

EXHIBIT A

HANOVER LAKES CDD

LEGAL DESCRIPTION

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A TRACT OF LAND, BEING LOTS 89 THROUGH 98, LOTS 85 THROUGH 92, LOTS 103 THROUGH 106 AND LOTS 119 THROUGH 122 ALL OF THE PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S, SUBDIVISION OF SECTION 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 26, LESS THE RIGHT-OF-WAY FOR ALLIGATOR LAKE ROAD AND LESS THE RIGHT-OF-WAY OF HICKORY TREE ROAD AND LESS THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4803, PAGE 1214 THROUGH 1216 ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, TOGETHER WITH THOSE INTERIOR AND ADJACENT UN-NAMED ROAD RIGHT-OF-WAYS AS SHOWN ON SAID PLAT, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AND ALL OF LOTS 6 AND 11 AND PORTION OF LOTS 4, 5, AND 12, TOGETHER WITH THOSE INTERIOR AND ADJACENT UN-NAMED ROADS OF THE PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 51, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF HICKORY TREE ROAD, AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°23'53" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 2605.31 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ALLIGATOR LAKE ROAD (STATE ROAD NO. 534A); THENCE RUN SOUTH 89°55'23" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 2317.43 FEET TO A POINT LYING ON THE WEST LINE OF THE ABOVE REFERENCE LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4803, PAGE 1214 THROUGH 1216 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°17'19" WEST, ALONG SAID WEST LINE, 304.51 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 69 OF SAID PLAT OF SEMINOLE LAND AND INVESTMENT COMPANY'S; THENCE RUN SOUTH 89°53'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 69 A DISTANCE OF 303.50 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 00°17'19" WEST, ALONG SAID EAST LINE, 2315.07 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE RUN SOUTH 89°36'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 390.92 FEET TO A POINT LYING ON THE APPROXIMATE LOCATION OF THE NORMAL HIGH WATER LINE OF ALLIGATOR LAKE, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RUN SOUTHWESTERLY ALONG THE WATERS OF ALLIGATOR LAKE 290 FEET MORE OR LESS TO A POINT LYING SOUTH 11°35'05" WEST, 288.19 FEET FROM THE AFORESAID POINT "A", SAID POINT LYING 85.00 NORTH OF, BY PERPENDICULAR MEASURE THE SOUTH LINE OF AFORESAID LOT 4 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S SECTION 29; THENCE RUN NORTH 89°36'24" WEST, PARALLEL TO SAID SOUTH LINE OF LOT 4, A DISTANCE OF 407.52 FEET TO A POINT LYING 85.00 FEET WEST OF, BY PERPENDICULAR MEASURE THE EAST LINE OF THE AFORESAID LOT 5, OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S SECTION 29; THENCE RUN SOUTH 01°38'08" EAST, PARALLEL TO SAID WEST LINE OF LOT 5, A DISTANCE OF 392.96 FEET TO A POINT LYING ON THE SOUTH LINE OF THE ABOVE REFERENCED LOT 12 OF SAID PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S SECTION 29; THENCE RUN NORTH 89°36'24" WEST, ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINE OF THE AFORESAID LOT 11, A DISTANCE OF 1222.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE RUN NORTH 01°38'08" WEST, ALONG THE WEST LINE OF SAID LOT 11, AND THE WEST LINE OF THE AFORESAID LOT 8 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 675.85 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN NORTH 89°36'24" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1320.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN OSCEOLA COUNTY, FLORIDA AND CONTAINS 177.038 ACRES MORE OR LESS.

REVISIONS:
REVISED SKETCH AND LEGAL DESCRIPTION (3-7-2017) (J.L.M.)

David A. White
DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 03-7-2017

(THIS IS NOT A SURVEY)
SEE SHEET 2 OF 3 FOR SURVEYOR'S NOTES
SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 3

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alanya Trail, Suite 203 • Orlando, Florida 32785 • 407-542-4887
WWW.PECOMINC.COM

SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST

DATE: MARCH 03, 2016	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 15-062
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LEGAL DESCRIPTION

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 31 EAST, BEING SOUTH 001°19' WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.
SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION

SHEET 2 OF 3

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Anafaya Trail, Suite 203 • Orlando, Florida 32705 • 407-545-4007

WWW.PECONLINE.COM

SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST

DATE: MARCH 25, 2010

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 10-042

LEGAL DESCRIPTION

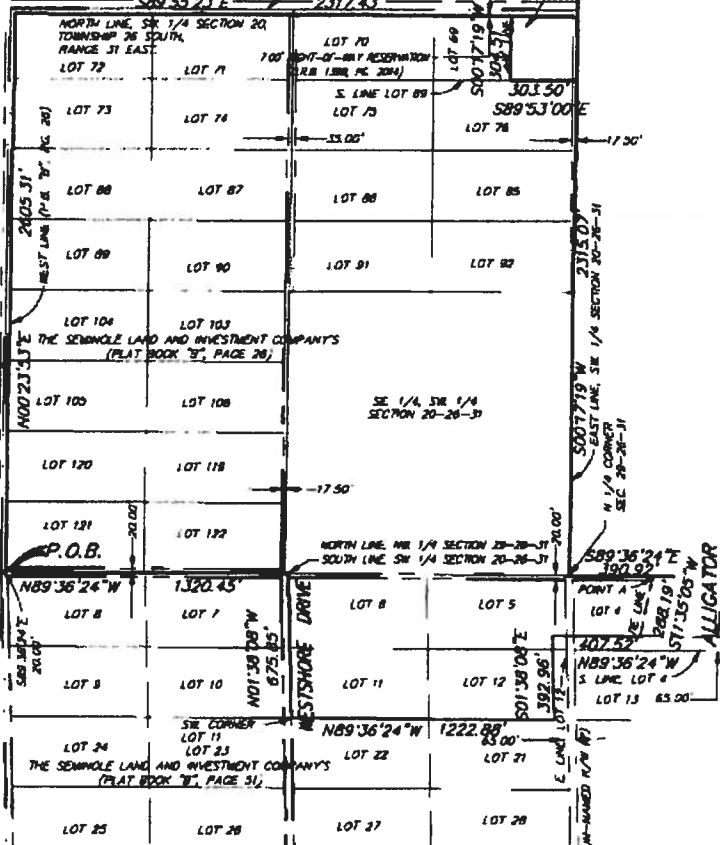
SCALE
1" = 600'

HICKORY TREE ROAD
(40' R/W WIDTH)
(OSCEOLA COUNTY, RIGHT-OF-WAY AND EASEMENT MAP,
DATED 10-17-74)

ALLIGATOR LAKE ROAD

(80' R/W WIDTH)
(OSCEOLA COUNTY, RIGHT-OF-WAY AND EASEMENT MAP)
DATED 10-17-74

P.O.C.
SW CORNER
SEC. 20-26-31
NW CORNER
SEC. 29-26-31



(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.
SEE SHEET 2 OF 3 FOR SURVEYOR'S NOTES.

SHEET 3 OF 3

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Arafaya Trail, Suite 203 • Orlando, Florida 32765 • 407-542-4867
WWW.PECONLINE.COM

SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 31 EAST

DATE: MARCH 05, 2006 PREP BY: J.L.M. DRAWN BY: J.L.M. JOB #: 15-042