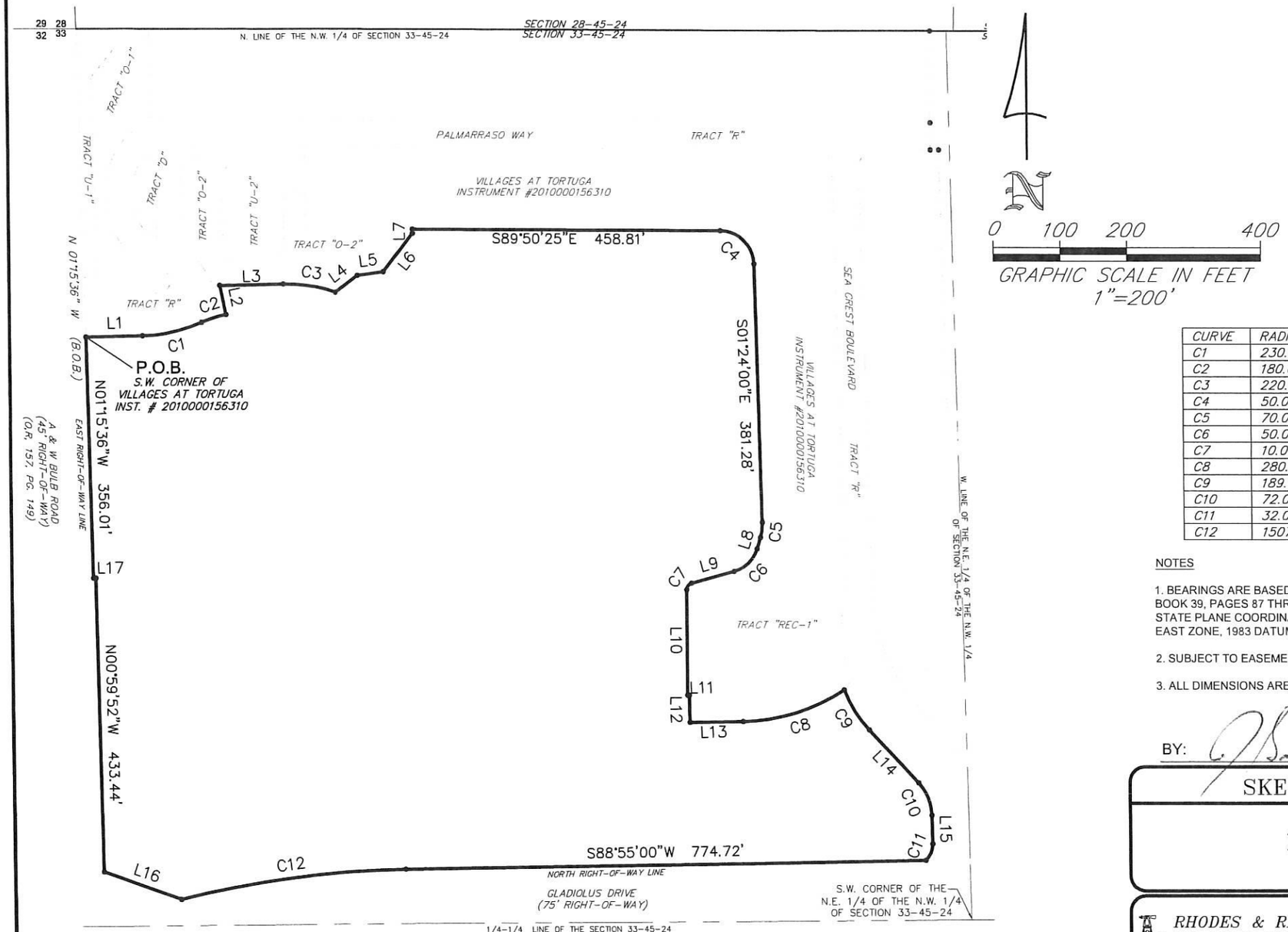
CHORD THAT BEARS NORTH 72°42'05" EAST, 157.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 70.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 21°14'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 32°18'59" EAST, 69.68 FEET ; THENCE SOUTH 42°56'23" EAST, A DISTANCE OF 106.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 52.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 41°49'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°01'43" EAST, 51.40 FEET ; THENCE SOUTH 01°07'03" EAST, A DISTANCE OF 42.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 27.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 48°30'35" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°08'15" WEST, 26.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GLADIOULS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, SOUTH 88°55'00" WEST, A DISTANCE OF 774.72 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 338.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,507.40 FEET, THROUGH A CENTRAL ANGLE OF 12°52'15" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 82°28'51" WEST, 337.91 FEET ; THENCE NORTH 70°33'55" WEST, A DISTANCE OF 122.15 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF A&W BULB ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 00°59'52" WEST, A DISTANCE OF 433.44 FEET ; THENCE SOUTH 89°07'08" WEST, A DISTANCE OF 3.48 FEET ; THENCE NORTH 01°15'36" WEST, A DISTANCE OF 356.01 FEET TO THE **POINT OF BEGINNING**. CONTAINING 915,128 SQUARE FEET OR 21.008 ACRES, MORE OR LESS.

PARCEL SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, RECORDED AND UNRECORDED.

BASIS OF BEARING WEST BOUNDARY LINE OF VILLAGES AT TORTUGA, BEING NORTH 01°15'36" WEST.

APPROVED
ADD2014-00192
Chick Jakacki, Planner
Lee Co Division of Zoning
10/29/2014

JOHN SCOTT RHODES, P.S.M., NO. LS5739
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA



LINE	BEARING	DISTANCE
L1	N88°46'39"E	84.14'
L2	N11°40'40"W	43.77'
L3	N88°51'11"E	94.06'
L4	N53°06'38"E	41.61'
L5	N82°07'23"E	39.01'
L6	N37°59'19"E	72.00'
L7	N00°00'00"W	6.13'
L8	S17°09'26"W	17.54'
L9	S74°39'24"W	66.13'
L10	S00°00'00"E	155.82'
L11	N88°58'57"E	2.65'
L12	S01°01'03"E	40.00'
L13	N88°58'57"E	79.37'
L14	S42°56'23"E	106.83'
L15	S01°07'03"E	42.10'
L16	N70°33'55"W	122.15'
L17	S89°07'08"W	3.48'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	230.00'	22°37'24"	90.82'	90.23'	N77°27'56"E
C2	180.00'	12°10'05"	38.23'	38.16'	N72°14'17"E
C3	220.00'	20°28'34"	78.62'	78.20'	S80°54'32"E
C4	50.00'	88°26'25"	77.18'	69.74'	S45°37'13"E
C5	70.00'	18°33'26"	22.67'	22.57'	S07°52'43"W
C6	50.00'	57°29'58"	50.18'	48.10'	S45°54'25"W
C7	10.00'	74°39'24"	13.03'	12.13'	S37°19'42"W
C8	280.00'	32°33'46"	159.13'	157.00'	N72°42'05"E
C9	189.00'	21°14'48"	70.09'	69.68'	S32°18'59"E
C10	72.00'	41°49'20"	52.56'	51.40'	S22°01'43"E
C11	32.00'	48°30'35"	27.09'	26.29'	S23°08'15"W
C12	1507.40'	12°52'15"	338.62'	337.91'	S82°28'51"W

NOTES

1. BEARINGS ARE BASED ON THE WESTERLY BOUNDARY OF TRACT FD-1, TUSCANY RESERVE, PLAT BOOK 39, PAGES 87 THROUGH 95 (INCLUSIVE) AS BEING NORTH 00°32'28" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: _____ JOHN SCOTT RHODES PSM #5739

ABBREVIATIONS

BOB = BASIS OF BEARING
POB = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR AND MAPPER
T.A.E. = TEMPORARY ACCESS EASEMENT
T.D.E. = TEMPORARY DRAINAGE EASEMENT
T.M.E. = TEMPORARY MAINTENANCE EASEMENT
P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK

NOT A SURVEY

SKETCH AND DESCRIPTION

REMAINDER PARCEL

RHODES & RHODES
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LICENSE #LB 6897

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bk:	pg:	date: OCTOBER 24, 2014
		scale: 1" = 200'
		cogo #:

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