

Exhibit A – Legal Description

DESCRIPTION OF PARCEL IN SECTION 2, TOWNSHIP 29, RANGE 43 EAST LABELLE, HENDRY COUNTY, FLORIDA

A tract or parcel of land situated in the State of Florida, County of Hendry, lying within Section 2, Township 29 South, Range 43 East, and further bounded and described as follows:

Commencing at the southwest corner of Block 1, Lot 8 of the Court-House Subdivision, recorded in Plat Book 2, Page 42, of the public records of Hendry County, Florida; thence, $N00^{\circ}26'02''W$, along the west line of said Lot 8, for 66.39 feet, to the Point of Beginning of the herein described parcel, on the east right-of-way line of College Street (50' wide right-of-way); thence, continuing $N00^{\circ}26'02''W$, along the west line of Block 1, Lots 8 through 15 of the Court-House Subdivision and the east right-of-way line of College Street, for 232.22 feet, to the south right-of-way line of Yeomans Avenue (50' wide right-of-way); thence, $N00^{\circ}25'53''W$, crossing said Yeomans Avenue, for 50.00 feet, to the intersection of the north right-of-way line of said Yeomans Avenue with the east right-of-way line of College Street and the southwest corner of Block 4, Lot 28 of said Court-House Subdivision; thence, continuing $N00^{\circ}25'53''W$, along the west line of Block 4, Lots 28 and 27 of the Court-House Subdivision and the east right-of-way line of College Street, for 50.00 feet, to the northwest corner of said Lot 27; thence, $N89^{\circ}16'53''E$, along the north line of Block 4, Lots 27 and 2 of the Court-House Subdivision and crossing a 10-foot wide alley between said Lots 27 and 2, for 209.87 feet, to the northeast corner of said Block 4, Lot 2 and the west right-of-way line of Main Street (50' wide right-of-way); thence, $S00^{\circ}26'23''E$, along the east line of Block 4, Lots 2 and 1 of the Court-House Subdivision and the west right-of-way line of Main Street, for 50.00 feet, to the said north right-of-way line of Yeomans Avenue; thence, continuing $S00^{\circ}26'23''E$, crossing said Yeomans Avenue, for 50.00 feet, to the intersection of the south right-of-way of Yeomans Avenue with the west right-of-way line of Main Street and the northeasterly corner of Block 1, Lot 16 of the Court-House Subdivision; thence, continuing $S00^{\circ}26'23''E$, along the east line of Block 1, Lots 16 through 1 and the west right-of-way line of Main Street, for 206.04 feet; thence, $S34^{\circ}22'34''W$, along the west right-of-way line of Main Street, for 43.79 feet, to the north right-of-way line of Hickpochee Avenue (variable width right-of-way); thence, along a non-tangent curve to the right with a radius of 4,636.66 feet, a central angle of $2^{\circ}02'43''$, and a long chord of $S86^{\circ}12'33''W$ 165.50 feet, for an arc length of 165.51 feet, to the said east right-of-way line of College Street; thence $N47^{\circ}20'17''W$, along the said west line of College Street, for 26.96 feet, to the Point of Beginning.

Parcel (including parts currently encumbered by Yeomans Avenue and the alley between Block 4, Lots 27/28 and 1/2) contains 72,113 sq. ft. (1.66 acres), more or less.

Bearings are based on the west right-of-way line of Main Street as bearing $S00^{\circ}26'23''E$.


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EXHIBIT B - SCHEDULE OF USES

WAWA PUD

Accessory Use or Structure

Convenience Stores, with Gas Pumps

Food and Beverage Sales/Establishments

Drive-Thru (limited to a pick up lane only “fly-through”)

**EXHIBIT C
SITE DEVELOPMENT REGULATIONS**

Development Regulations Table

Minimum Lot Area	20,000SF
Minimum Lot Depth	200 sq. ft.
Minimum Lot Width	100 sq. ft.
Impervious Area	65% maximum
Front Yard Setback (SR 80)	20 FT
Side Yard (College and Main)	20 FT
Rear Yard (north property line)	15 FT
Max. Building Height	30 FT
Minimum Open Space	20%

Exhibit D – Master Concept Plan

