

EXHIBIT "A"

Legal Description

PARCEL 1

BEING A PART OF LOT 3, ACCORDING TO THE PLAT OF "HIDDEN COVE ESTATES" AS RECORDED IN PLAT BOOK 17, PAGES 4A AND 4B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

BEGINNING AT THE N.E. CORNER OF SAID LOT 3, THENCE S00°01'49"W, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 208.71 FEET TO THE S.E. CORNER OF SAID LOT 3; THENCE N89°58'47"W, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 240.00 FEET; THENCE N02°41'54"W 208.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE S89°58'47"E, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

ALSO INCLUDING THE FOLLOWING BOAT LOT:

BEING THE SOUTH 1/2 OF BOAT LOT 3, ACCORDING TO THE PLAT OF "HIDDEN COVE ESTATES" AS RECORDED IN PLAT BOOK 17, PAGES 4A AND 4B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF BOAT LOT 3; THENCE S00°01'49"W, ALONG THE EAST LINE OF SAID BOAT LOT 3, A DISTANCE OF 52.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°01'49"W, ALONG SAID EAST LINE 52.18 FEET TO THE SOUTHEAST CORNER OF SAID BOAT LOT 3; THENCE N89°58'47"W, 25.57 FEET TO THE SOUTHWEST CORNER OF SAID BOAT LOT 3; THENCE N01°19'58"W, ALONG THE WEST LINE OF BOAT LOT 3, 52.27 FEET; THENCE S89°58'47"E, 26.81 FEET TO THE POINT OF BEGINNING.

NOT AN OFFICIAL COPY