

EXHIBIT A PART 1

APPROVED
ADD2015-00070
Chick Jakacki, Planner
Lee Co. Division of Zoning
7/1/2015

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE SOUTH 81°26'59" WEST, A DISTANCE OF 60.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 34.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 80°22'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°38'24" WEST, 31.61 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.62 FEET; THENCE SOUTH 05°09'01" EAST, A DISTANCE OF 44.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 79.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 08°00'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°08'40" EAST, 79.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 160.59 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 26°40'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°22'13" WEST, 159.14 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 19.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 06°28'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°56'42" WEST, 19.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 25.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 48°02'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°09'57" WEST, 24.42 FEET; THENCE SOUTH 23°51'13" EAST, A DISTANCE OF 3.70 FEET; THENCE SOUTH 66°08'47" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°53'34" WEST, A DISTANCE OF 659.97 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY,

12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 70°13'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°45'02" EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 69°08'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°12'18" EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°40'21" EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°39'46" WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°42'21" WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 109.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°49'57" EAST, 108.91 FEET; THENCE NORTH 04°49'14" WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 82°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°33'46" EAST, 145.44 FEET; THENCE NORTH 77°56'45" EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH 85°08'35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH 04°49'14" EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 26.44 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 41°09'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°19'19" EAST, 45.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH 80°00'00" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,036.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,749 SQUARE FEET OR 27.772 ACRES, MORE OR LESS.