

EXHIBIT "A"

MAP OF SURVEY, BOUNDARY SURVEY

PURPOSE OF SURVEY: A BOUNDARY SURVEY FOR PARCEL RECONFIGURATION WITH DESCRIPTIONS FOR SUBMITTAL ONLY

INTEGRITY LAND SOLUTIONS GROUP, INC.
Professional Land Surveying & Mapping
12845 Centralia Rd./P.O. Box 6900 Spring Hill, FL 34611
Phone: (352) 448-1025 email: i2528@integrityfl.com

WORK ORDER: 25-44 MAP DATE: 4/25/2025
CERTIFIED TO THE FOLLOWING ONLY:
- DAVID COLLINS

SECTION: 33 TOWNSHIP: 23 S RANGE: 20 E
Parcel Key: 0276799 Physical Address: 0 2011 Chessa Dr



PARENT TRACT DESCRIPTION O.R. BOOK 854 PAGE 1532

TRACT 7: THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 1320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 60 FEET THEREOF FOR AN ACCESS AND UTILITY TRACT.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND,

TRACT 8: THE EAST 1320 FEET, LESS THE NORTH 990 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 60 FEET AND THE SOUTH 60 FEET THEREOF FOR AN ACCESS AND UTILITY TRACT.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL "A"

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION; GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, N89°42'30"W A DISTANCE OF 59.86 FEET TO THE NE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 4443 AND PAGE 1405 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A 1/2" CROWN BORN BORN STAMMED P.C.S. 2763, THENCE RUN N89°42'30"W A DISTANCE OF 60.03 FEET TO THE SE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 3528 AND PAGE 1935 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID SE CORNER BEING THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED WITH A 5/8" IRON ROD NO IDENTIFICATION; THENCE RUN ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL AND THE NORTH LINE OF A 60 FOOT WIDE ACCESS A UTILITY TRACT (HIDDEN POND LA), S89°52'30"W A DISTANCE OF 821.14 FEET TO A POINT; THENCE RUN PARALLEL WITH THE WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, A DISTANCE OF 273.18 FEET TO A POINT; THENCE RUN S89°52'30"W A DISTANCE OF 438.80 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, A DISTANCE OF 1320 FEET; N00°03'30"W A DISTANCE OF 333.36 FEET TO THE NW CORNER OF TRACT 7 A PARCEL AS DESCRIBED IN SAID O.R. BOOK 854 AND PAGE 1532 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID DESCRIBED PARCEL, AND THE SOUTH LINE OF THE NORTH 660 FEET OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, N89°50'00"E A DISTANCE OF 1203.88 FEET TO THE NE CORNER OF SAID TRACT 7; AND A POINT ON THE WEST LINE OF A 60 FOOT ACCESS A UTILITY TRACT (CHESACO ROAD), THENCE RUN ALONG THE WEST LINE OF SAID 60 FOOT ACCESS A UTILITY TRACT (CHESACO ROAD), S00°42'24"E A DISTANCE OF 686.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS A UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 330 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

PARCEL "B"

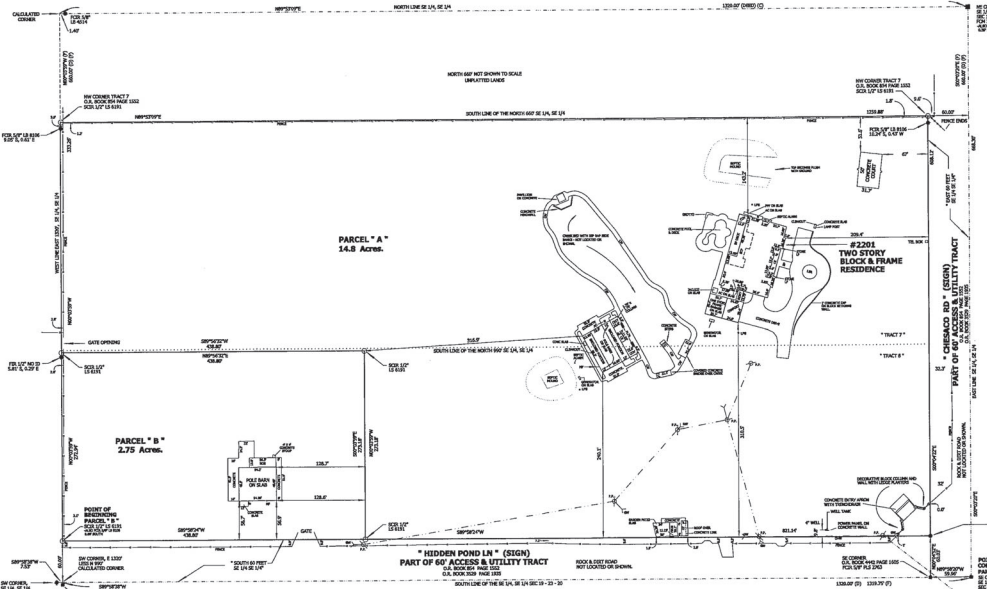
COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION; GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, S89°52'30"W A DISTANCE OF 1319.75 FEET TO THE SW CORNER OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, AS NOW ESTABLISHED, SAID SW CORNER BEING MONUMENTED WITH A 5/8" IRON ROD NO IDENTIFICATION; THENCE RUN FROM THE SAID SW CORNER OF THE EAST 1320 FEET LESS THE NORTH 990 FEET, ALONG THE WEST LINE OF THE SAID EAST 1320 FEET, N00°03'30"W A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID WEST LINE, N00°03'30"W A DISTANCE OF 273.18 FEET TO A POINT; THENCE RUN PARALLEL WITH THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET, S00°42'24"E A DISTANCE OF 273.18 FEET TO A POINT ON THE NORTH LINE OF A 60 FOOT WIDE ACCESS AND UTILITY TRACT (HIDDEN POND LA) AS DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE RUN ALONG THE SAID NORTH LINE, S89°52'30"W A DISTANCE OF 438.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS A UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.



SURVEYOR NOTES

- Survey based on the description furnished by the Client and actual location of a site or point.
 - Survey is subject to title, easements, and restrictions shown herein.
 - Unsurveyed utility and easement improvements not located unless otherwise shown herein.
 - There are no visible monuments unless otherwise shown herein.
 - Ownership of fence located on or near property line(s) was not determined by the Surveyor.
 - The horizontal distance from existing improvements to adjacent features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are not indicated unless otherwise shown herein.
 - Utilities, easements, and restrictions shown herein are not indicated unless otherwise shown herein.
 - The property shown herein may be subject to taxes, regulations, ordinances and/or jurisdictions of local, state, and/or federal agencies. Measurements of land, buildings, structures and/or other features shown herein are not intended to be a warranty of the Surveyor, unless otherwise shown herein.
 - According to F.S. 1901, every person who practices the profession of land surveying in this state shall be a member of the Florida Board of Professional Land Surveyors.
- Surveyor's Statement: I, the undersigned, being a duly licensed and sworn Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct statement of the facts as shown and measured by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in the State of Florida.

ABBREVIATIONS & SYMBOL LEGEND

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| 646. As Shown | | |

PARCEL " A "

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION. GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, N89°58'20"W A DISTANCE OF 59.96 FEET TO THE NE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 4442 AND PAGE 1605 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A 5/8" CAPPED IRON ROD STAMPED PLS 2763; THENCE RUN N00°04'52"E A DISTANCE OF 60.03 FEET TO THE SE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 3529 AND PAGE 1935 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA SAID SE CORNER BEING THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED WITH A 5/8" IRON ROD NO IDENTIFICATION; THENCE RUN ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL AND THE NORTH LINE OF A 60 FOOT WIDE ACCESS & UTILITY TRACT (HIDDEN POND LN), S89°58'24"W A DISTANCE OF 821.14 FEET TO A POINT; THENCE RUN PARALLEL WITH THE WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4, N00°03'59"W A DISTANCE OF 273.18 FEET TO A POINT; THENCE RUN S89°56'32"W A DISTANCE OF 438.80 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET; THENCE RUN ALONG THE SAID WEST LINE OF THE EAST 1320 FEET, N00°03'59"W A DISTANCE OF 333.26 FEET TO THE NW CORNER OF TRACT 7 A PARCEL AS DESCRIBED IN SAID O.R. BOOK 854 AND PAGE 1552 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID DESCRIBED PARCEL AND THE SOUTH LINE OF THE NORTH 660 FEET OF THE SE 1/4 OF THE SE 1/4 SAID SECTION 19, N89°53'09"E A DISTANCE OF 1259.88 FEET TO THE NE CORNER OF SAID "TRACT 7" AND A POINT ON THE WEST LINE OF A 60 FOOT ACCESS & UTILITY TRACT (CHESACO RD); THENCE RUN ALONG THE WEST LINE OF SAID 60 FOOT WIDE ACCESS & UTILITY TRACT (CHESACO ROAD), S00°04'22"E A DISTANCE OF 608.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS & UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

PARCEL " B "

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION. GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, S89°58'38"W A DISTANCE OF 1319.75 FEET TO THE SW CORNER OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4 AS IT IS NOW ESTABLISHED, SAID SW CORNER BEING N89°58'38"E AND 7.53 FEET FROM THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, AND A 1/2" IRON PIPE NO IDENTIFICATION; THENCE RUN FROM THE SAID SW CORNER OF THE EAST 1320 FEET LESS THE SOUTH 990 FEET, ALONG THE WEST LINE OF THE SAID EAST 1320 FEET, N00°03'59"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID WEST LINE, N00°03'59"W A DISTANCE OF 272.94 FEET TO A POINT; THENCE RUN N89°56'32"E A DISTANCE OF 438.80 FEET TO A POINT; THENCE RUN PARALLEL WITH THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET, S00°03'59"E A DISTANCE OF 273.18 FEET TO A POINT ON THE NORTH LINE OF A 60-FOOT WIDE ACCESS AND UTILITY TRACT (HIDDEN POND LN) AS DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE SAID NORTH LINE, S89°58'24"W A DISTANCE OF 438.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS & UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.