

DESCRIPTION:

MPD

Exhibit A

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17, OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE SAID WEST BOUNDARY LINE OF THE EAST-HALF OF SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.64°20'50"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1007.89 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY ACQUISITION PARCEL 119, AS SHOWN ON RIGHT OF WAY MAP PREPARED BY "BOWYER - SINGLETON & ASSOCIATES" FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION ENTITLED "DETAIL SHEET S.R. 82 (IMMOKALEE ROAD) FROM LEE BLVD. / C.R. 884 TO: 3000' EAST OF SHAWNEE ROAD", F. P. ID 428541-1, F.A. PROJ. NO. N/A, SECTION 12070-000, SHEETS 21 AND 22, WITH A FINAL DATE OF 11 /18 /2013, WITH NO REVISION DATE; THENCE ALONG THE SOUTHERLY BOUNDARY OF RIGHT-OF-WAY ACQUISITION PARCEL 119 FOR THE NEXT THREE (3) COURSES, S.56°34'56"E. A DISTANCE OF 111.02 FEET; S.64°20'50"E. A DISTANCE OF 400.00 FEET; S.45°29'53"E. A DISTANCE OF 135.57 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 201400006385, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES; S.25°54'24"W. A DISTANCE OF 339.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 1238.14 FEET, A CENTRAL ANGLE OF 36°29'15", AND WHOSE CHORD BEARS S.44°09'01"W. A DISTANCE OF 775.22 FEET, HAVING AN ARC LENGTH OF 788.48 FEET; THENCE S.62°23'39"W. ALONG A TANGENT LINE, A DISTANCE OF 192.51 FEET; THENCE N.27°36'21"W., LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 402.09 FEET; THENCE N.64°20'50"W. A DISTANCE OF 961.36 FEET; THENCE N.25°39'10"E. A DISTANCE OF 1047.58 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 39.77 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN IS NEW, PREPARED BY SURVEYOR.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

SKETCH PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

ORIENTATION BASED ON THE WESTERLY LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 17, AS BEARING N.01°00'05"W.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

CERTIFICATIONS:

Lennar Homes, LLC
Chicago Title Insurance Company
North American Title Company
Bolanos Truxton, P.A.
Lee County

REVIEWED

Project: ADD2025-00123

By: Richard Burris

Dept: Legal Review

Date: 06/17/2025

PREPARED BY

Mark A. Hatfield 3-2-17

MARK A. HATFIELD, P.S.M.

DATE

FLORIDA CERTIFICATE NO. 4155

REVISIONS:

LEGAL DESCRIPTION AND BOUNDARY DIMENSIONS. BMH, 03-02-2017

MDA PROJECT:	14012
CHECKED BY:	MAH
DRAWN BY:	BMH
DATE:	11-21-16
SHEET:	1 OF 2

DESCRIPTION DRAWING
PARCEL OF LAND LYING IN
SECTION 9, T. 45 S., R. 26 E.,
LEE COUNTY, FLORIDA

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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