

**Exhibit A**

Professional Engineers, Planners &amp; Land Surveyors

DESCRIPTION  
OF  
A TRACT OR PARCEL OF LAND  
LYING IN  
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, SAID POINT ALSO BEING THE POINT OF BEGINNING OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 945, PAGE 359 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 89°54'30" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 FOR 25.00 FEET TO AN INTERSECTION WITH A LINE 25.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE CENTERLINE OF A SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 945, PAGE 359; THENCE S 00°20'12" E ALONG SAID PARALLEL LINE FOR 1,702.11 FEET, PASSING THROUGH THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1153, PAGE 1203 AT 25.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2019000014145, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE N 85°23'21" E ALONG THE NORTHERLY LINE OF SAID LANDS FOR 335.43 FEET; THENCE N 02°24'23" W ALONG SAID NORTHERLY LINE FOR 346.19 FEET; THENCE S 89°55'07" E ALONG SAID NORTHERLY LINE FOR 1,231.34 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S 03°26'15" W ALONG THE EASTERLY LINE OF SAID LANDS FOR 1,073.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 89°52'13" W ALONG THE SOUTHERLY LINE OF SAID LANDS FOR 887.76 FEET; THENCE S 00°07'47" E ALONG SAID SOUTHERLY LINE FOR 250.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE MAINTAINED RIGHT-OF-WAY OF DIPLOMAT PARKWAY, AS SHOWN IN THE MAINTENANCE AFFIDAVIT RECORDED IN INSTRUMENT NUMBER 2015000133169; THENCE S 89°52'13" W ALONG SAID MAINTAINED RIGHT-OF-WAY FOR 590.99 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2422, PAGE 2521; THENCE N 28°32'53" W ALONG SAID EASTERLY LINE FOR 6.36 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE N 00°20'12" W ALONG SAID PARALLEL LINE FOR 948.13 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 38.13 ACRES, MORE OR LESS.

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

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N 89°54'30" E.

DESCRIPTION PREPARED: 05-29-2024.

 Digitally signed  
by Richard M Ritz  
Date: 2024.05.29  
09:33:03 -04'00'  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 05-29-2024.

**REVIEWED**  
**DCI2023-00050**  
**Sophia Ludlam, GIS Planner**  
**Lee County**  
**6/11/2024**

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690  
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THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

*Richard M. Ritz*  
 \_\_\_\_\_  
 RICHARD M. RITZ  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATION NO. 4009  
 - DATE SIGNED: 05-29-2024  
 - THIS SKETCH OF DESCRIPTION IS NOT VALID  
 WITHOUT THE SIGNATURE AND SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed  
 by Richard M Ritz  
 Date: 2024.05.29  
 09:33:27 -04'00'