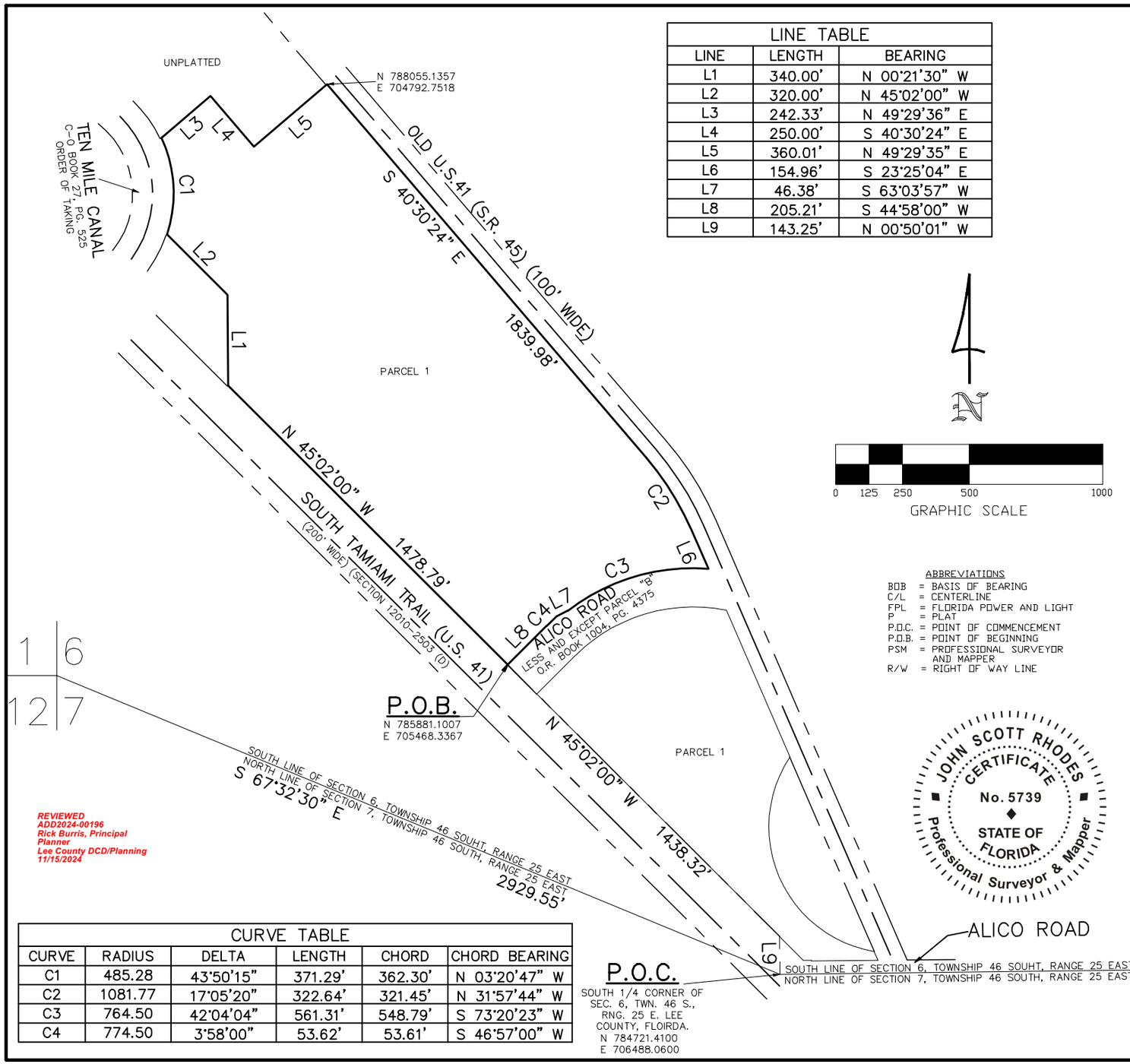
Exhibit A



LINE TABLE		
LINE	LENGTH	BEARING
L1	340.00'	N 00°21'30" W
L2	320.00'	N 45°02'00" W
L3	242.33'	N 49°29'36" E
L4	250.00'	S 40°30'24" E
L5	360.01'	N 49°29'35" E
L6	154.96'	S 23°25'04" E
L7	46.38'	S 63°03'57" W
L8	205.21'	S 44°58'00" W
L9	143.25'	N 00°50'01" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	485.28	43°50'15"	371.29'	362.30'	N 03°20'47" W
C2	1081.77	17°05'20"	322.64'	321.45'	N 31°57'44" W
C3	764.50	42°04'04"	561.31'	548.79'	S 73°20'23" W
C4	774.50	3°58'00"	53.62'	53.61'	S 46°57'00" W

ABBREVIATIONS

BOB	= BASIS OF BEARING
C/L	= CENTERLINE
FPL	= FLORIDA POWER AND LIGHT
P	= PLAT
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R/W	= RIGHT OF WAY LINE

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.; THENCE NORTH 00°50'01" WEST, A DISTANCE OF 143.25 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH TAMIAMI TRAIL (U.S. 41) A 200.00 FOOT RIGHT-OF-WAY, AS THE SAID IS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 45, SECTION 12010-2503. LEE COUNTY; THENCE NORTH 45°02'00" WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY OF SOUTH TAMIAMI TRAIL, A DISTANCE OF 1,438.32 FEET TO THE TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY OF SOUTH TAMIAMI TRAIL NORTH 45°02'00" WEST, A DISTANCE OF 1,478.79 FEET; THENCE LEAVING THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH TAMIAMI TRAIL NORTH 00°21'30" WEST, A DISTANCE OF 340.00 FEET; THENCE NORTH 45°02'00" WEST, A DISTANCE OF 320.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 10 MILE CANAL LATERAL DITCH TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHERLY ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF THE 10 MILE CANAL LATERAL DITCH, 371.29 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 485.28 FEET, THROUGH A CENTRAL ANGLE OF 43°50'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°20'47" WEST, A DISTANCE OF 362.30 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY OF THE 10 MILE CANAL LATERAL DITCH NORTH 49°29'36" EAST, A DISTANCE OF 242.33 FEET; THENCE SOUTH 40°30'24" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 49°29'35" EAST, A DISTANCE OF 360.01 FEET TO POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD U.S.41 (S.R. 45) A 100.00 FOOT RIGHT OF WAY, LEE COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES, COURSE (1) SOUTH 40°30'24" EAST, 1,839.98 FEET TO A POINT OF CURVATURE; COURSE (2) SOUTHEASTERLY, 322.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,081.77 FEET, THROUGH A CENTRAL ANGLE OF 17°05'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°57'44" EAST, A DISTANCE OF 321.45 FEET; COURSE (3) SOUTH 23°25'04" EAST, 154.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ALICO ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1004, PAGE 4375, OF THE PUBLIC RECORDS OF LEE COUNTY, FLOIRDA AND TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ALICO ROAD FOR THE FOLLOWING 4 COURSES, COURSE (1) WESTERLY 561.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 764.50 FEET, THROUGH A CENTRAL ANGLE OF 42°04'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 73°20'23" WEST, A DISTANCE OF 548.79 FEET; COURSE (2) SOUTH 63°03'57" WEST, 46.38 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (3) SOUTHWESTERLY, 53.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 774.50 FEET, THROUGH A CENTRAL ANGLE OF 03°58'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°57'00" WEST, A DISTANCE OF 53.61 FEET; COURSE (4) SOUTH 44°58'00" WEST, 205.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,045,123 SQUARE FEET OR 46.950 ACRES, MORE OR LESS.

REVIEWED
ADD2024-00196
Rick Burris, Principal Planner
Lee County DCD/Planning
11/15/2024

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

BY: John Scott Rhodes PSM # 5739 State of Florida
Digitally signed by John Scott Rhodes PSM # 5739 State of Florida
Date: 2024.02.06 14:13:35 -05'00'
JOHN SCOTT RHODES PSM #5738

SKETCH AND DESCRIPTION

CERTIFIED TO:
X

RHODES & RHODES LAND SURVEYING, INC.
LICENSE #LB 6897
28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

bk:	pg:	date:
XX	XX	JAN. 26, 2024
		scale: 1" = 500'
		cogo #: 23-851

design:
drawn: EFC
checked: JSR
acad #: 2023-851
view: PLOT
project#: 2023-851
sheet #: 1 of 2
file #: 2023-851 SKETCH 1

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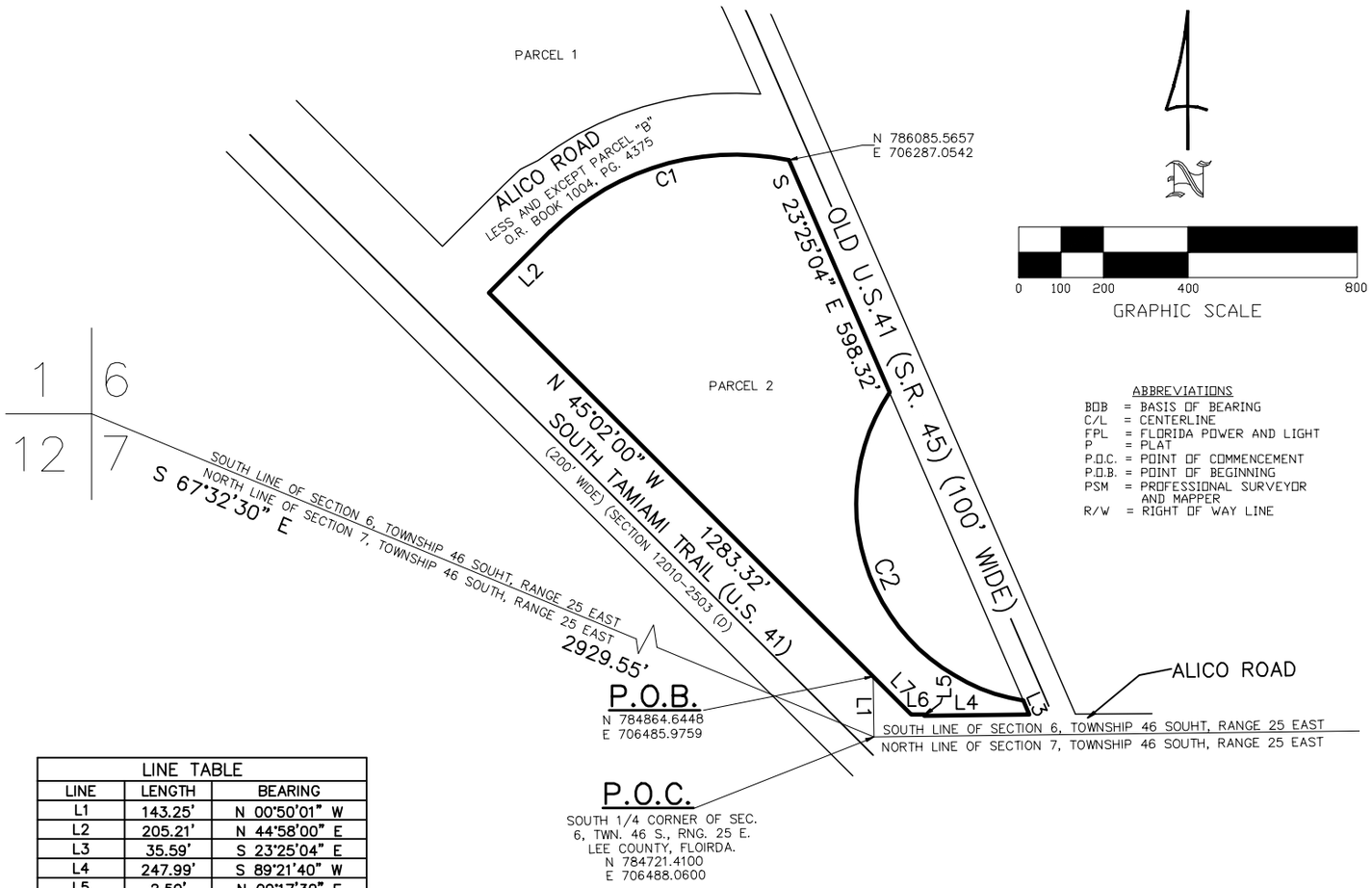
LEGAL DESCRIPTION

BEING A PORTION OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW.

COMMENCE AT SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°50'01" WEST LEAVING THE SAID SOUTH QUARTER CORNER OF SECTION 6, A DISTANCE OF 143.25 FEET TO A POINT ON THE RIGHT-OF-WAY OF SOUTH TAMIAMI TRAIL (U.S. 41) A 200.00 FOOT RIGHT-OF-WAY, AS THE SAID IS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 45, SECTION 12010-2503. LEE COUNTY, AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 45°02'00" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH TAMIAMI TRAIL, A DISTANCE OF 1,283.32 FEET TO A POINT ON THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1004, PAGE 4375, OF THE PUBLIC RECORDS OF LEE COUNTY, FLOIRDA; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH 44°58'00" EAST, 205.21 FEET TO A POINT OF CURVATURE; COURSE (2) EASTERLY, 613.52 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 619.50 FEET, THROUGH A CENTRAL ANGLE OF 56°44'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 73°20'16" EAST, 588.75 FEET TO A POINT ON THE SOUTHERELY RIGHT-OF-WAY LINE OF OLD U.S.41 (S.R. 45) A 100.00 FOOT RIGHT OF WAY, LEE COUNTY, FLORIDA; THENCE SOUTH 23°25'04" EAST ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF OLD U.S. 41 (S.R. 45), 598.32 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MICHAEL G RIPPE PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 4140 PAGES 4378 THROUGH 4385 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT-OF-WAY LINE OF MICHAEL G RIPPE PARKWAY, 942.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 474.00 FEET, THROUGH A CENTRAL ANGLE OF 113°54'15" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°25'04" EAST, 794.63 FEET TO A POINT ON THE SAID SOUTHWESTERLY RIGHT-OF-WAY OF OLD U.S. 41 (S.R. 45); THENCE SOUTH 23°25'04" EAST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY OF OLD U.S. 41 (S.R. 45), A DISTANCE OF 35.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ALICO ROAD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD FOR THE FOLLOWING 3 COURSES, COURSE (1) SOUTH 89°21'40" WEST, 247.99 FEET; COURSE (2) NORTH 00°17'30" EAST, 2.50 FEET; COURSE (3) NORTH 89°42'30" WEST, 30.69 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF SAID SOUTH TAMIAMI TRAIL; THENCE NORTH 45°02'00" WEST ALONG THE SAID RIGHT-OF-WAY OF SOUTH TAMIAMI TRAIL, A DISTANCE OF 127.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 630,829 SQUARE FEET OR 14.482 ACRES, MORE OR LESS.



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PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R/W	= RIGHT OF WAY LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	143.25'	N 00°50'01" W
L2	205.21'	N 44°58'00" E
L3	35.59'	S 23°25'04" E
L4	247.99'	S 89°21'40" W
L5	2.50'	N 00°17'30" E
L6	30.69'	N 89°42'30" W
L7	127.45'	N 45°02'00" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	619.50	56°44'33"	613.52'	588.75'	S 73°20'16" W
C2	474.00	113°54'15"	942.31'	794.63'	S 23°25'04" E

REVIEWED
ADD2024-00196
Rick Burris, Principal Planner
Lee County DCD/Planning
11/15/2024

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739

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LAND SURVEYING, INC.
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