

EXHIBIT A

LEGAL DESCRIPTION

A portion of the Park Avenue right-of-way.

Being a certain part of a road right-of-way that lying in Section 8, Township 52 South, Range 26 East, Collier County, Florida and which is more particularly described as follows:

Commencing at the centerline intersection of Elkcam Circle (having an 80-foot wide right-of-way) and Park Avenue (having a 100-foot wide right-of-way and formerly known as Lambert Drive); thence North 29° 19' 36" East 99.90 feet along the centerline of said Park Avenue; thence South 60° 40' 24" East 50.00 feet to the intersection of the easterly right-of-way line of said Park Avenue which is the **Point Of Beginning** and the beginning of a curve concave to the east, having a radius of 50.00 feet and through which a radial line bears North 60° 40' 24" West; thence southerly through a central angle of 61° 11' 19" an arc distance of 53.40 feet to the point of reverse curve of a curve concave to the northwest, having a radius of 50.00 feet and through which a radial line bears North 58° 08' 17" East; thence southwesterly through a central angle of 146° 09' 04" an arc distance of 127.54 feet to the point of compound curve of a curve concave to the northeast, having a radius of 640 feet and through which a radial line bears South 24° 17' 21" West; thence northwesterly through a central angle of 03° 37' 01" an arc distance of 40.40 feet to a point of cusp of a curve concave to the northwest, having a radius of 35.00 feet and through which a radial line bears South 27° 54' 21" West; thence northeasterly through a central angle of 88° 34' 45" an arc distance of 54.11 feet to the point of tangent; thence North 29° 19' 36" East 104.71 feet to the **Point Of Beginning**.

Containing 4,562 square feet, more or less.

Subject to any easements, rights-of-ways, restrictions, reservations or other matters of title.

Bearings are based upon an assumed plat bearing of North 29° 16' 36" East for the centerline of Lambert Drive (now known as Park Avenue), according to the plat of A Replat Of Tract "A", Marco Beach Unit Six, as recorded in Plat Book 12, Page 54 of the Public Records of Collier County, Florida.

Prepared by:

American Engineering Consultants of Marco Island, Inc.
Certificate of Authorization Number LB 7419

T. Alan Neal, P.L.S.
Professional Land Surveyor
State of Florida Reg. No. LS4656

07/02/2021

SURVEYOR'S NOTES

1. All dimensions are in feet and decimals thereof.
2. This legal description and sketch of description was prepared without the benefit of an abstract of title or title opinion; therefore it is subject to any easements encumbrances, reservations, restrictions, rights-of-ways, use and other matters of title.
3. This legal description and sketch of description is subject to any underground or not visible improvements.
4. Portions of the property described hereon may be subject to the jurisdiction and restrictions of governmental agencies.
5. This legal description and sketch of description does not reflect or determine ownership.
6. This legal description and sketch of description is **NOT A SURVEY**.

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION A PORTION OF PARK AVENUE RIGHT-OF-WAY

**SEE SHEET 2 OF 2
FOR SKETCH OF
DESCRIPTION**

AMERICAN ENGINEERING CONSULTANTS
OF MARCO ISLAND INC.

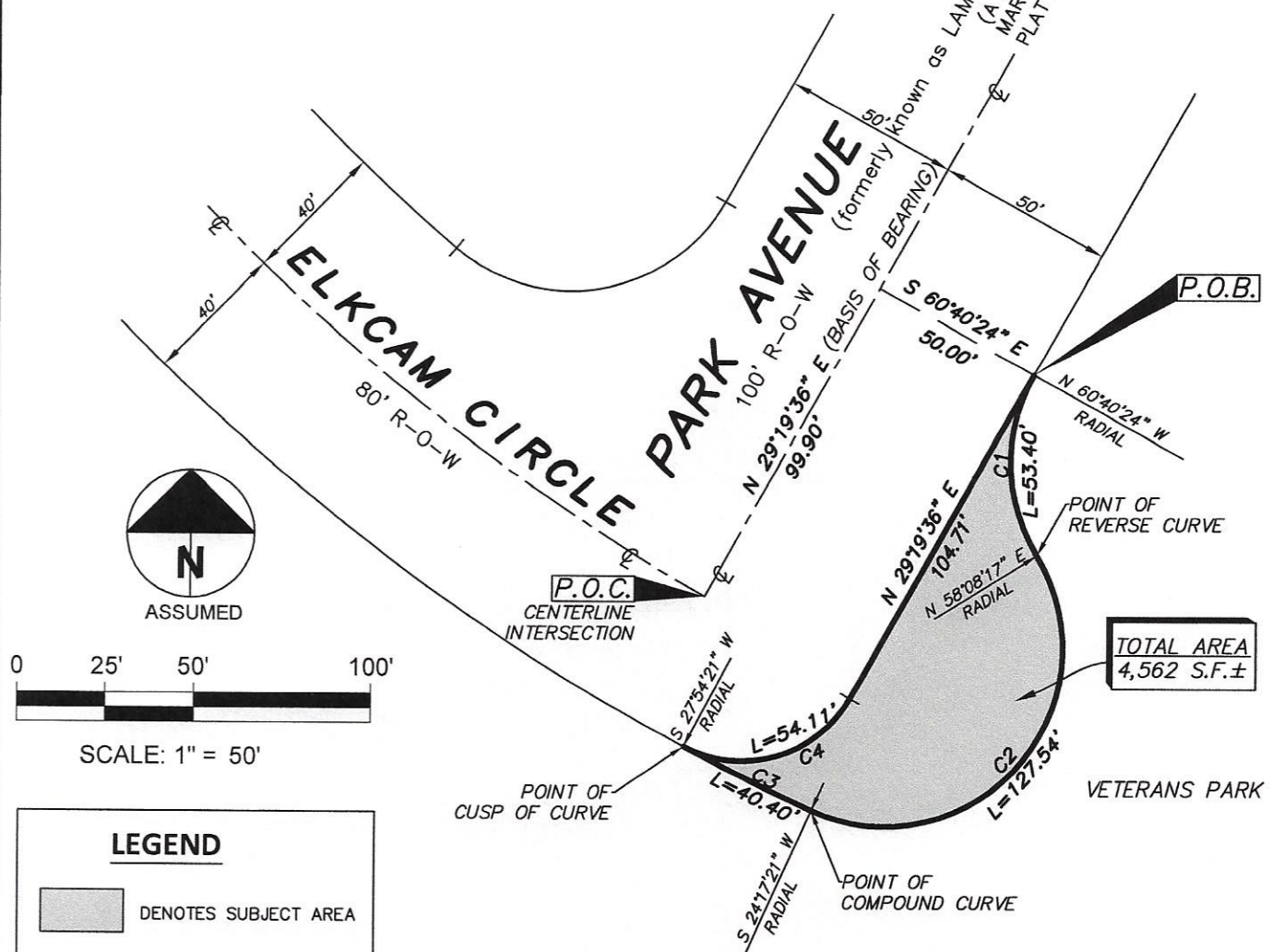
573 BALD EAGLE DRIVE
MARCO ISLAND, FLORIDA, 34145
(239) 394-1697

Job Number:	007-054-01
Scale:	1" = 50'
Date of Field Survey	04-22-2021
Drawing File:	007-054-01
Drawn By: CTM	DATE: 04-23-2021

SHEET 1 OF 2

NOT A SURVEY**EXHIBIT** _____**CURVE TABLE**

Curve	Delta Angle	Radius	Arc Length	Chord	Chord Bearing
C1	61°11'19"	50.00'	53.40'	50.90'	S 01°16'03" E
C2	146°09'04"	50.00'	127.54'	95.67'	S 41°12'49" W
C3	03°37'01"	640.00'	40.40'	40.39'	N 63°54'09" W
C4	88°34'45"	35.00'	54.11'	48.88'	N 73°36'59" E



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