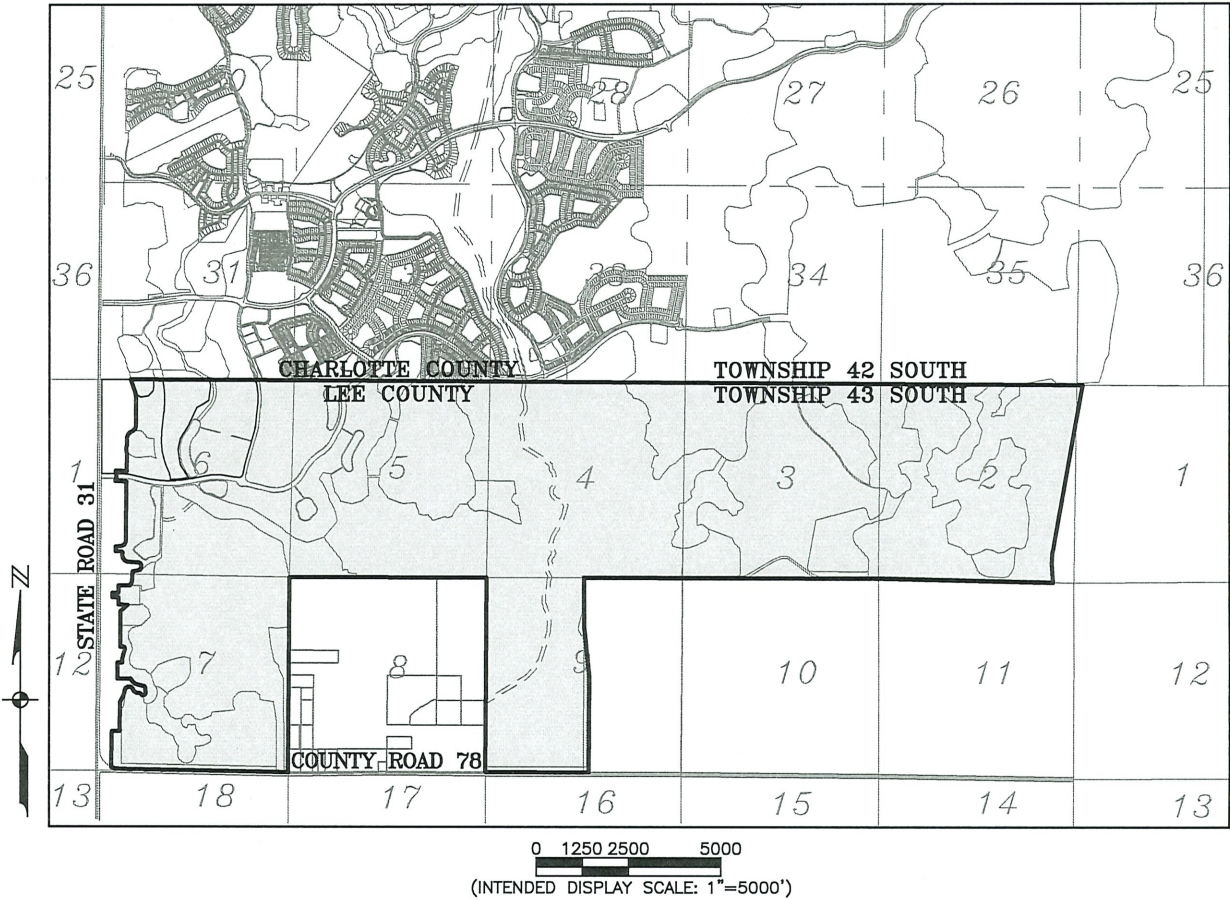


Exhibit A

SKETCH & DESCRIPTION
BABCOCK RANCH COMMUNITY
LEE COUNTY PHASE 1 & OWLCREEK REMAINDER
SECTIONS 1 THROUGH 7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

LOCATION MAP



REVIEWED
DCI2023-00053
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

LEGEND:

N = NORTHING (FEET)
E = EASTING (FEET)
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
STRAP = LEE COUNTY PARCEL NUMBER
INST# = OFFICIAL RECORDS INSTRUMENT NUMBER
R.O.W. = RIGHT-OF-WAY

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1999 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF BABCOCK RANCH COMMUNITY, LEE COUNTY PHASE 1 BEING S89°42'04"E.
4. PARCEL CONTAINS 4,002.61 ACRES, MORE OR LESS.

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT VALID WITHOUT ALL SHEETS IN SET



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	1" = 5000'	1 OF 5

REVIEWED
DCI2023-00053
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024

DESCRIPTION
A PARCEL OF LAND
LYING IN
SECTIONS 1 THROUGH 7, & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 1 THROUGH 7, & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF BABCOCK RANCH COMMUNITY LEE COUNTY PHASE 1, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2022000234859, PUBLIC RECORDS LEE COUNTY, FLORIDA; THENCE S.89°41'45"E., ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 779.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH LINE FOR THE FOLLOWING SIX (6) COURSES: (1) S.89°41'45"E., A DISTANCE OF 4,410.38 FEET; (2) S.89°41'45"E., A DISTANCE OF 5,306.08 FEET; (3) S.89°37'16"E., A DISTANCE OF 5,289.11 FEET; (4) S.89°35'44"E., A DISTANCE OF 5,294.60 FEET; (5) S.89°35'44"E., A DISTANCE OF 5,294.60 FEET; (6) S.89°35'44"E., A DISTANCE OF 155.76 FEET; THENCE ON THE EAST LINE OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: (1) S.09°58'52"W., A DISTANCE OF 4,667.96 FEET; (2) S.04°10'14"W., A DISTANCE OF 283.52 FEET; (3) S.03°53'19"E., A DISTANCE OF 515.32 FEET; THENCE ON THE SOUTHERLY LINE OF SAID PLAT FOR THE FOLLOWING SEVENTEEN (17) COURSES: (1) N.88°38'22"W., A DISTANCE OF 2,084.07 FEET; (2) N.88°38'42"W., A DISTANCE OF 2,642.06 FEET; (3) N.89°51'49"W., A DISTANCE OF 5,300.09 FEET; (4) N.89°51'54"W., A DISTANCE OF 2,650.09 FEET; (5) S.00°23'25"W., A DISTANCE OF 1,330.65 FEET; (6) S.06°02'41"E., A DISTANCE OF 1,338.36 FEET; (7) S.00°22'58"W., A DISTANCE OF 2,611.56 FEET; (8) N.89°54'54"W., A DISTANCE OF 150.26 FEET; (9) N.89°54'44"W., A DISTANCE OF 2,648.95 FEET; (10) N.00°22'31"E., A DISTANCE OF 2,612.02 FEET; (11) N.00°21'56"E., A DISTANCE OF 2,663.13 FEET; (12) N.89°52'00"W., A DISTANCE OF 2,666.70 FEET; (13) N.89°50'47"W., A DISTANCE OF 2,667.42 FEET; (14) S.00°23'16"W., A DISTANCE OF 5,294.00 FEET; (15) ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,339.17 FEET, (DELTA 00°53'52") (CHORD BEARING N.89°19'12"W.), (CHORD 177.69 FEET) FOR A DISTANCE OF 177.69 FEET; (16) N.88°52'16"W., A DISTANCE OF 4,406.33 FEET; (17) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 522.94 FEET, (DELTA 21°54'50") (CHORD BEARING N.77°54'51"W.), (CHORD 198.79 FEET) FOR A DISTANCE OF 200.01 FEET; THENCE, N.00°19'46"E., DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 915.56 FEET; THENCE N.10°07'18"E., A DISTANCE OF 74.79 FEET; THENCE S.89°40'03"E., A DISTANCE OF 206.79 FEET; THENCE N.00°19'52"E., A DISTANCE OF 777.10 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, (DELTA 12°09'15") (CHORD BEARING N.27°49'16"E.), (CHORD 104.81 FEET) FOR A DISTANCE OF 105.00 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 516.11 FEET, (DELTA 26°50'27") (CHORD BEARING N.20°10'36"E.), (CHORD 239.57 FEET) FOR A DISTANCE OF 241.78 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.18 FEET, (DELTA 149°20'43") (CHORD BEARING N.81°26'14"E.), (CHORD 226.02 FEET) FOR A DISTANCE OF 305.44 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 164.97 FEET, (DELTA 65°35'26") (CHORD BEARING S.56°21'52"E.), (CHORD 178.71 FEET) FOR A DISTANCE OF 188.85 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.98 FEET, (DELTA 51°24'56") (CHORD BEARING S.63°08'20"E.), (CHORD 83.27 FEET) FOR A DISTANCE OF 86.13 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, (DELTA 144°58'00") (CHORD BEARING N.70°05'06"E.), (CHORD 123.97 FEET) FOR A DISTANCE OF 164.46 FEET; THENCE N.02°23'54"W., A DISTANCE OF 123.22 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (DELTA 74°59'01") (CHORD BEARING N.39°53'25"W.), (CHORD 73.04 FEET) FOR A DISTANCE OF 78.52 FEET; THENCE N.77°22'55"W., A DISTANCE OF 150.36 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, (DELTA 54°50'10") (CHORD BEARING N.49°57'50"W.), (CHORD 267.08 FEET) FOR A DISTANCE OF 277.55 FEET; THENCE, S.89°59'59"W., A DISTANCE OF 355.64 FEET; THENCE N.00°00'25"W., A DISTANCE OF 443.25 FEET; THENCE S.89°57'05"E., A DISTANCE OF 131.09 FEET; THENCE N.00°00'00"E., A DISTANCE OF 84.32 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, (DELTA 14°24'47") (CHORD BEARING N.07°12'24"E.), (CHORD 50.18 FEET) FOR A DISTANCE OF 50.31 FEET; THENCE N.14°24'47"E., A DISTANCE OF 140.52 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, (DELTA 08°17'56") (CHORD BEARING N.18°33'45"E.), (CHORD 28.94 FEET) FOR A DISTANCE OF 28.97 FEET; THENCE N.22°42'43"E., A DISTANCE OF 39.40 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, (DELTA 112°22'55") (CHORD BEARING N.33°28'44"W.), (CHORD 108.02 FEET) FOR A DISTANCE OF 127.49 FEET; THENCE N.89°40'11"W., A DISTANCE OF 64.30 FEET; THENCE N.00°19'48"E., A DISTANCE OF 957.19 FEET; THENCE N.45°47'46"E., A DISTANCE OF 258.19 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021000402599; THENCE ON SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) N.89°40'11"W., A DISTANCE OF 238.63 FEET; (2) N.00°19'49"E., A DISTANCE OF 197.50 FEET; (3) N.89°40'11"W., A DISTANCE OF 167.91 FEET; THENCE N.00°19'49"E., DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH SAID BOUNDARY LINE; THENCE ON SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) S.89°40'11"W., A DISTANCE OF 167.91 FEET; (2) N.00°19'49"E., A DISTANCE OF 197.50 FEET; (3) S.89°40'11"E., A DISTANCE OF 306.44 FEET; THENCE N.26°57'18"E., DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 110.45 FEET; THENCE N.04°11'41"E., A DISTANCE OF 288.03 FEET; THENCE N.79°13'08"E., A DISTANCE OF 148.88 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, (DELTA 165°59'34") (CHORD BEARING N.03°46'38"W.), (CHORD 218.36 FEET) FOR A DISTANCE OF 318.68 FEET; THENCE N.86°46'25"W., A DISTANCE OF 242.89 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, (DELTA 86°52'39") (CHORD BEARING N.43°20'11"W.), (CHORD 240.65 FEET) FOR A DISTANCE OF 265.35 FEET; THENCE, N.00°31'03"E., A DISTANCE OF 67.57 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, (DELTA 89°53'04") (CHORD BEARING N.44°25'29"W.), (CHORD 70.64 FEET) FOR A DISTANCE OF 78.44 FEET; THENCE N.89°22'01"W., A DISTANCE OF 134.12 FEET; THENCE N.00°19'00"E., A DISTANCE OF 145.04 FEET; THENCE S.89°25'16"E., A DISTANCE OF 113.33 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 164.97 FEET, (DELTA 90°16'03") (CHORD BEARING N.45°26'48"E.), (CHORD 233.85 FEET) FOR A DISTANCE OF 259.90 FEET; THENCE, N.00°18'52"E., A DISTANCE OF 1,595.70 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,860.00 FEET, (DELTA 06°54'50") (CHORD BEARING N.86°13'41"W.), (CHORD 224.31 FEET) FOR A DISTANCE OF 224.45 FEET; THENCE N.89°41'06"W., A DISTANCE OF 70.69 FEET; THENCE N.00°18'54"E., A DISTANCE OF 80.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A-52 OF SAID PLAT; THENCE S.89°40'11"E., ALONG SAID SOUTH LINE, A DISTANCE OF 23.46 FEET; THENCE N.00°20'10"E., DEPARTING SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF SAID TRACT A-52; THENCE N.89°40'11"W., ALONG SAID NORTH LINE, A DISTANCE OF 23.50 FEET; THENCE N.00°18'54"E., DEPARTING SAID NORTH LINE, A DISTANCE OF 84.80 FEET; THENCE S.89°41'06"E., A DISTANCE OF 70.69 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,145.00 FEET, (DELTA 06°09'40") (CHORD BEARING S.86°36'16"E.), (CHORD 230.54 FEET) FOR A DISTANCE OF 230.66 FEET; THENCE, N.00°19'34"E., A DISTANCE OF 447.72 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, (DELTA 12°04'10") (CHORD BEARING N.05°42'31"W.), (CHORD 77.80 FEET) FOR A DISTANCE OF 77.94 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, (DELTA 24°08'20") (CHORD BEARING N.00°19'34"E.), (CHORD 138.00 FEET) FOR A DISTANCE OF 139.03 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, (DELTA 12°04'10") (CHORD BEARING N.06°21'39"E.), (CHORD 77.80 FEET) FOR A DISTANCE OF 77.94 FEET; THENCE N.00°19'34"E., A DISTANCE OF 134.98 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, (DELTA 54°12'32") (CHORD BEARING N.27°36'29"E.), (CHORD 209.58 FEET) FOR A DISTANCE OF 217.61 FEET; THENCE, N.57°35'06"E., A DISTANCE OF 91.72 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, (DELTA 57°01'16") (CHORD BEARING N.29°04'28"E.), (CHORD 133.65 FEET) FOR A DISTANCE OF 139.33 FEET; THENCE N.00°33'50"E., A DISTANCE OF 731.98 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 665.97 FEET, (DELTA 18°41'22") (CHORD BEARING N.08°46'51"W.), (CHORD 216.27 FEET) FOR A DISTANCE OF 217.24 FEET; THENCE N.18°07'33"W., A DISTANCE OF 354.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 4,002.61 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF BABCOCK RANCH COMMUNITY, LEE COUNTY PHASE 1, WHEREIN SAID NORTH LINE BEARS S89°42'04"E.

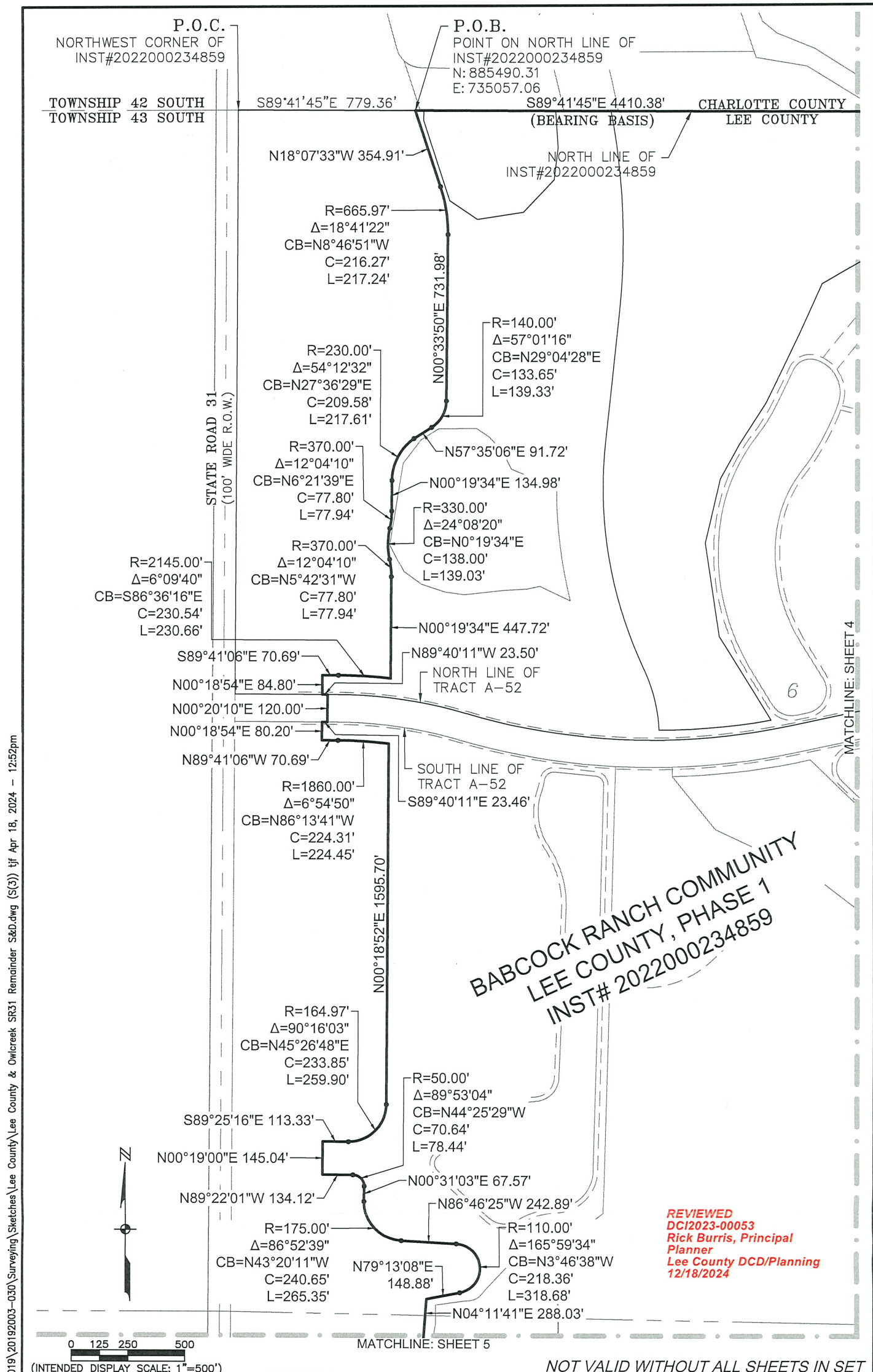
NOT VALID WITHOUT ALL SHEETS IN SET



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E.B. #642 & L.B. #642

SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	N/A	2 OF 5

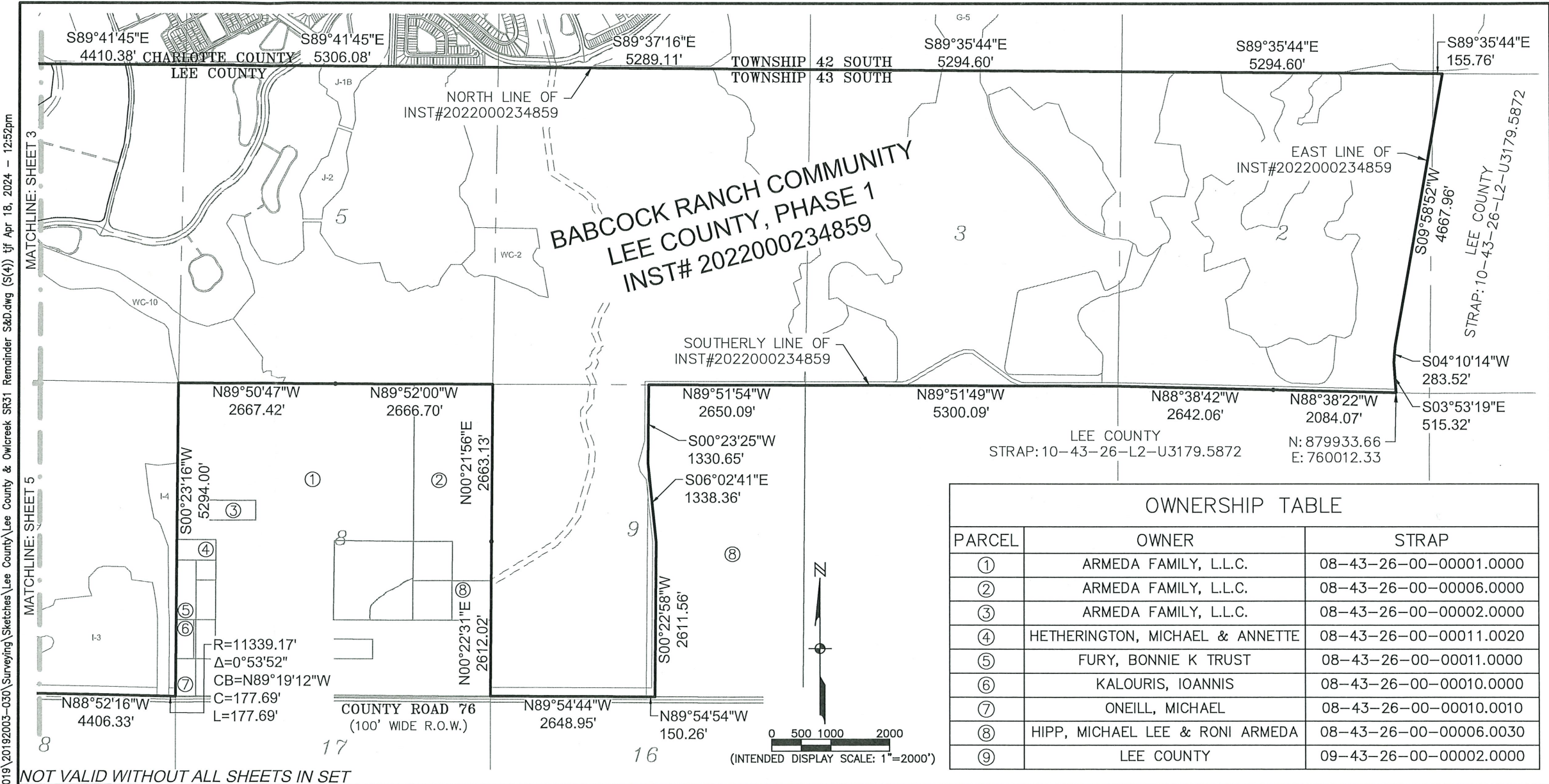


\\ftms01\Drawings\2019\20192003-030\Surveying\Sketches\Lee County\Lee County & Owl Creek SR31 Remainder S&D.dwg (S(3)) tjf Apr 18, 2024 - 12:52pm



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SKETCH & DESCRIPTION				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-034	06-43-26	1" = 500'	3 OF 5



OWNERSHIP TABLE		
PARCEL	OWNER	STRAP
①	ARMEDA FAMILY, L.L.C.	08-43-26-00-00001.0000
②	ARMEDA FAMILY, L.L.C.	08-43-26-00-00006.0000
③	ARMEDA FAMILY, L.L.C.	08-43-26-00-00002.0000
④	HETHERINGTON, MICHAEL & ANNETTE	08-43-26-00-00011.0020
⑤	FURY, BONNIE K TRUST	08-43-26-00-00011.0000
⑥	KALOURIS, IOANNIS	08-43-26-00-00010.0000
⑦	ONEILL, MICHAEL	08-43-26-00-00010.0010
⑧	HIPP, MICHAEL LEE & RONI ARMEDA	08-43-26-00-00006.0030
⑨	LEE COUNTY	09-43-26-00-00002.0000

NOT VALID WITHOUT ALL SHEETS IN SET

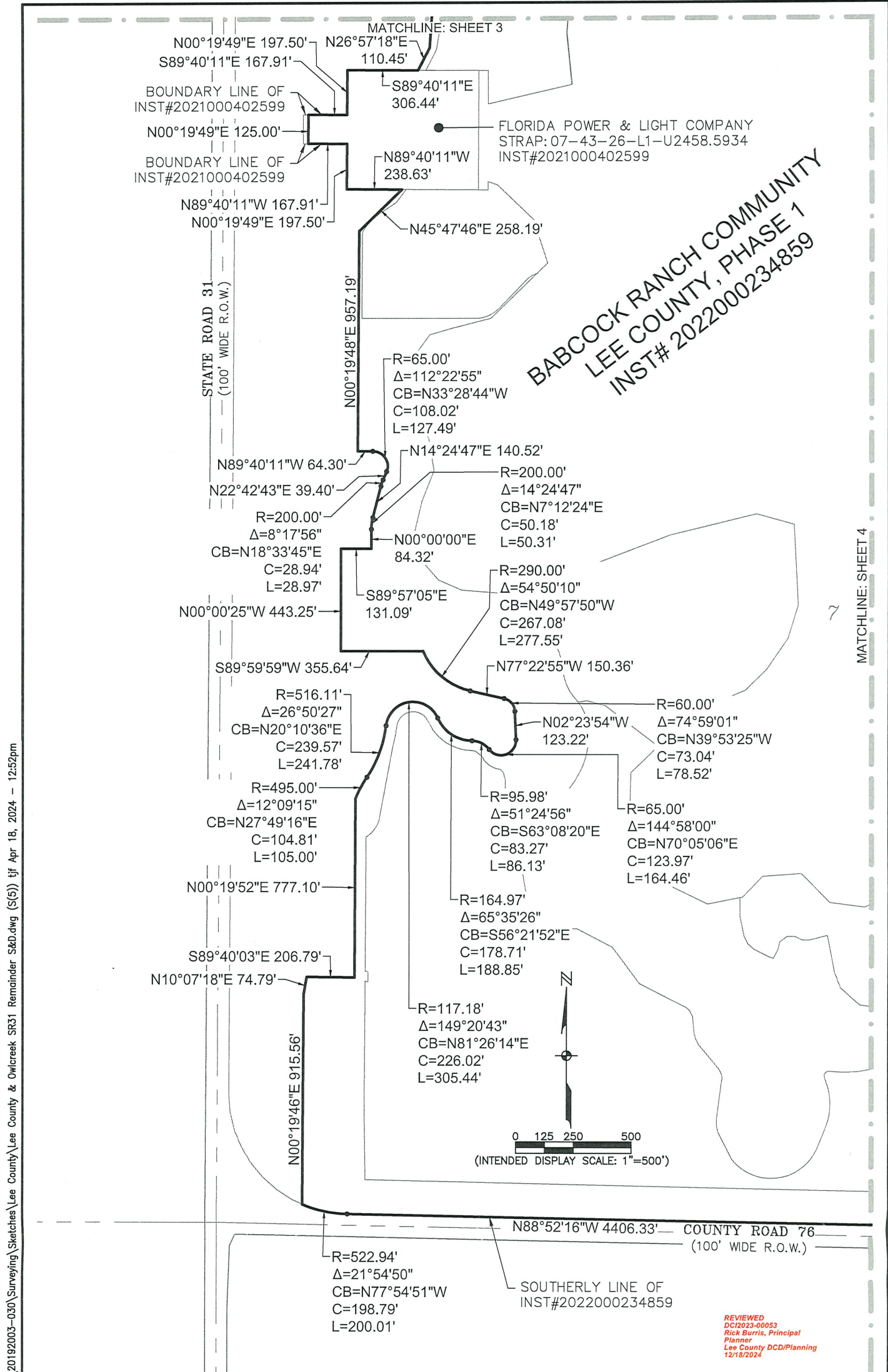
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JOHNSON
ENGINEERING

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SKETCH OF DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-030	06-43-26	1"=2000'	4 of 5



NOT VALID WITHOUT ALL SHEETS IN SET



JOHNSON ENGINEERING, INC.
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FORT MYERS, FLORIDA 33902-1550
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E.B. #642 & L.B. #642

SKETCH & DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/2024	20192003-034	06-43-26	1" = 500'	5 OF 5

\\fms01\Drawings\2019\20192003-030\Surveying\Sketches\Lee County\Lee County & Owl Creek SR31 Remainder S&D.dwg (S(5)) tjt Apr 18, 2024 - 12:52pm

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Rick Burris, Principal
Planner
Lee County DCD/Planning
12/18/2024