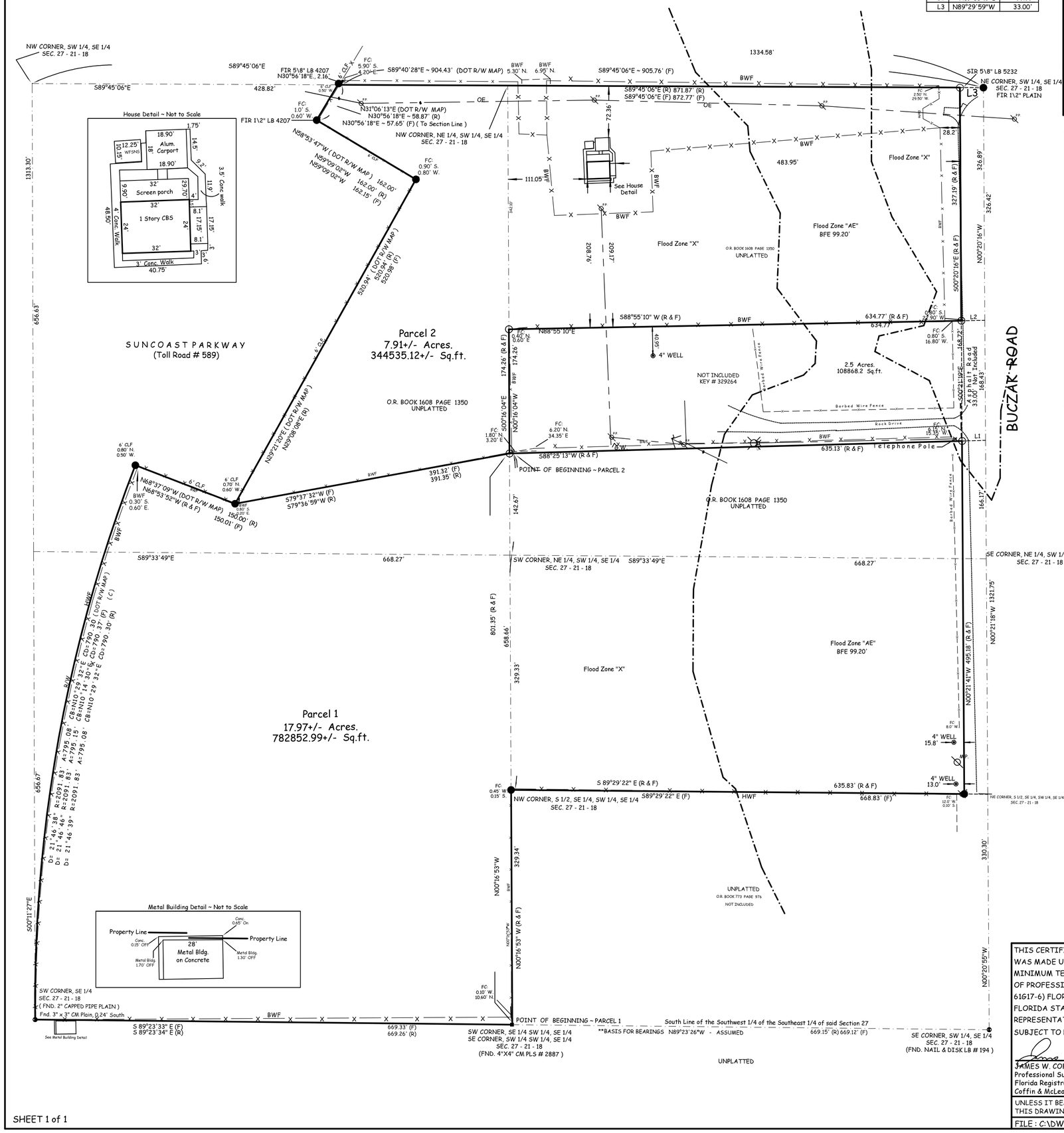
EXHIBIT "A"

MAP OF SURVEY – BOUNDARY SURVEY

NUM.	BEARING	DISTANCE
L1	S88°39'23"W	33.00'
L2	N89°55'19"E	33.00'
L3	N89°29'59"W	33.00'



COFFIN & McLEAN ASSOC.,INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611–5145
(352) 683–5993 FAX (352) 683–9156

Party Chief:	C. COFFIN	W.O.	18- 138
DrawnBy:	J. COFFIN	DATE OF MAP:	03-15-18
Checked By:	J. COFFIN	F.B. 794 PG.	77-78

CERTIFIED TO THE FOLLOWING ONLY:
Clyde Brass

DESCRIPTION:
SEE LEGAL DESCRIPTION BELOW.

SECTION: 27 TWP. 21 S RANGE: 18 E

PARENT TRACT: O.R. BOOK 1608 PAGE 1350

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida.

SURVEY DESCRIPTION:
The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, LESS 33 feet for road right-of-way and LESS the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as described in O.R. Book 773, Page 976 and LESS right-of-way for Suncoast Parkway, Hernando County, Florida. LESS a portion of land more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89deg 23'26" W, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N 00deg 16'53" W, a distance of 801.35 feet to the POINT OF BEGINNING; continue thence N 00 deg 16'53" W, a distance of 174.26 feet; thence run N 88deg 55'08" E, a distance of 634.77 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said West right-of-way line S 00deg 21'21" E, a distance of 168.72 feet; thence run S 88deg 25'11" W, a distance of 635.13 feet to the POINT OF BEGINNING.

SURVEY DESCRIPTION:
Parcel 1: particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27,also being the POINT OF BEGINNING; said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N 00° 16'53" W, a distance of 329 34 feet; thence S89°29' 22"E, a distance of 635.83 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run along said West right-of-way line N00°21'41"W, a distance of 495.18 feet; thence run S88°25'13"W, a distance of 635.13 feet; thence run S79°36'59"W, a distance of 391.35 feet to a point on the East Right of way line of the Suncoast Parkway; thence continue S68°53'52"E, a distance of 150.00 feet to a point on a non Tangent curve to the left have a Central angle of 21°46'39", a Radius of 2091.83', a Chord Bearing and Distance of S10°14'30"W,790.30 feet thence 795.08 feet along the Arc of to the Southwest Corner of the Southeast 1/4 of Section 27, said said curve to the Southwest corner of the Southeast 1/4 of Section 27 said point Monumented with a 2" Capped Iron Pipe; thence run S89°23'34"E along the South Line of the of the Southwest 1/4 of the Southeast 1/4 of said Section 27 a distance of 669.26 feet to the POINT OF BEGINNING.
Containing 17.97 Acres MORE OR LESS.

Parcel 2: particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 18 East, Hernando County, Florida, said commencement point being monumented with a nail & disk "LB 194", thence run along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 27 N 89°23'26" W, a distance of 669.15 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 27, said corner being monumented with a 4" X 4" concrete marker "PLS # 2887"; thence run along the West line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 N 00° 16'53" W, a distance of 801.53 feet to the POINT OF BEGINNING, thence run S79°36'59"W, a distance of 391.35 feet to a point on the East Right of way line of the Suncoast Parkway; thence run N29°08'08"E along the East Right of Way of the Suncoast Parkway a distance of 520.94 feet; thence run N59°09'02"W along the East Right of way line of the Suncoast Parkway a distance of 162.00 feet; thence run N30°56'18"E along the East Right of way line of the Suncoast Parkway a distance of 58.87 feet; thence run S89°45'06"E a distance of 871.87 feet to a point on the West right-of-way line of Buczak Road, as it is now established; thence run S00°20'16"E on said West Right of Way line of Buczak Road a distance of 327.19 feet; thence run S88°55'10"W a distance of 634.77 feet; thence run S00°16'04"E a distance of 174.26 feet to the POINT OF BEGINNING.
Containing 7.91 Acres MORE OR LESS.

ABBREVIATIONS LEGEND

AC Air Conditioner
ADS Advanced Drainage System
AGL Above Ground Level
AGP Above Ground Pool
ALUM. Aluminum
ASNS Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BLDG Building
BM Benchmark
BWF Barbed Wire Fence
C Calculated from Record Information
CI Curve #1
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CC Concrete Curb
CE Covered Entry
CLF Chain Link Fence
CLP Concrete Light Pole
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPP Concrete Powerpole
CP&D Concrete Pool & Deck
CR County Road
CW Concrete Walk
D DEED
DI Drop Inlet
DL Decorative Ledge
DRA Drainage Retention Area
DROW Drainage Right-of-way
DW Decorative Window
DWL Decorative Wall
EB Electric Box
EL Elevation
EOLR Edge of Limerock Road
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
FC Fence Corner
FCIP Found Capped Iron Pipe
FCIR Found Capped Iron Rod
FCM. Found Concrete Monument
FE Fence End
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FL Fence Line
FMN&D Found Mag Nail & Disk
FND. Found
FPK&D Found PK Nail & Disk
FR Fence Room
GP Gate Post
GW Guy Wire
HCS Handicap Parking Sign
HWF Hog Wire Fence
IGV Irrigation Valve box
INV Invert
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
NTS Not to Scale
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR Official Record
OTV Overhead Television Wire
OTW Overhead Telephone Wire
PB Plat Book
PE Plat Error
PC Point of Curvature
PCC Point of Compound Curve
PCP Permanent Control Point
PI Point of Intersection
PLTR Plotter
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PRC Point of Reverse Curve
PRM Permanent Reference Monument
PSB Painted "STOP" Bar
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
RNS Roof No Slab
ROS Roof over Slab
ROW Roof over Wrapwall
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Slab
SEVP Screened Enclosed Vinyl Pool
SHS Stucco Over Frame Residence
STR Street Name
SIS Sewer in Street
SP Screen Porch
SR State Road
SROS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGFS Underground Power Service
VF Vinyl Fence
WDF Wood Fence
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

02-12-26
Date of Last Field Work

JAMES W. COFFIN CERTIFICATE No. 3882 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CONTROL & CORNER LEGEND

- ● Found
- ◉ Found
- ◭ Found
- □ Set 4" x 4" C.M. LB# 5232
- ○ Set 5/8" Iron Rod LB# 5232
- ■ Found
- ▣ Found
- ◬ Found
- ▲ Found
- △ Set

Elevations shown refer to: ☐NGVD 1929 ☐NAVD 1988 ☐ ASSUMED

Flood Plane Certification: According to the F.I.R.M. Map Community Panel 12053C 0176 D Dated: 02-02-12
The property appears to be Flood Zone(s) "X & AE" and the Base Flood Elevation is 99.20' NAVD 1988 DATUM.

REVISIONS	DATE
BOUNDARY SURVEY	03-08-18
Boundary Split	02-12-26
add Digital Seal	03-20-26

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DISK 18-138.CR5

FILE : C:\DWG\2018DWG\00-18\18-100\18-138Split.DWG Last Date Plotted : 03-20-26

SHEET 1 of 1