

Exhibit "A"

**Leomas Landing Community Development District
Legal Description**

TRACT 1:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 15, 2213.82 FEET TO THE EAST RIGHT OF WAY LINE OF ATLANTIC COAST LINE RAILROAD; THENCE SOUTH $21^{\circ}25'$ EAST ALONG SAID RIGHT OF WAY LINE 1428.20 FEET TO THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE SOUTH $89^{\circ}50'$ EAST ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 361.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE SOUTH $0^{\circ}38'$ WEST ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 896.25 FEET TO THE EAST RIGHT OF WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE SOUTH $21^{\circ}25'$ EAST ALONG SAID EAST RIGHT OF WAY LINE 561.45 FEET; THENCE NORTH $87^{\circ}45'$ EAST 440.00 FEET; THENCE NORTH $1^{\circ}10'$ WEST 687.00 FEET; THENCE NORTH $25^{\circ}10'$ WEST 433.82 FEET; THENCE NORTH $9^{\circ}26'$ EAST 224.20 FEET; THENCE NORTH $34^{\circ}01'$ EAST 317.48 FEET; THENCE NORTH $27^{\circ}32'$ EAST 252.00 FEET; THENCE NORTH $88^{\circ}32'$ EAST 430.00 FEET; THENCE NORTH $12^{\circ}25'$ EAST 622.34 FEET; THENCE NORTH $0^{\circ}27'$ EAST 260.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT A POINT 93 FEET SOUTH OF THE SOUTH BOUNDARY OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, MEASURED ALONG THE EASTERLY BOUNDARY OF THE ATLANTIC COAST LINE RAILROAD, TO THE POINT OF BEGINNING; THENCE SOUTH $21^{\circ}25'$ EAST ALONG THE EASTERLY BOUNDARY OF THE ATLANTIC COAST LINE RAILROAD 104.7 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF STATE ROAD 17-A, 115 FEET; THENCE 90° TO THE RIGHT IN A SOUTHERLY DIRECTION 10 FEET; THENCE 90° TO THE LEFT IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF STATE ROAD 17-A, 132 FEET, POINT BEING 40 FEET FROM THE CENTERLINE OF STATE ROAD 17-A; THENCE SOUTH $87^{\circ}45'$ WEST 259.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN WEST ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$ A DISTANCE OF 796.95 FEET; THENCE SOUTH $04^{\circ}24'$ EAST 730.85 FEET; THENCE SOUTH $89^{\circ}05'$ EAST 633.48 FEET; THENCE NORTH $12^{\circ}25'$ EAST 490.28 FEET; THENCE NORTH $0^{\circ}27'$ EAST, 260.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN WEST ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 796.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH LINE 100.00 FEET; THENCE SOUTH $04^{\circ}24'00''$ EAST 729.24 FEET; THENCE SOUTH $89^{\circ}05'00''$ EAST 100.14 FEET; THENCE NORTH $04^{\circ}24'00''$ WEST 730.85 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PART LYING WITHIN THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND ASSUMING THE NORTH LINE OF SAID NORTHWEST ¼ TO BE ON A BEARING OF EAST, RUN THENCE SOUTH 00°27'00" WEST 736.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'00" WEST 128.27 FEET; THENCE SOUTH 88°32'00" WEST 459.11 FEET; THENCE NORTH 01°28'00" WEST 147.49 FEET; THENCE SOUTH 89°05'00" EAST 463.80 FEET, RETURNING TO THE POINT OF BEGINNING.

AND

TRACT 2:

LEGAL DESCRIPTION:

A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (CENTER OF SECTION) OF SAID SECTION 15. SAID POINT ALSO LOCATED ON THE NORTH RIGHT-OF-WAY OF STATE ROAD S-17-A; THENCE NORTH 00°13'20" EAST AND ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION, 666.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID POINT LOCATED ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION; THENCE NORTH 00°13'20" EAST ALONG SAID LINE 834.00 FEET TO A POINT LOCATED ON THE EXISTING SHORELINE OF DINNER LAKE; THENCE IN A NORTHWESTERLY DIRECTION MEANDERING ALONG SAID LINE, 320 FEET MORE OR LESS, SAID LINE HAVING A CONTROL BEARING OF NORTH 20°57'52" WEST, FOR 315.56 FEET; THENCE SOUTH 88°18'20" WEST, 445.00 FEET; THENCE SOUTH 27°18'20" WEST, 252.00 FEET; THENCE SOUTH 33°47'20" WEST, 317.48 FEET; THENCE SOUTH 09°12'20" WEST, 224.20 FEET; THENCE SOUTH 25°23'40" EAST, 433.82 FEET; THENCE SOUTH 01°23'40" EAST, 701.13 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD S-17-A, SAID POINT ALSO LYING ON AN ARC OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 858.51 FEET AND A CENTRAL ANGLE OF 12°52'33"; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AND SAID CURVE, 192.93 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 84°10'41" EAST, FOR 192.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO LOCATED ON THE EAST-WEST QUARTER SECTION LINE; THENCE NORTH 89°56'12" EAST AND ALONG SAID EAST-WEST QUARTER SECTION LINE AND STILL ALONG SAID RIGHT-OF-WAY, 485.28 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

ALL OF BLOCKS I AND J OF "CARLTON CLUB, INC.", AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 23, AND THE REPLAT OF CARLTON CLUB, INC., AS PER PLAT RECORDED IN PLAT BOOK 27, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF STATE ROAD 9-17-A. SAME PARCEL BEING THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ (CENTER OF SECTION) OF SAID SECTION 15, SAID POINT ALSO LOCATED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-17-A, THENCE N 89°56'12" E AND ALONG THE EAST-WEST $\frac{1}{4}$ SECTION LINE OF SAID SECTION AND SAID NORTH RIGHT OF WAY LINE OF STATE ROAD S-17-A, 662.86 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION; THENCE N 00°08'41" E ALONG THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION, 666.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION; THENCE S 89°53'20" W ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION, 661.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$ OF SAID SECTION, SAID POINT LOCATED ON THE NORTH-SOUTH $\frac{1}{4}$ SECTION LINE OF SAID SECTION; THENCE S 00°13'20" W ALONG SAID LINE, 666.35 FEET TO THE POINT OF BEGINNING.