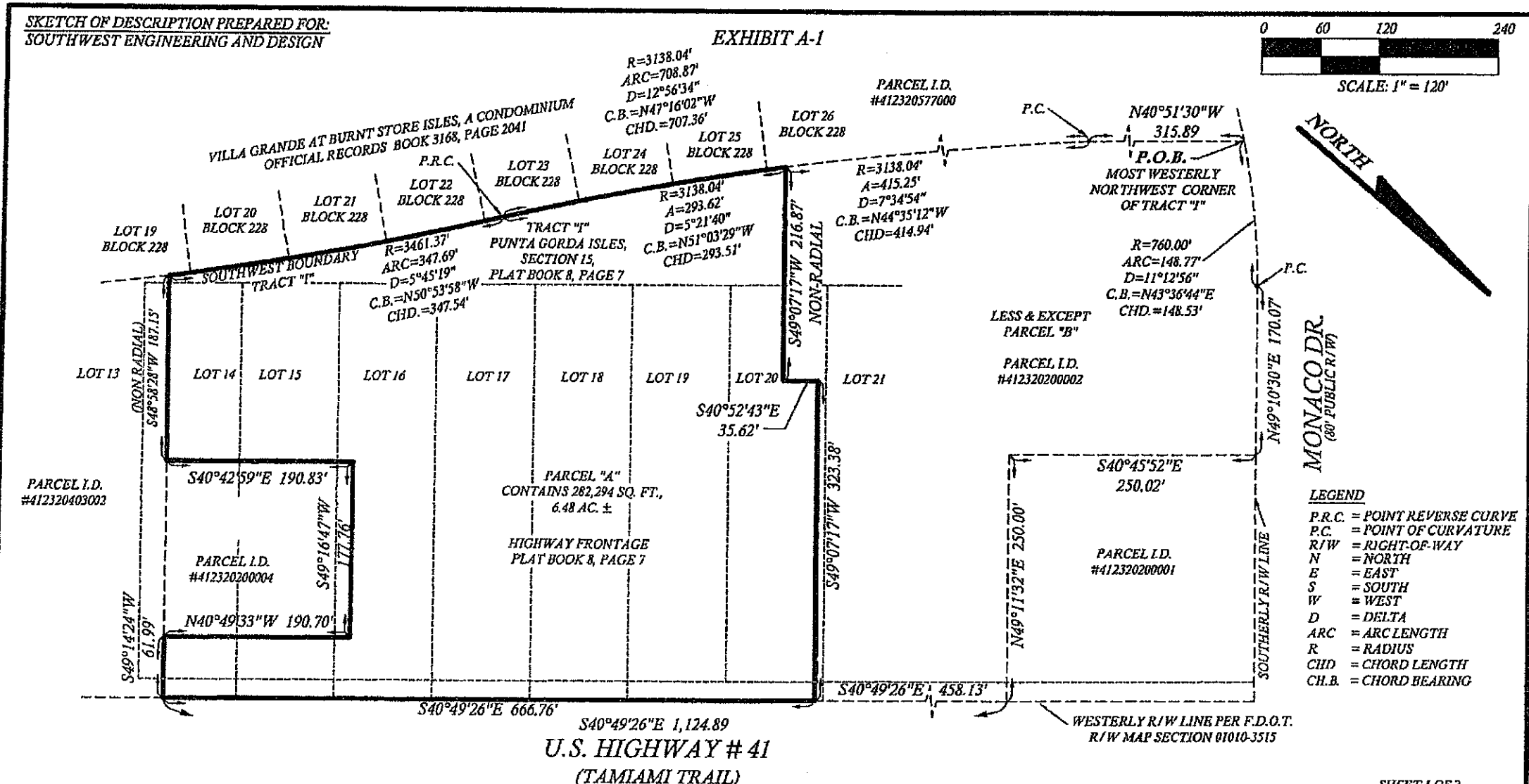
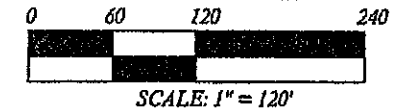


SKETCH OF DESCRIPTION PREPARED FOR:  
SOUTHWEST ENGINEERING AND DESIGN

EXHIBIT A-1



- LEGEND**
- P.R.C. = POINT REVERSE CURVE
  - P.C. = POINT OF CURVATURE
  - R/W = RIGHT-OF-WAY
  - N = NORTH
  - E = EAST
  - S = SOUTH
  - W = WEST
  - D = DELTA
  - ARC = ARC LENGTH
  - R = RADIUS
  - CHD = CHORD LENGTH
  - CH.B. = CHORD BEARING

SHEET 1 OF 2

**ALL SERVICE  
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EMAIL: allserv@allservsurveying.com  
L.S. 67873

DATE	BY	REVISION

**NOTE:**  
BEARINGS ARE BASED ON DEED DATA.  
ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.  
THIS IS NOT A BOUNDARY SURVEY.  
EACH SHEET IS AN INTEGRAL PART THEREOF.

NOTE: THE UNDEVELOPED AND UNIMPROVED LAND SURVEYED HEREIN IS NOT TO BE CONSIDERED AS A REPRESENTATION OF THE SURVEYOR'S OPINION AS TO THE ACCURACY OF THE SURVEY DATA OR THE VALIDITY OF THE DEEDS OR PLATS REFERRED TO HEREIN. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEYED LAND AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE REGULATIONS. THE SURVEYOR HAS ALSO CONDUCTED VISUAL INSPECTION OF THE SURVEYED LAND AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE REGULATIONS. THE SURVEYOR HAS ALSO CONDUCTED VISUAL INSPECTION OF THE SURVEYED LAND AND HAS FOUND NO EVIDENCE OF UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE REGULATIONS.

STATE OF FLORIDA  
COUNTY OF HILLSBORO  
I, J. STEPHEN [Signature], Surveyor, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

DATE: 11-20-20  
PROJECT: 17-2600 SDA-1

**LEGAL DESCRIPTION: (PARCEL "A")**

A PARCEL OF LAND, BEING A PORTION OF LOTS 14 THROUGH 20, HIGHWAY FRONTAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "I", PUNTA GORDA ISLES, SECTION 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 20A-20Z5, ACCORDING TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "I", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MONACO DRIVE, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 11°12'56", SUBTENDED BY A CHORD THAT BEARS N43°36'44"E FOR A DISTANCE OF 148.53; THENCE COINCIDENT WITH SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 148.77 FEET; THENCE CONTINUE COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, N49°10'30"E A DISTANCE OF 170.07 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, S40°45'52"E A DISTANCE OF 250.02 FEET; THENCE N49°11'32"E A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 41, PER FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 01010-3515; THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, S40°49'26"E A DISTANCE OF 1124.89 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, S49°14'24"W A DISTANCE OF 61.99 FEET; THENCE N40°49'33"W A DISTANCE OF 190.70 FEET; THENCE S49°16'47"W A DISTANCE OF 177.76 FEET; THENCE S40°42'59"E A DISTANCE OF 190.83 FEET; THENCE S48°58'28"W A DISTANCE OF 187.15 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED SAID TRACT "I", SAID CORNER BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3461.37 FEET, A CENTRAL ANGLE OF 5°45'19", SUBTENDED BY A CHORD THAT BEARS N50°53'58"W FOR A DISTANCE OF 347.54 FEET; THENCE COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID TRACT "I" AND THE ARC OF SAID CURVE A DISTANCE OF 347.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 12°56'34", SUBTENDED BY A CHORD THAT BEARS N47°16'02"W FOR A DISTANCE OF 707.36 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE AND CONTINUING COINCIDENT WITH SAID WESTERLY BOUNDARY OF TRACT "I" A DISTANCE OF 708.87 FEET; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY BOUNDARY OF SAID TRACT "I", N40°51'30"W A DISTANCE OF 315.89 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

A PARCEL OF LAND, BEING A PORTION OF LOTS 20 THROUGH 25, HIGHWAY FRONTAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "I", PUNTA GORDA ISLES, SECTION 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 20A-20Z5, ACCORDING TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "I", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MONACO DRIVE (80 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, HAVING AS ELEMENTS, A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 11°12'56", A CHORD LENGTH OF 148.53 FEET, A CHORD BEARING OF N 43°36'44" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.77 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MONACO DRIVE (80 FOOT RIGHT-OF-WAY), N 49°10'30" E, A DISTANCE OF 170.07 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, S 40°45'52" E, A DISTANCE OF 250.02 FEET; THENCE N 49°11'32" E, A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 41 (200 FOOT RIGHT-OF-WAY), PER FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 01010-3515; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, S 40°49'26" E A DISTANCE OF 458.13 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, S 49°07'17" W, A DISTANCE OF 323.38 FEET; THENCE S 40°52'43" E, A DISTANCE OF 35.62 FEET; THENCE S 49°07'17" W, A DISTANCE 216.87 FEET TO A POINT ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT "I", BEING ON A CURVE TO THE RIGHT, HAVING AS ELEMENTS, A RADIUS OF 3,138.04 FEET, A CENTRAL ANGLE OF 7°34'54", A CHORD LENGTH OF 414.94 FEET; A CHORD BEARING OF N 44°35'12" W, THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID TRACT "I" AND THE ARC OF SAID CURVE, A DISTANCE OF 415.25 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST BOUNDARY LINE OF SAID TRACT "I", N 40°51'30" W, A DISTANCE OF 315.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 282,294 SQ. FT., 6.48 AC. ±



**ALL SERVICE  
LAND SURVEYING, INC.**

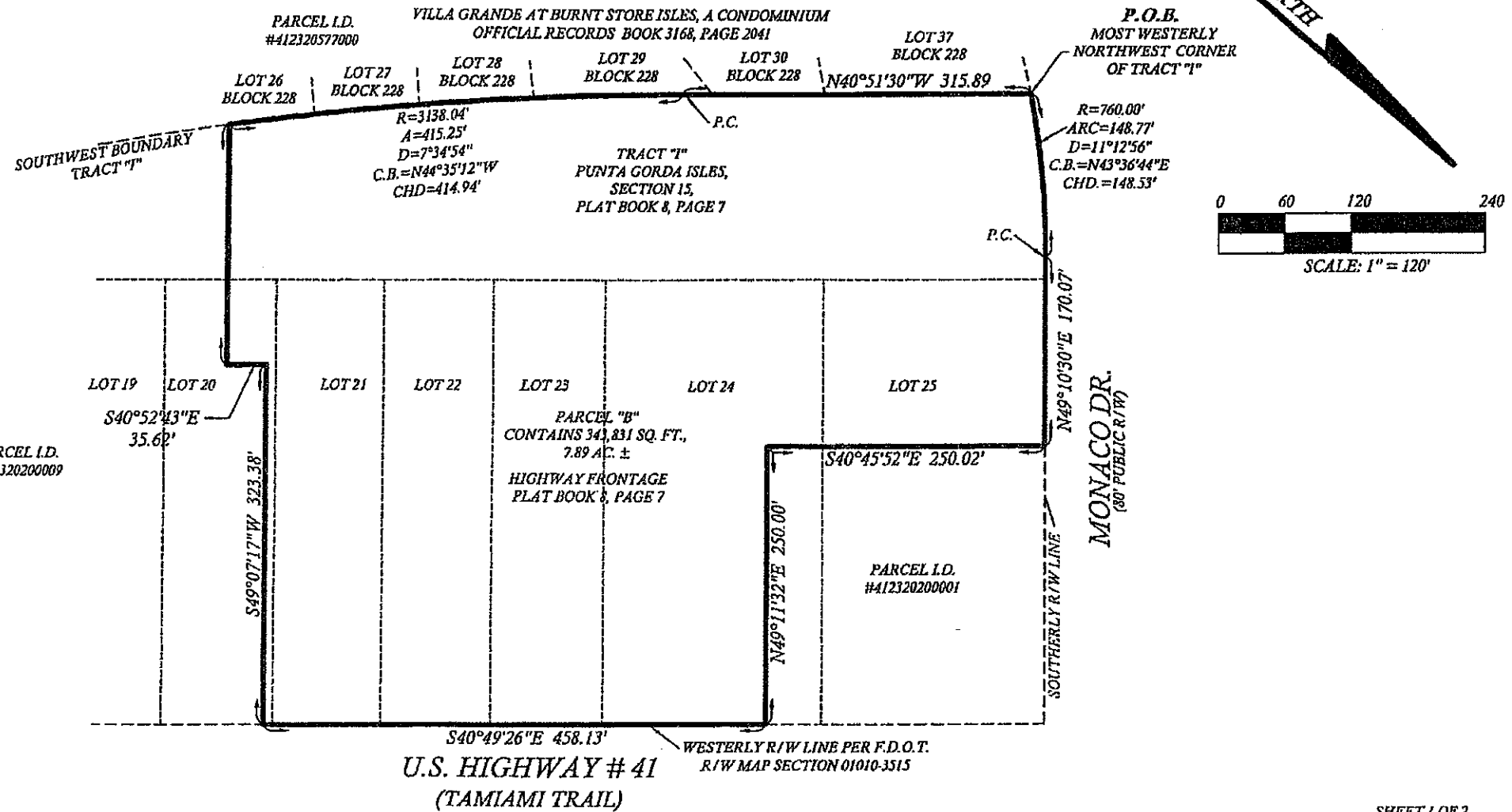
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SHEET 2 OF 2

PROJECT: 17-2600 SDA-1

SKETCH OF DESCRIPTION PREPARED FOR:  
SOUTHWEST ENGINEERING AND DESIGN

EXHIBIT A-2



SHEET 1 OF 2



**ALL SERVICE  
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EMAIL: allservice@landsurveying.com  
L.S. 67823

ALTERED	DATE

**NOTE:**  
HEARINGS ARE BASED ON DEED DATA.  
ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.  
THIS IS NOT A BOUNDARY SURVEY.  
EACH SHEET IS AN INTEGRAL PART THEREOF.

NOTE: THE UNDERSIGNED AND ALL SERVICE LAND SURVEYING, INC. HAVE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT AS SHOWN BY PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OF LIABILITY FOR USE OF THIS PARCEL OR LAND FOR ANY PURPOSE IS NOT INCLUDED IN THE SURVEY. THIS SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYOR'S SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH OR REPLICATION OF THIS SKETCH IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, RECORDS, INVESTIGATION, OR ANY OTHER PURPOSE, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND IS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION INFORMATION WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. ADDITIONAL DETAILS, IF ANY, HAVE NOT BEEN LOCATED.

I HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARD PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE, IN ACCORDANCE WITH SECTION 461.01, FLORIDA STATUTES.

*[Signature]*  
DATE: 2-2-20

PROJECT: 17-2600 SDA-2

LEGAL DESCRIPTION: (PARCEL "B")

A PARCEL OF LAND, BEING A PORTION OF LOTS 20 THROUGH 25, HIGHWAY FRONTAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "I", PUNTA GORDA ISLES, SECTION 15, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 20A-20Z5, ACCORDING TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "I", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MONACO DRIVE (80 FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE TO THE RIGHT, HAVING AS ELEMENTS, A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF  $11^{\circ}12'56''$ , A CHORD LENGTH OF 148.53 FEET, A CHORD BEARING OF  $N 43^{\circ}36'44'' E$ ; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.77 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MONACO DRIVE (80 FOOT RIGHT-OF-WAY),  $N 49^{\circ}10'30'' E$ , A DISTANCE OF 170.07 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY,  $S 40^{\circ}45'52'' E$ , A DISTANCE OF 250.02 FEET; THENCE  $N 49^{\circ}11'32'' E$ , A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 41 (200 FOOT RIGHT-OF-WAY), PER FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 01010-3515; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY,  $S 40^{\circ}49'26'' E$  A DISTANCE OF 458.13 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY,  $S 49^{\circ}07'17'' W$ , A DISTANCE OF 323.38 FEET; THENCE  $S 40^{\circ}52'43'' E$ , A DISTANCE OF 35.62 FEET; THENCE  $S 49^{\circ}07'17'' W$ , A DISTANCE 216.87 FEET TO A POINT ON THE SOUTHWEST BOUNDARY LINE OF SAID TRACT "I", BEING ON A CURVE TO THE RIGHT, HAVING AS ELEMENTS, A RADIUS OF 3,138.04 FEET, A CENTRAL ANGLE OF  $7^{\circ}34'54''$ , A CHORD LENGTH OF 414.94 FEET; A CHORD BEARING OF  $N 44^{\circ}35'12'' W$ , THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID TRACT "I" AND THE ARC OF SAID CURVE, A DISTANCE OF 415.25 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST BOUNDARY LINE OF SAID TRACT "I",  $N 40^{\circ}51'30'' W$ , A DISTANCE OF 315.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 343,831 SQ. FT., 7.89 AC.  $\pm$



ALL SERVICE  
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EMAIL: [allservice@allservice.net](mailto:allservice@allservice.net)  
L.R. #7125

SHEET 2 OF 2

PROJECT: 17-2600 SDA-2