Exhibit A

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 7; THENCE S01°04'22"E ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 642.65 FEET TO THE **POINT OF BEGINNING**; THENCE N78°28'25"W PARALLEL WITH THE NORTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7 A DISTANCE OF 777.80 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 45 (U.S. 41-TAMIAMI TRAIL, 210.00 FEET WIDE); THENCE S20°35'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 340.27 FEET; THENCE N69°24'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.99 FEET; THENCE S20°35'30"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 543.07 FEET; THENCE N69°23'39"E ALONG SAID FRACTIONAL LINE A DISTANCE OF 481.27 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 7; THENCE N01°04'22"W ALONG SAID SECTION LINE A DISTANCE OF 498.33 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 9.20 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE EAST RIGHT-OF-WAY LINE OF U.S. 41 AS S20°35'30"E.

2) THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3) SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

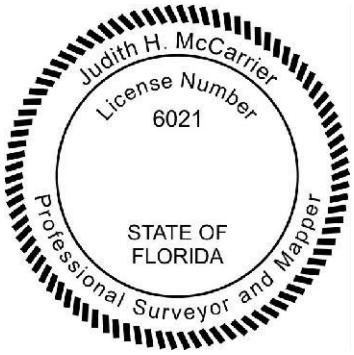
REVIEWED
ADD2021-00212
Rick Burris, Principal Planner
Lee County DCD/Planning
1/13/2022

PREPARED BY:

Judith H McCarrier, PSM
License No. 6021
State of Florida

2021.12.13 09:32:50 -05'00'

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021



THIS IS NOT A BOUNDARY SURVEY.

SEE SHEET 2 OF 2 FOR SKETCH.

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027

2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7821

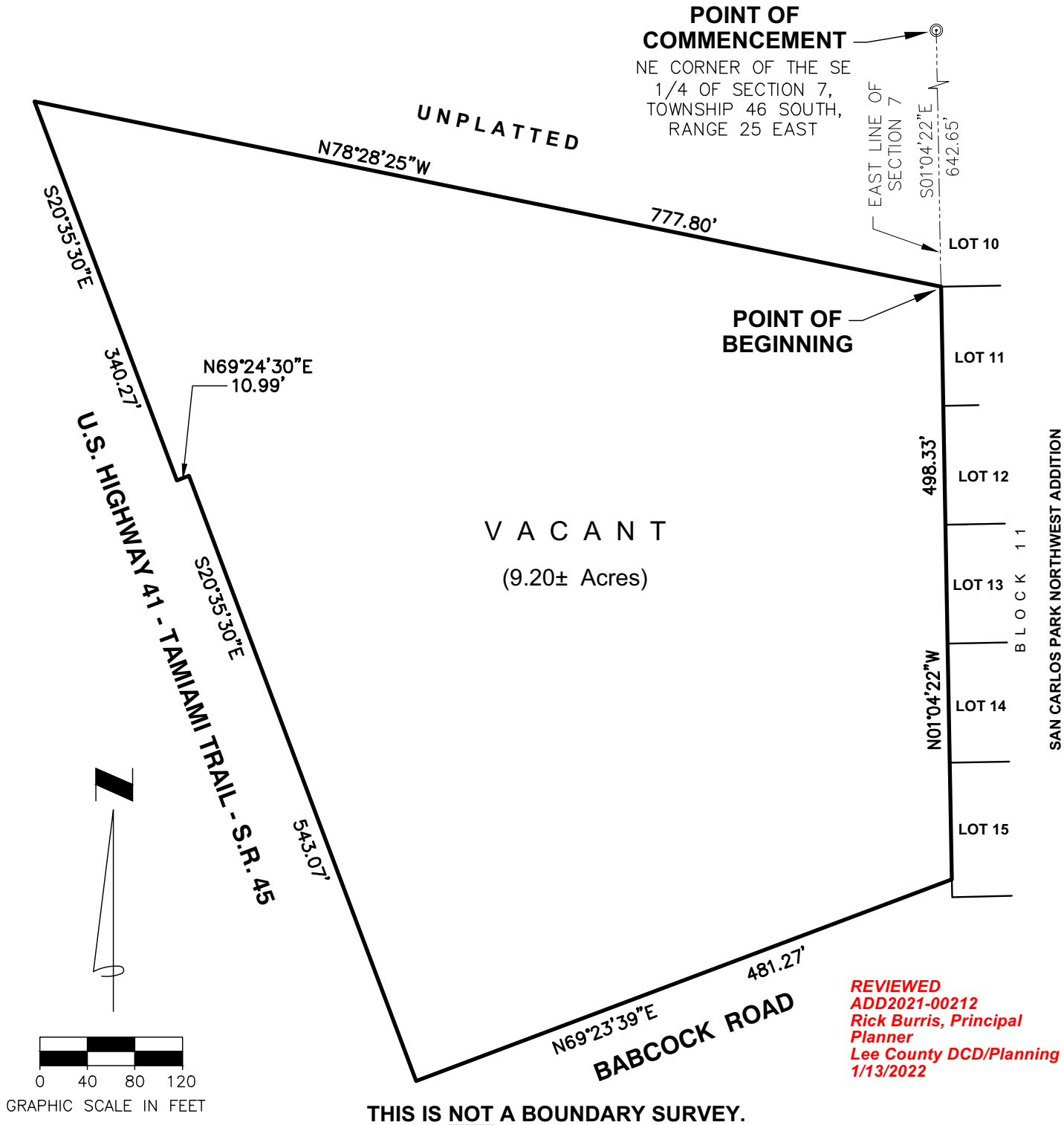
PROJECT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
' THE TOY VAULT '

SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

CLIENT
QUATTRONE & ASSOCIATES, INC.
4301 VERONICA SHOEMAKER BLVD
FORT MYERS, FLORIDA 33916
Phone: (239) 936-5222

SCALE	DATE
N.A.	DEC. 13, 2021
FILENAME: SCTC_S&L.dwg	PROJECT NO.: 19-060.10
DRAWN BY: JHM / CHECKED BY: JHM	SHEET 1 OF 2



REVIEWED
ADD2021-00212
Rick Burris, Principal Planner
Lee County DCD/Planning
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THIS IS NOT A BOUNDARY SURVEY.

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES & CERTIFICATION.

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PROJECT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

' THE TOY VAULT '

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SCALE	DATE
1"=120'	DEC. 13, 2021
FILENAME: SCTC_S&L.dwg	PROJECT NO. 19-060.10
DRAWN BY: JHM / CHECKED BY: JHM	SHEET 2 OF 2