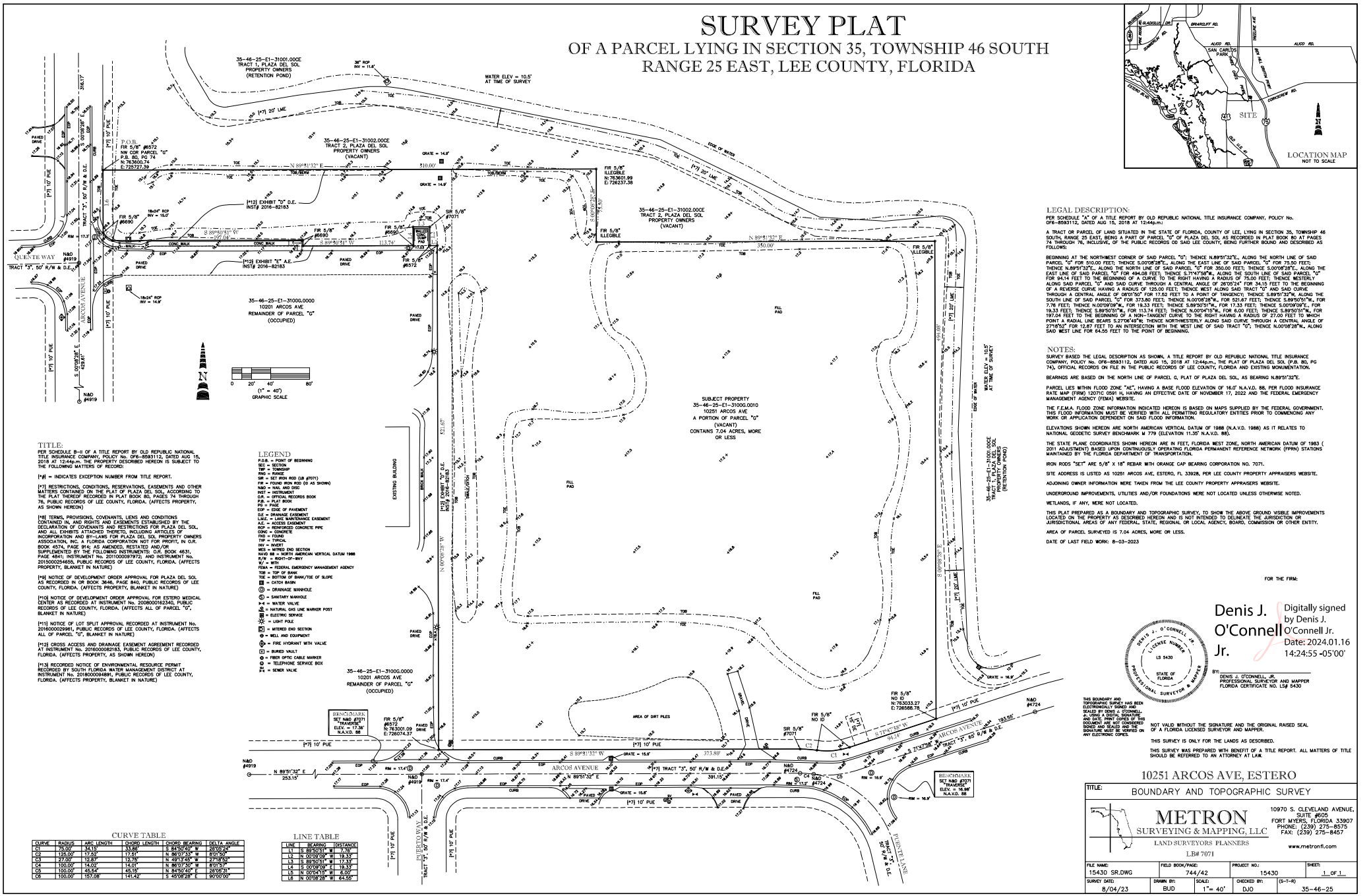
Exhibit A

# SURVEY PLAT

## OF A PARCEL LYING IN SECTION 35, TOWNSHIP 46 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA







### TITLE:

PER SCHEDULE B-II OF A TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8593112, DATED AUG 15, 2018 AT 12:44p.m. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

[*#] = INDICATES EXCEPTION NUMBER FROM TITLE REPORT.

[*7] RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF PLAZA DEL SOL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE(S) 74 THROUGH 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, AS SHOWN HEREON)

[*8] TERMS, PROVISIONS, COVENANTS, LIENS AND CONDITIONS CONTAINED IN, AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PLAZA DEL SOL, AND ALL EXHIBITS ATTACHED THERETO, INCLUDING ARTICLES OF INCORPORATION AND BY-LAWS FOR PLAZA DEL SOL PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, IN O.R. BOOK 4574, PAGE 914; AS AMENDED, RESTATED AND/OR SUPPLEMENTED BY THE FOLLOWING INSTRUMENTS: O.R. BOOK 4631, PAGE 4841; INSTRUMENT No. 2011000097972; AND INSTRUMENT No. 2015000254655, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE)

[*9] NOTICE OF DEVELOPMENT ORDER APPROVAL FOR PLAZA DEL SOL AS RECORDED IN OR BOOK 3646, PAGE 840, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE)

[*10] NOTICE OF DEVELOPMENT ORDER APPROVAL FOR ESTERO MEDICAL CENTER AS RECORDED AT INSTRUMENT No. 2008000162340, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS ALL OF PARCEL "G", BLANKET IN NATURE)

[*11] NOTICE OF LOT SPLIT APPROVAL RECORDED AT INSTRUMENT No. 2016000029961, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS ALL OF PARCEL "G", BLANKET IN NATURE)

[*12] CROSS ACCESS AND DRAINAGE EASEMENT AGREEMENT RECORDED AT INSTRUMENT No. 2016000082183, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, AS SHOWN HEREON)

[*13] RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT AT INSTRUMENT No. 2018000094891, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE)

### LEGEND

P.O.B. = POINT OF BEGINNING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
SIR = SET IRON ROD (LB #7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
INST = INSTRUMENT
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG = PAGE
EOP = EDGE OF PAVEMENT
D.E. = DRAINAGE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
A.E. = ACCESS EASEMENT
RCP = REINFORCED CONCRETE PIPE
CONC = CONCRETE
FND = FOUND
TYP = TYPICAL
INV = INVERT
MES = MITRED END SECTION
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
R/W = RIGHT-OF-WAY
W/ = WITH
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
TOB = TOP OF BANK
TOE = BOTTOM OF BANK/TOE OF SLOPE
= CATCH BASIN
= DRAINAGE MANHOLE
= SANITARY MANHOLE
= WATER VALVE
= NATURAL GAS LINE MARKER POST
= ELECTRIC SERVICE
= LIGHT POLE
= MITERED END SECTION
= WELL AND EQUIPMENT
= FIRE HYDRANT WITH VALVE
= BURIED VAULT
= FIBER OPTIC CABLE MARKER
= TELEPHONE SERVICE BOX
= SEWER VALVE

### LEGAL DESCRIPTION:

PER SCHEDULE "A" OF A TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8593112, DATED AUG 15, 2018 AT 12:44p.m.:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF PARCEL "G" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OD SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE N.89°51'32"E., ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 510.00 FEET; THENCE S.00°08'28"E., ALONG THE EAST LINE OF SAID PARCEL "G" FOR 75.50 FEET; THENCE N.89°51'32"E., ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 350.00 FEET; THENCE S.00°08'28"E., ALONG THE EAST LINE OF SAID PARCEL "G" FOR 494.08 FEET; THENCE S.71°47'58"W., ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID PARCEL "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°25'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W, ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 373.80 FEET; THENCE N.00°08'28"W., FOR 521.67 FEET; THENCE S.89°50'51"W., FOR 7.78 FEET; THENCE N.00°09'09"W., FOR 19.33 FEET; THENCE S.89°50'51"W., FOR 17.33 FEET; THENCE S.00°09'09"E., FOR 19.33 FEET; THENCE S.89°50'51"W., FOR 113.74 FEET; THENCE N.00°04'15"W., FOR 6.00 FEET; THENCE S.89°50'51"W., FOR 197.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°04'49"W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "G"; THENCE N.00°08'28"W., ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.

### NOTES:

SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, A TITLE REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8593112, DATED AUG 15, 2018 AT 12:44p.m., THE PLAT OF PLAZA DEL SOL (P.B. 80, PG 74), OFFICIAL RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL G, PLAT OF PLAZA DEL SOL, AS BEARING N.89°51'32"E.

PARCEL LIES WITHIN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION OF 16.0' N.A.V.D. 88, PER FLOOD INSURANCE RATE MAP (FIRM) 12071C 0591 H, HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2022 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS IT RELATES TO NATIONAL GEODETIC SURVEY BENCHMARK M 779 (ELEVATION 11.35' N.A.V.D. 88).

THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 ( 2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

SITE ADDRESS IS LISTED AS 10251 ARCOS AVE, ESTERO, FL 33928, PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY, TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED ON THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

AREA OF PARCEL SURVEYED IS 7.04 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 8-03-2023

FOR THE FIRM:

Denis J. O'Connell Jr.

Digitally signed by Denis J. O'Connell Jr.
Date: 2024.01.16 14:24:55 -05'00'

DENIS J. O'CONNELL JR. LICENSE NUMBER LS 5430 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

BY: _____
DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

THIS BOUNDARY AND TOPOGRAPHIC SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL JR. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE REPORT. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

### CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 75.00' | 34.15' | 33.86' | S 84°50'48" W | 26°05'24" |
| C2 | 125.00' | 17.52' | 17.51' | N 86°07'33" W | 8°01'50" |
| C3 | 27.00' | 12.87' | 12.75' | N 49°13'45" W | 27°18'52" |
| C4 | 100.00' | 14.02' | 14.01' | N 86°07'30" W | 8°01'51" |
| C5 | 100.00' | 45.54' | 45.15' | N 84°50'40" E | 26°06'31" |
| C6 | 100.00' | 157.08' | 141.42' | S 45°08'28" E | 90°00'00" |

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°50'51" W | 7.78' |
| L2 | N 00°09'09" W | 19.33' |
| L3 | S 89°50'51" W | 17.33' |
| L4 | S 00°09'09" E | 19.33' |
| L5 | N 00°04'15" W | 6.00' |
| L6 | N 00°08'28" W | 64.55' |

## 10251 ARCOS AVE, ESTERO

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY


METRON SURVEYING & MAPPING, LLC
LAND SURVEYORS PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE, SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com


| FILE NAME: | FIELD BOOK/PAGE: | PROJECT NO.: | SHEET: |
|---|---|---|---|
| 15430 SR.DWG | 744/42 | 15430 | 1 OF 1 |
| SURVEY DATE: | DRAWN BY: | SCALE: | CHECKED BY: |
| 8/04/23 | BUD | 1" = 40' | DJO |

(S-T-R) 35-46-25