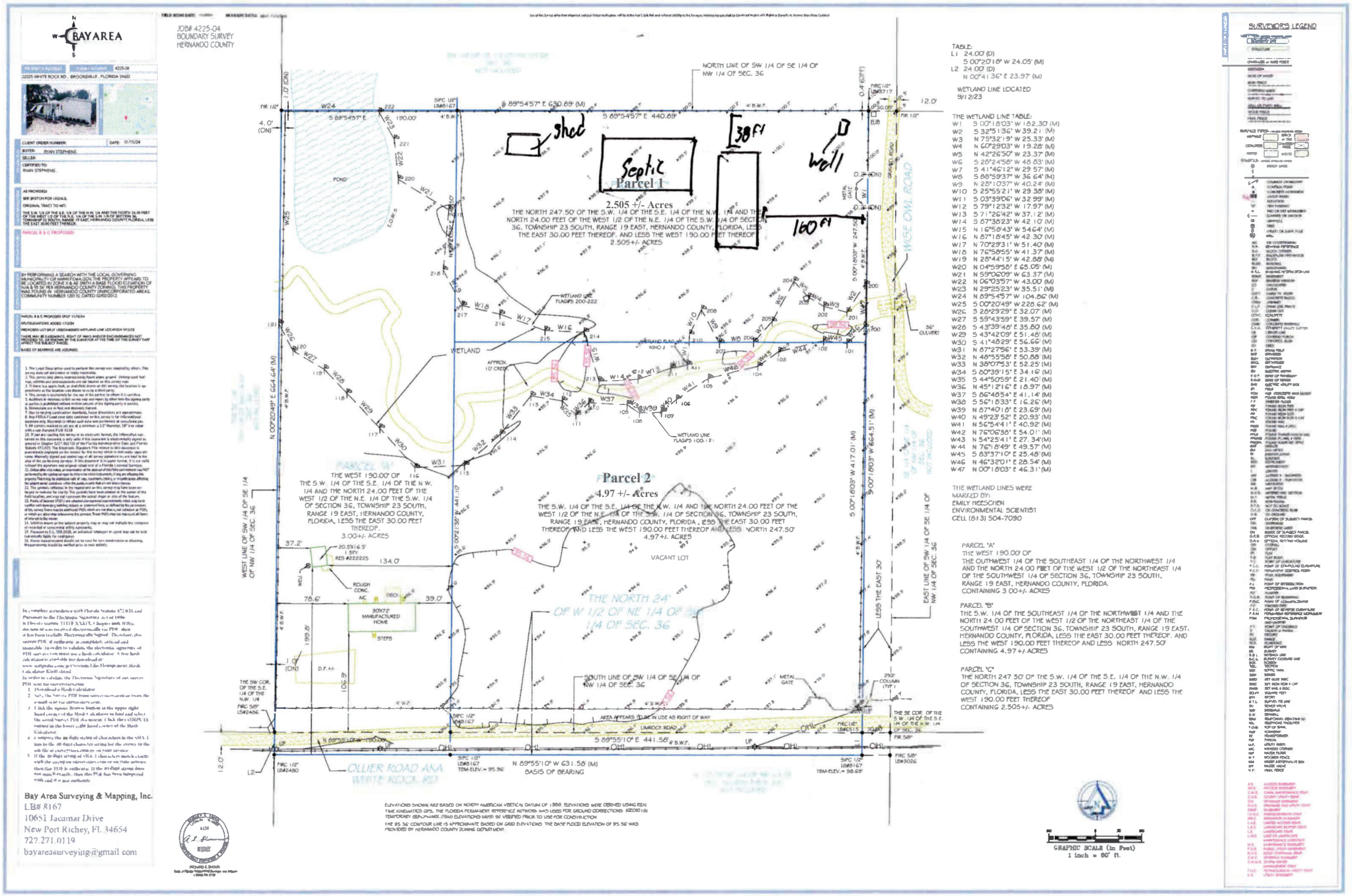
EXHIBIT "A"


BAYAREA
JOB# 4225-04
BOUNDARY SURVEY
HERNANDO COUNTY
22225 WHITE ROCK RD , BROOKSVILLE , FLORIDA 34602
CLIENT ORDER NUMBER:
DATE: 01/15/24
BUYER: RYAN STEPHENS
SELLER:
CERTIFIED TO:
RYAN STEPHENS
AS PROVIDED
SEE SKETCH FOR LEGALS.
ORIGINAL TRACT TO WIT:
THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY FLORIDA, LESS THE EAST 30.00 FEET THEREOF.
PARCEL B & C PROPOSED
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X & AE (WITH A BASE FLOOD ELEVATION OF N/A & 95.56' PER HERNANDO COUNTY ZONING). THIS PROPERTY WAS FOUND IN HERNANDO COUNTY (UNINCORPORATED AREAS, COMMUNITY NUMBER 1200 10, DATED 02/02/2012.
PARCEL B & C PROPOSED SPLIT 11/15/24
UTILITIES/ELEVATIONS ADDED 1/12/24
REVISED LOT SPLIT UNDER ADDED WETLAND LINE LOCATION 9/12/23
THERE MAY BE EASEMENTS, RIGHT OF WAYS AND/OR ENCUMBRANCES NOT PROVIDED TO, OR KNOWN BY THE SURVEYOR AT THE TIME OF THIS SURVEY THAT AFFECT THE SUBJECT PARCEL.
BASIS OF BEARINGS ARE ASSUMED.
Bay Area Surveying & Mapping, Inc.
LB# 8167
10651 Jacamar Drive
New Port Richey, FL 34654
727.271.0119
bayareasurveying@gmail.com
Shed
Septic
Parcel 1
2.505 +/- Acres
THE NORTH 247.50' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF. AND LESS THE WEST 190.00 FEET THEREOF
2.505+/- ACRES
38 ft
Well
160 ft
NORTH LINE OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 36
S 89°54'57" E 630.89' (M)
S 89°54'57" E 440.89'
POND
WISE OWL ROAD
GRAVEL ROAD
WETLAND
WETLAND LINE FLAGS 200-222
WETLAND LINE FLAGS 100-121
36" CULVERT
PARCEL "A"
THE WEST 190.00' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF.
3.00+/- ACRES
Parcel 2
4.97 +/- Acres
THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA , LESS THE EAST 30.00 FEET THEREOF. AND LESS THE WEST 190.00 FEET THEREOF AND LESS NORTH 247.50'
4.97+/- ACRES
VACANT LOT
WEST LINE OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 36
EAST LINE OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 36
LESS THE EAST 30'
THE NORTH 24' OF W 1/2 OF NE 1/4 OF SW 1/4 OF SEC. 36
20.5X16.5' 1 STY. RES #222225
ROUGH CONC.
30X72' MANUFACTURED HOME
STEPS
D.F.+/-
SOUTH LINE OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC. 36
METAL GATE
AREA APPEARS TO BE IN USE AS RIGHT OF WAY
UNROCK ROAD
THE SW COR. OF THE S.E. 1/4 OF THE N.W. 1/4
THE SE COR. OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 36
S 89°55'10" E 441.58'
N 89°55'10" W 631.58' (M)
BASIS OF BEARING
OLLIER ROAD AKA WHITE ROCK RD
TABLE:
L1 24.00' (D) S 00°20'16" W 24.05' (M)
L2 24.00' (D) N 00°41'36" E 23.97' (M)
WETLAND LINE LOCATED 9/12/23
THE WETLAND LINE TABLE:
W1 S 00°16'03" W 152.30' (M)
W2 S 32°51'36" W 39.21' (M)
W3 N 75°32'19" W 25.33' (M)
W4 N 60°29'03" W 19.28' (M)
W5 N 42°26'50" W 23.37' (M)
W6 S 26°24'58" W 46.83' (M)
W7 S 41°46'12" W 29.57' (M)
W8 S 88°59'37" W 36.64' (M)
W9 N 25°10'37" W 40.24' (M)
W10 S 25°55'21" W 29.36' (M)
W11 S 03°39'06" W 32.99' (M)
W12 S 79°12'32" W 17.97' (M)
W13 S 71°26'42" W 37.12' (M)
W14 S 87°38'23" W 42.10' (M)
W15 N 16°56'43" W 54.64' (M)
W16 N 87°18'45" W 42.30' (M)
W17 N 70°29'31" W 51.40' (M)
W18 N 76°58'55" W 41.37' (M)
W19 N 28°44'15" W 42.88' (M)
W20 N 04°59'58" E 65.05' (M)
W21 N 59°06'09" W 63.37' (M)
W22 N 06°03'57" W 43.00' (M)
W23 N 29°25'23" W 35.51' (M)
W24 N 89°54'57" W 104.86' (M)
W25 S 00°20'49" W 228.62' (M)
W26 S 26°29'29" E 32.07' (M)
W27 S 59°43'59" E 39.57' (M)
W28 S 43°39'48" E 35.80' (M)
W29 S 43°42'09" E 51.48' (M)
W30 S 41°48'29" E 56.66' (M)
W31 N 87°27'56" E 53.39' (M)
W32 N 48°55'58" E 50.88' (M)
W33 N 38°07'53" E 52.25' (M)
W34 S 80°39'15" E 34.16' (M)
W35 S 44°50'59" E 21.40' (M)
W36 N 45°12'16" E 16.97' (M)
W37 S 86°46'54" E 41.14' (M)
W38 S 56°18'33" E 16.26' (M)
W39 N 87°40'18" E 23.69' (M)
W40 N 49°23'52" E 20.93' (M)
W41 N 56°54'11" E 40.92' (M)
W42 N 76°06'36" E 54.01' (M)
W43 N 54°25'41" E 27.34' (M)
W44 N 76°18'49" E 49.57' (M)
W45 S 83°37'10" E 25.48' (M)
W46 N 46°32'01" E 28.54' (M)
W47 N 00°16'03" E 46.31' (M)
THE WETLAND LINES WERE MARKED BY:
EMILY HEESCHEN
ENVIRONMENTAL SCIENTIST
CELL (813) 504-7090
PARCEL "A"
THE WEST 190.00' OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.
CONTAINING 3.00+/- ACRES
PARCEL "B"
THE S.W. 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 24.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF. AND LESS THE WEST 190.00 FEET THEREOF AND LESS NORTH 247.50'
CONTAINING 4.97+/- ACRES
PARCEL "C"
THE NORTH 247.50' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 30.00 FEET THEREOF. AND LESS THE WEST 190.00 FEET THEREOF
CONTAINING 2.505+/- ACRES
GRAPHIC SCALE (In Feet)
1 inch = 60' ft.
SURVEYOR'S LEGEND