

OWNER: CYPRESS BEND RV RESORT
CONDO A

Exhibit A

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION: A SEWER ASSESSMENT LIMITS COVERING ALL OF CYPRESS BEND R.V. RESORT AS DESCRIBED IN CYPRESS BEND R.V. RESORT, ACCORDING TO THE CONDOMINIUM PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGES 165-173, LEE COUNTY PUBLIC RECORDS, FLORIDA. (LESS THE SEMINOLE GULF RAIL ROAD RIGHT-OF-WAY.)

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N.00°38'19"W., FOR A DISTANCE OF 1,297.22 FEET TO THE NORTH 1/4 CORNER; THENCE RUN S.89°13'36"E., FOR A DISTANCE OF 1,320.78 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S.00°44'50"E., FOR A DISTANCE OF 1,286.06 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N.89°42'44"W., FOR A DISTANCE OF 1,262.99 FEET; THENCE RUN S.00°38'19"E., FOR A DISTANCE OF 142.61 FEET TO A POINT OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.34°52'31"W., A RADIAL DISTANCE OF 1,769.02 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°54'31", A DISTANCE OF 28.05 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.56°02'00"W., A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. (LESS THE SEMINOLE GULF RAIL ROAD 130 FOOT RIGHT-OF-WAY NOT A PART OF THESE LIMITS.)

CONTAINING 1,628,244.4984 SQUARE FEET OR 37.3793 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE EAST BOUNDARY LINE OF CYPRESS BEND R.V RESORT BEING S.00°44'50"E.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
4. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.



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LEGAL DESCRIPTION AND NOTES
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

LAWRENCE E. JENKINS
PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

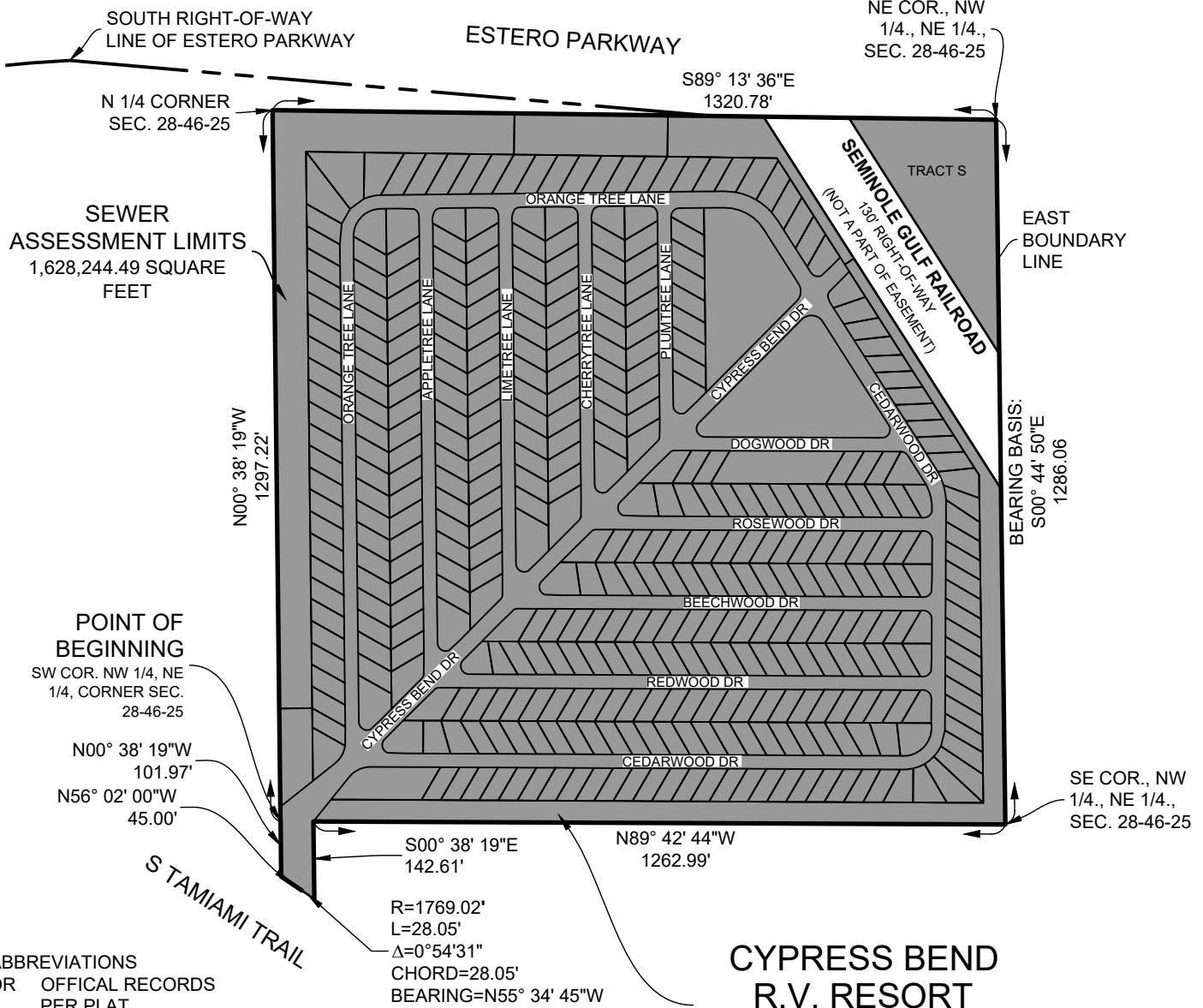
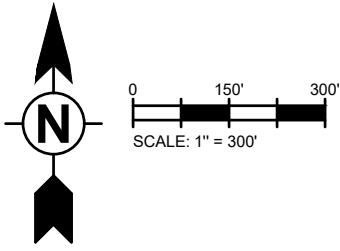
Project No.:200-162668-21001

Date: 11/5/2025

Designed By: TAY/LEJ

V-100

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SEWER ASSESSMENT LIMITS
1,628,244.49 SQUARE FEET


POINT OF BEGINNING
SW COR. NW 1/4, NE 1/4, CORNER SEC. 28-46-25
N00° 38' 19"W 1297.22'
N00° 38' 19"W 101.97'
N56° 02' 00"W 45.00'

ABBREVIATIONS
OR OFFICAL RECORDS
P PER PLAT
MB MAP BOOK
PG PAGE
EXC EXCEPT
SEC SECTION

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

CYPRESS BEND R.V. RESORT
CONDOMINIUM PLAT BOOK 7,
PAGES 165-173

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 TETRA TECH www.tetrattech.com 201 EAST PINE STREET, SUITE 1000 ORLANDO, FL 32801 PHONE: 407.839.3955 FAX: 407.839.3790	SKETCH OF DESCRIPTION SEWER ASSESSMENT LIMITS VILLAGE OF ESTERO PRIVATE WWTP UTILITY EXP.	Project No.: 200-162668-21001
		Date: 11/5/2025
		Designed By: TAY/LEJ
		V-101