

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.

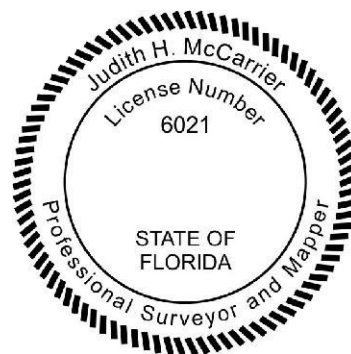
PREPARED BY:

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

2021.12.13

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

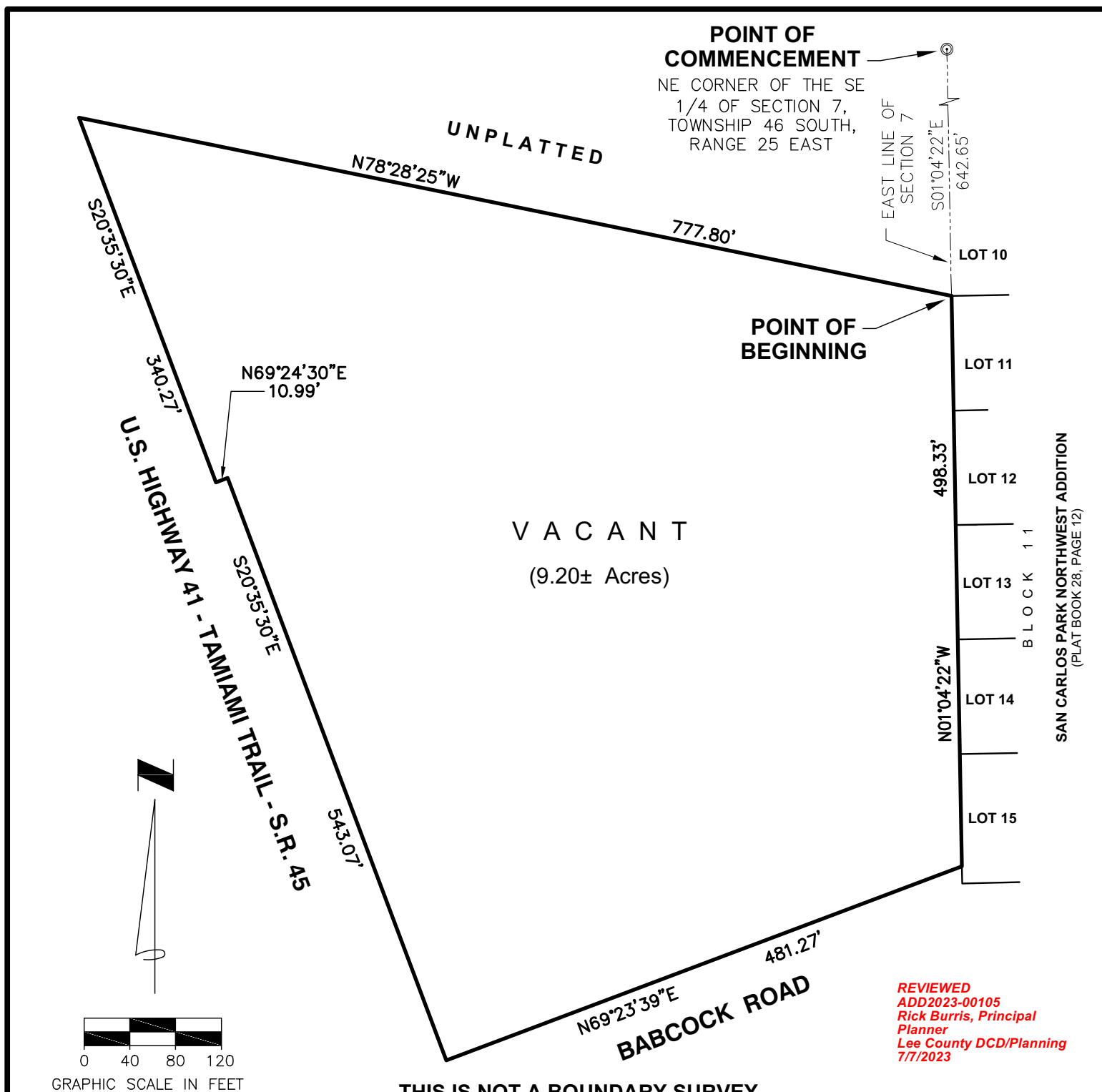


REVIEWED
ADD2023-00105
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/7/2023

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



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	CLIENT QUATTRONE & ASSOCIATES, INC. 4301 VERONICA SHOEMAKER BLVD FORT MYERS, FLORIDA 33916 Phone: (239) 936-5222		SCALE 1"=120'
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		SHEET 2 OF 2	