

EXHIBIT A

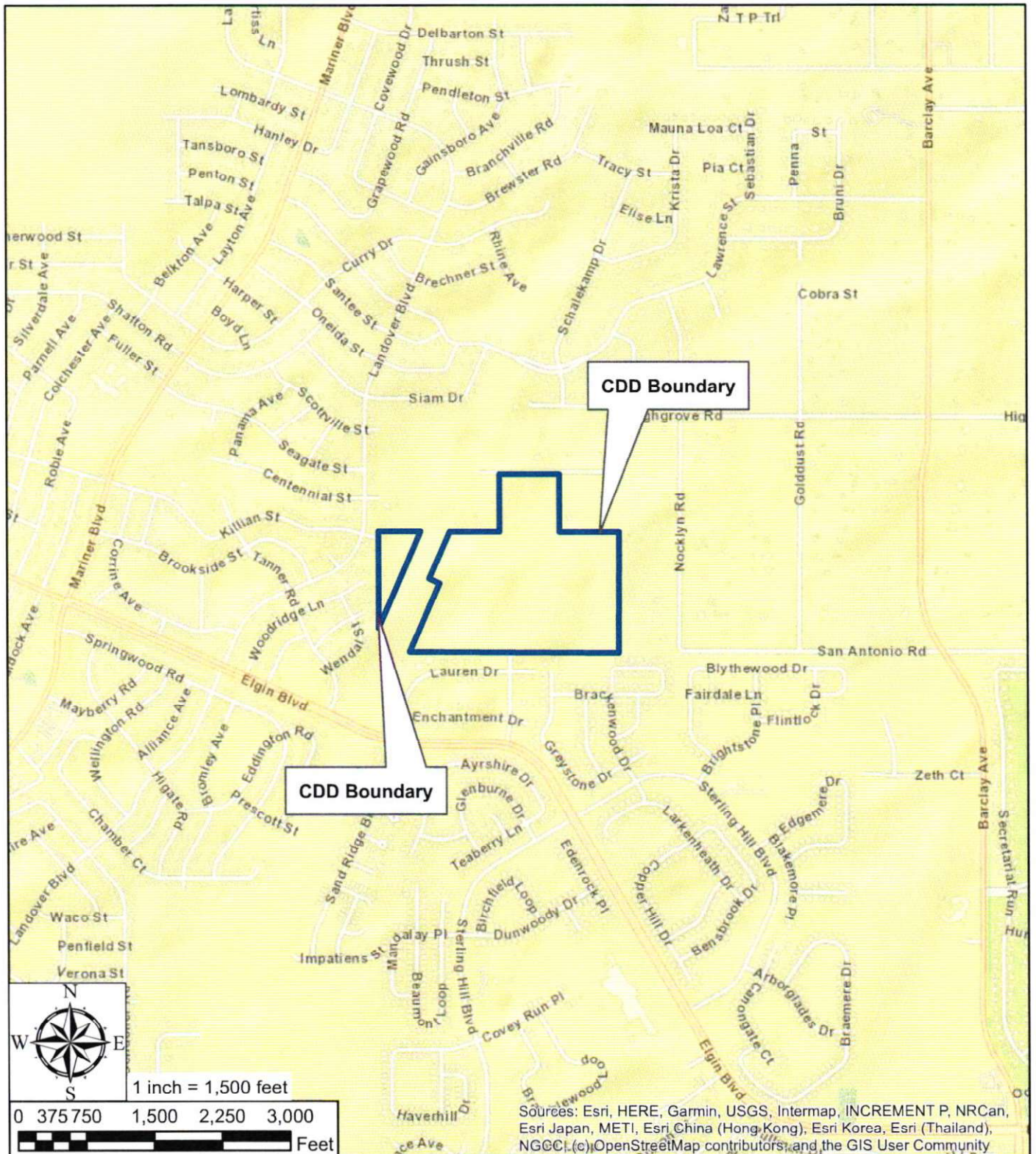


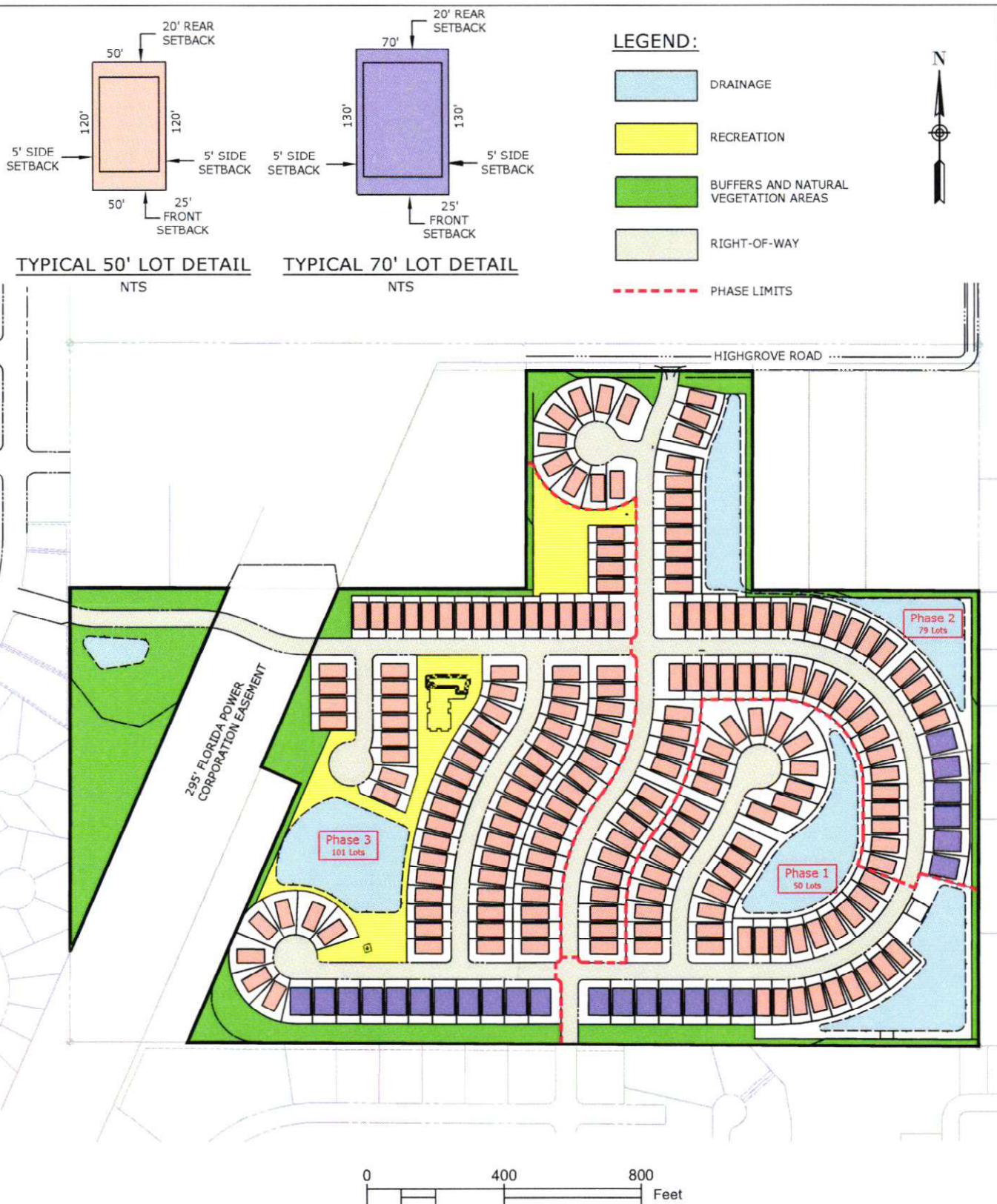
EXHIBIT 1.0: Location Map

Springside Community Development District Diamond Developing, LLC

Sec/Twn/Rng
04/23S/18E

Document Path: M:\2023 Projects\23034 Diamond Developing_VanGogh-Springside Grove\ENG\GIS\GIS(23034)1.mxd

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management



Coastal

Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

SITE PLAN

SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT
DIAMOND DEVELOPING, LLC

DATE
11/06/23

23034

EXHIBIT

1.1

LEGAL DESCRIPTION:

As provided with the Commitment of Title Insurance issued by First American Title Insurance Company, File No. 1062-5199176, Dated January 25, 2021 at 8:00AM.

TRACT NO. 11:

Commencing at the Southeast corner of the North 1/2 of the southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 990.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet; thence North 00°06'16" East, a distance of 664.87 feet; thence South 89°57'29" East, a distance of 330.00 feet; thence South 00°06'16" West, a distance of 665.16 feet to the Point of Beginning, LESS the Northerly 25 feet thereof for road right-of-way. [SHOWN AS "(L1)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

TRACT NO. 12:

Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; go thence North 89°54'28" West, along the South line of the aforesaid North 1/2, a distance of 660.00 feet to the Point of Beginning; thence continue North 89°54'28" West, a distance of 330.00 feet; thence North 00°06'16" East, a distance of 665.16 feet; thence South 89°57'29" East, a distance of 330.00 feet; thence South 00°06'16" West, a distance of 665.45 feet to the Point of Beginning, LESS the Northerly 25 feet for road right-of-way. [SHOWN AS "(L2)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL I:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows: From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4; thence North 00°13'54" East, 1,326.15 feet to the Point of Beginning; thence South 89°42'45" East, 463.66 feet to the Northwestern line of a 295.00 foot Florida Power Corporation easement; thence South 23°46'43" West, 475.00 feet along said easement; thence 221.22 feet along the arc of a curve to the right, radius of 199.00 feet, chord North 34°22'28" West, 210.01 feet; thence 248.77 feet along the arc of a curve to the left, having a radius of 199.00 feet, chord North 38°20'28" West, 232.89 feet; thence North 74°09'15" West, 9.78 feet; thence North 00°13'54" East, 78.34 feet to the Point of Beginning. [SHOWN AS "(L3)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL II:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows: From the Southeast corner of said Section 4, run North 00°17'54" East, 590.00 feet along the East line of Section 4 to the Point of Beginning; thence North 89°36'19" West, 1,465.63 feet; thence 426.66 feet along the arc of a curve to the right, radius 1,000.00 feet, chord North 77°54'48" West, 423.43 feet; thence North 66°13'17" West, 247.24 feet to the Southeast line of a 295.00 foot Florida Power Corporation easement; thence North 23°46'43" East, 603.22 feet along said line; thence South 89°42'45" East, 1,866.55 feet to the East line of Section 4; thence South 00°17'54" West, 741.10 feet along the East line of Section 4 to the Point of Beginning. [SHOWN AS "(L4)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL III:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4 as a Point of Beginning, run North 89°36'19" West, 2,442.85 feet along the South line of Section 4 to the Southeast line of a 295.00 foot Florida Power Corporation easement; thence North 23°46'43" East, 843.19 feet along said line; thence South 66°13'17" East, 247.24 feet, thence 426.66 feet along the arc of a curve to the left, radius 1,000.00 feet, chord South 77°54'48" East, 423.43 feet; thence South 89°36'19" East, 1,465.63 feet to the East line of Section 4; thence South 00°17'54" West, 590.00 feet along the East line of Section 4 to the Point of Beginning. [SHOWN AS "(L5)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

PARCEL IV:

A portion of the South 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida described as follows:

From the Southeast corner of said Section 4, run North 89°36'19" West, 2,650.33 feet along the South line of Section 4, thence North 00°13'54" East, 261.74 feet to the Northwestern line of a 295.00 foot Florida Power Corporation easement and the Point of Beginning; thence North 00°13'54" East, 986.07 feet, thence South 74°09'15" East, 9.78 feet, thence 248.77 feet along the arc of a curve to the right, radius 199.00 feet, chord South 38°20'28" East, 232.89 feet, thence 221.22 feet along the arc of a curve to the left, radius 199.00 feet, chord South 34°22'28" East, 210.01 feet to the Northwestern line of a 295.00 foot Florida Power Corporation easement; thence South 23°46'43" West, 685.60 feet along said line to the Point of Beginning. [SHOWN AS "(L6)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]

EASEMENT

A 50-foot wide Easement Area for roadway purposes to provide private access across Grantor's fee-owned 295-foot wide electric transmission line right-of-way strip in the South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, said 50-foot wide Easement Area being located across said 295-foot wide right-of-way strip in the area generally Southerly of Grantor's existing Towers No. CC-155 and CLT-154 and being more particularly described as follows:

From the Northwest corner of South 1/2 of Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida, run South 89°54'28" East, along the North boundary of said South 1/2 of Southeast 1/4 of Section 4, for 463.02 feet to its point of intersection with the Westerly line of Grantor's fee owned 295-foot wide electric transmission line right-of-way strip, said point being North 89°54'28" West, 2,189.44 feet from the Northeast corner of said South 1/2 of Southeast 1/4 of Section 4; run thence South 23°32'36" West, along said Westerly right-of-way line, 450.00 feet to the Point of Beginning; thence South 66°27'24" East, on a course perpendicular to said Westerly right-of-way line, 295.00 feet to the Easterly line of said 295.00-foot wide right-of-way strip; thence South 23°32'36" West, along said Easterly right-of-way line, 50.00 feet; thence North 66°27'24" West, parallel to and 50 feet from the aforesaid perpendicular course, 295.00 feet to said Westerly right-of-way line; thence North 23°32'36" East, along said Westerly right-of-way line, 50.00 feet to the Point of Beginning. [SHOWN AS "(L7)" ON THE BOUNDARY AND SECTION MAP AND MAP OF SURVEY]


LESS AND EXCEPT

that portion conveyed to Hernando County Water and Sewer District, a public body corporate and politic, by Warranty Deed recorded in Book 3489, Page 724, of the public records of Hernando County, Florida, and being more particularly described as follows:

A parcel of land lying in and being a part of Section 4, Township 23 South, Range 18 East, Hernando County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; thence N.89°48'26"W. along the South line of said Section 4 a distance of 2307.37 feet to the Point of Beginning; thence continue N.89°48'26"W along said South line a distance of 135.38 feet to a point on the East right-of-way line of Florida Power Corporation; thence N.23°33'36"E. along said East right-of-way line a distance of 878.85 feet; thence leaving said East right-of-way line S.66°26'24"E. a distance of 124.28 feet; thence S.23°33'36"W. parallel to said East right-of-way line a distance of 825.15 feet to the Point of Beginning.

A total of 78.69 acres more or less.

 Engineering Planning Surveying Environmental Traffic Transportation Construction Management 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	LEGAL DESCRIPTION EXHIBIT		DATE 11/06/23
	SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT DIAMOND DEVELOPING, LLC		23034
			EXHIBIT 2.1