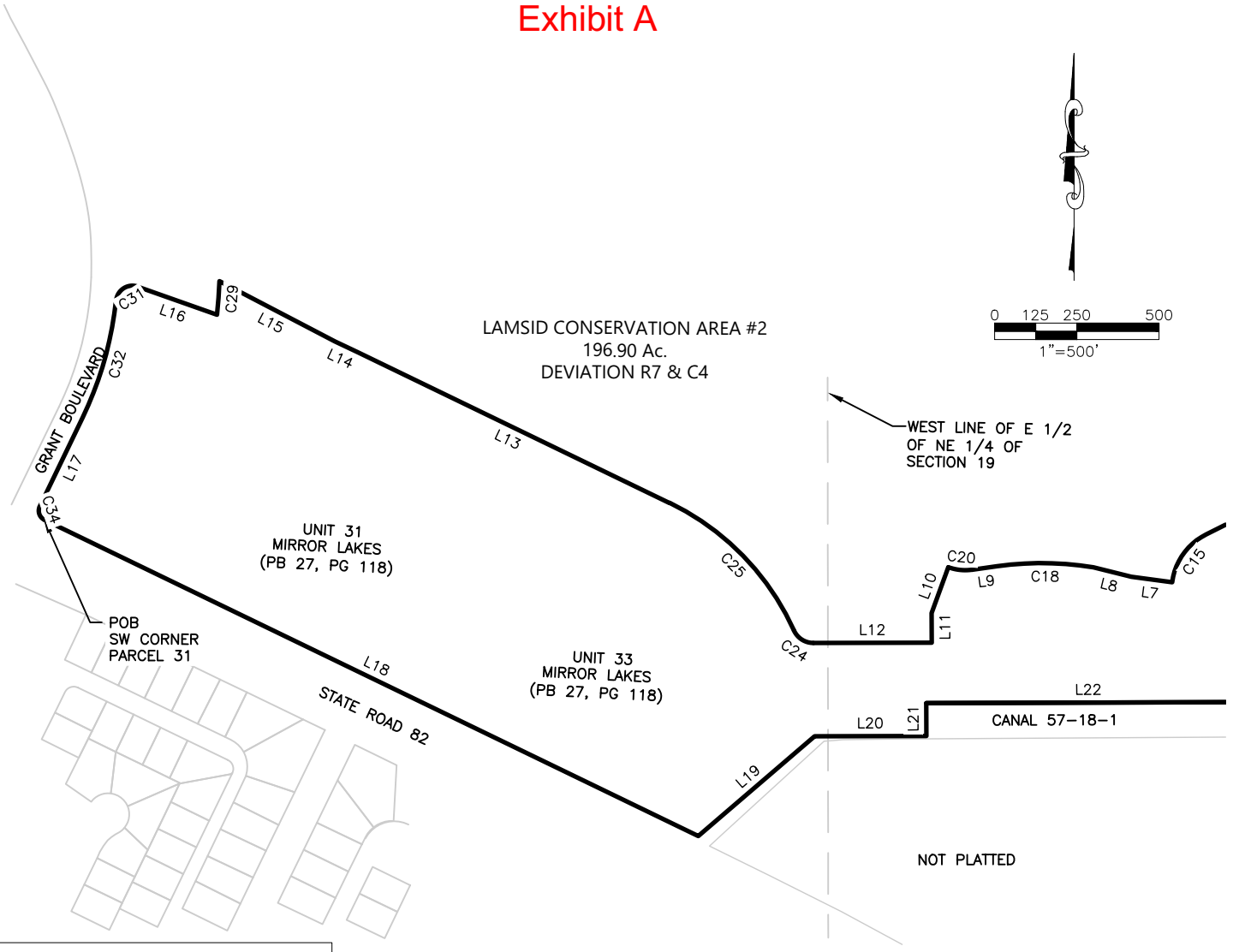
Exhibit A



LEGEND

AL	=	ARC LENGTH
CH	=	CHORD LENGTH
CB	=	CHORD BEARING
DESC.	=	DESCRIPTION
INST.	=	INSTRUMENT NUMBER
OR	=	OFFICIAL RECORDS BOOK
PG	=	PAGE
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
PB	=	PLAT BOOK

REVIEWED
ADD2022-00068
Hunter Searson, GIS Planner
Lee County Government
5/5/2022

Digitally signed by Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper
DN: cn=Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper, o=Printed copies of this document are not considered signed and sealed,, ou=and all SHA-1 authentication code must be verified on any electronic copies., email=nmedeiros@consult-rwa.com, c=US
Date: 2022.04.06 14:13:38 -04'00'

NOAH JOHN MEDEIROS License Number 7345 STATE OF FLORIDA Professional Surveyor and Mapper

NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF UNIT 31 MIRROR LAKES, PLAT BOOK 27, PAGE 118, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF PARCEL 31 BEARS N25°48'15"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 5,269,454 SQUARE FEET (120.97 ACRES) MORE OR LESS.

04/06/2022

NOAH J. MEDEIROS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 7345
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY NOAH J. MEDEIROS, PSM.

SKETCH AND DESCRIPTION FOR
MASTER CONCEPT PLAN

RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

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180004.00.22	( )	18	45S	27E	1"=500'	4/6/2022	NJM	00A SD	1 OF 8

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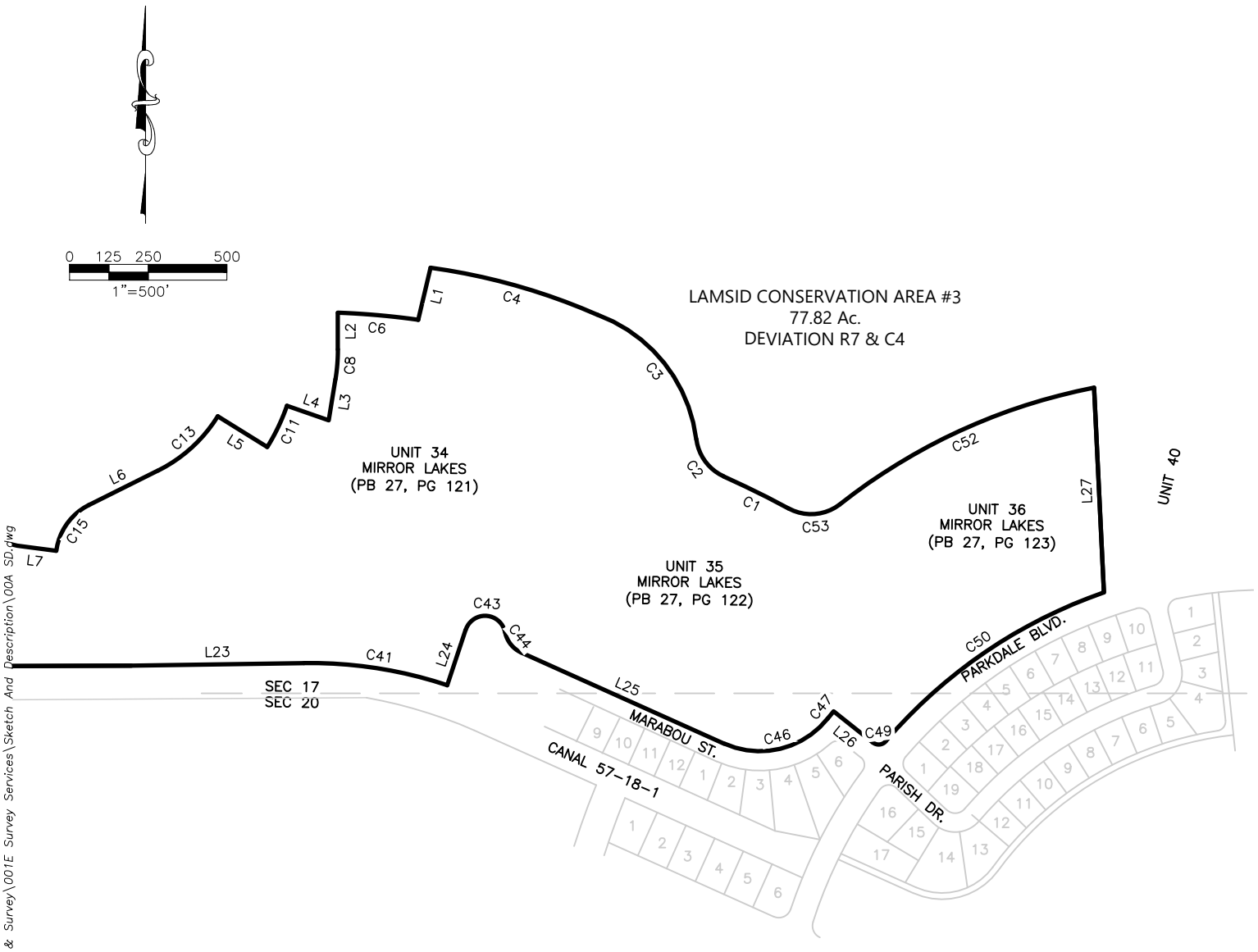

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ADD2022-00068 Lee County ePlan

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 31, AS RECORDED IN UNIT 31 MIRROR LAKES SUBDIVISION, PLAT BOOK 27, PAGE 118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF STATE ROAD 82 (200 FEET WIDE);

THENCE NORTHERLY 47.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.19°11'58"W. FOR 42.42 FEET;

THENCE N.25°48'15"E., FOR 300.00 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 372.23 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,077.25 FEET THROUGH A CENTRAL ANGLE OF 19°47'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.15°54'19"E. FOR 370.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 90.25 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 103°25'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.57°42'57"E. FOR 78.49 FEET;

THENCE S.70°34'15"E., FOR 255.33 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 102.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,387.25 FEET THROUGH A CENTRAL ANGLE OF 04°13'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°20'01"E. FOR 102.24 FEET;

THENCE S.62°25'57"E., FOR 396.02 FEET;

THENCE S.64°46'19"E., FOR 77.20 FEET;

THENCE S.64°11'45"E., FOR 1,052.81 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 552.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET THROUGH A CENTRAL ANGLE OF 39°48'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.44°17'22"E. FOR 541.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 74.64 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 65°47'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°16'45"E. FOR 70.61 FEET;

THENCE N.89°49'27"E., FOR 360.00 FEET;

THENCE N.00°10'33"W., FOR 89.87 FEET;

THENCE N.19°59'16"E., FOR 148.42 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 73.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 27°57'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.83°59'41"E. FOR 72.49 FEET;

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ADD2022-00068 Lee County ePlan

THENCE N.82°01'24"E., FOR 76.78 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 294.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 975.59 FEET THROUGH A CENTRAL ANGLE OF 17°16'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.89°20'21"E. FOR 293.03 FEET;

THENCE S.75°57'13"E., FOR 119.18 FEET;

THENCE S.82°29'49"E., FOR 125.00 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 185.69 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 55°59'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.35°30'07"E. FOR 178.39 FEET;

THENCE N.63°30'00"E., FOR 246.21 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 259.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET THROUGH A CENTRAL ANGLE OF 31°35'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.47°42'20"E. FOR 255.85 FEET;

THENCE S.58°05'19"E., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 145.49 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 655.00 FEET THROUGH A CENTRAL ANGLE OF 12°43'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.25°32'53"E. FOR 145.19 FEET;

THENCE S.70°48'54"E., FOR 140.58 FEET;

THENCE N.09°09'32"E., FOR 132.11 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 95.00 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 594.24 FEET THROUGH A CENTRAL ANGLE OF 09°09'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°34'44"E. FOR 94.90 FEET;

THENCE N.00°00'00"E., FOR 116.30 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 256.64 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,494.39 FEET THROUGH A CENTRAL ANGLE OF 05°53'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.84°57'59"E. FOR 256.53 FEET;

THENCE N.13°19'59"E., FOR 169.95 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 552.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,996.44 FEET THROUGH A CENTRAL ANGLE OF 15°51'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°15'20"E. FOR 550.66 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 530.25 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET THROUGH A CENTRAL ANGLE OF 62°38'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.38°27'44"E. FOR 504.23 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 153.59 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 58°40'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.36°28'31"E. FOR 146.97 FEET TO A POINT OF REVERSE CURVATURE;

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ADD2022-00068 Lee County ePlan

THENCE SOUTHEASTERLY 229.63 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 3,147.79 FEET THROUGH A CENTRAL ANGLE OF 04°10'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.63°43'08"E. FOR 229.58 FEET;

THENCE EASTERLY 171.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 65°33'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°35'45"E. FOR 162.40 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 904.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,252.61 FEET THROUGH A CENTRAL ANGLE OF 22°59'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.64°19'08"E. FOR 898.05 FEET;

THENCE S.02°34'40"E., FOR 668.77 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 846.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,602.61 FEET THROUGH A CENTRAL ANGLE OF 30°15'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.55°44'32"W. FOR 836.62 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 47.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 90°55'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.83°03'29"W. FOR 42.77 FEET;

THENCE N.51°28'40"W., FOR 158.73 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 30.35 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,787.61 FEET THROUGH A CENTRAL ANGLE OF 00°58'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.39°04'12"W. FOR 30.35 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 363.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.76 FEET THROUGH A CENTRAL ANGLE OF 75°36'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.76°23'14"W. FOR 338.06 FEET;

THENCE N.65°48'34"W., FOR 706.59 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 85.28 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 54°17'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.38°39'51"W. FOR 82.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 170.28 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 150°05'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°34'06"W. FOR 125.60 FEET;

THENCE S.18°22'57"W., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 462.59 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,379.39 FEET THROUGH A CENTRAL ANGLE OF 19°12'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.81°13'30"W. FOR 460.43 FEET;

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ADD2022-00068 Lee County ePlan

THENCE S.89°10'03"W., FOR 547.35 FEET;

THENCE S.89°49'27"W., FOR 987.29 FEET;

THENCE S.00°10'33"E., FOR 100.00 FEET;

THENCE S.89°49'27"W., FOR 339.70 FEET;

THENCE S.49°25'17"W., FOR 466.04 FEET;

THENCE N.64°11'45"W., FOR 2,209.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 5,259,762 SQUARE FEET OR 120.75 ACRES, MORE OR LESS.

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°19'59"E	169.95'
L2	N00°00'00"E	116.30'
L3	N09°09'32"E	132.11'
L4	S70°48'54"E	140.58'
L5	S58°05'19"E	185.00'
L6	N63°30'00"E	246.21'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S82°29'49"E	125.00'
L8	S75°57'13"E	119.18'
L9	N82°01'24"E	76.78'
L10	N19°59'16"E	148.42'
L11	N00°10'33"W	89.87'
L12	N89°49'27"E	360.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S64°11'45"E	1052.81'
L14	S64°46'19"E	77.20'
L15	S62°25'57"E	396.02'
L16	S70°34'15"E	255.33'
L17	N25°48'15"E	300.00'
L18	N64°11'45"W	2209.41'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S49°25'17"W	466.04'
L20	S89°49'27"W	339.70'
L21	S00°10'33"E	100.00'
L22	S89°49'27"W	987.29'
L23	S89°10'03"W	547.35'
L24	S18°22'57"W	185.00'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N65°48'34"W	706.59'
L26	N51°28'40"W	158.73'
L27	S02°44'43"E	650.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	229.63'	3147.79'	4°10'47"	S63°43'08"E	229.58'
C2	153.59'	150.00'	58°40'01"	S36°28'31"E	146.97'
C3	530.25'	485.00'	62°38'29"	S38°27'44"E	504.23'
C4	552.42'	1996.44'	15°51'14"	S74°15'20"E	550.66'
C6	256.64'	2494.39'	5°53'42"	S84°57'59"E	256.53'
C8	95.00'	594.24'	9°09'35"	N04°34'44"E	94.90'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	145.49'	655.00'	12°43'35"	N25°32'53"E	145.19'
C13	259.12'	470.00'	31°35'19"	N47°42'20"E	255.85'
C15	185.69'	190.00'	55°59'46"	N35°30'07"E	178.39'
C18	294.14'	975.59'	17°16'29"	S89°20'21"E	293.03'
C20	73.21'	150.00'	27°57'51"	S83°59'41"E	72.49'
C24	74.64'	65.00'	65°47'35"	S57°16'45"E	70.61'

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	552.43'	795.00'	39°48'49"	S44°17'22"E	541.38'
C29	102.26'	1387.25'	4°13'25"	N04°20'01"E	102.24'
C31	90.25'	50.00'	103°25'08"	N57°42'57"E	78.49'
C32	372.23'	1077.25'	19°47'52"	N15°54'19"E	370.38'
C34	47.12'	30.00'	89°59'33"	N19°11'58"W	42.42'
C41	462.59'	1379.39'	19°12'53"	N81°13'30"W	460.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C43	170.28'	65.00'	150°05'54"	N86°34'06"W	125.60'
C44	85.28'	90.00'	54°17'25"	N38°39'51"W	82.12'
C46	363.89'	275.76'	75°36'25"	S76°23'14"W	338.06'
C47	30.35'	1787.61'	0°58'22"	S39°04'12"W	30.35'
C49	47.61'	30.00'	90°55'42"	S83°03'29"W	42.77'
C50	846.42'	1602.61'	30°15'39"	S55°44'32"W	836.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C52	897.82'	1884.89'	27°17'29"	N65°20'24"E	889.36'
C53	171.61'	150.00'	65°33'01"	N85°35'45"E	162.40'

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