



# SURVEYOR'S REPORT SHEET 2 OF 2

## SURVEY ABBREVIATIONS

A = ARC LENGTH  
A/C = AIR CONDITIONER  
AF = ALUMINUM FENCE  
ALUM = ALUMINUM  
ASPH = ASPHALT  
BFE = BASE FLOOD ELEVATION  
BLOC = BLOCK  
BLK = BLOCK  
BM = BENCH MARK  
BNY = BOUNDARY  
BRG = BEARING  
BWF = BARBED WIRE FENCE  
C = CALCULATED  
CB = CHORD BEARING  
CBS = CONCRETE BLOCK STRUCTURE  
CHD = CHORD  
CL = CENTERLINE  
CLF = CHAIN LINK FENCE  
CLOS = CLOSURE  
COL = COLUMN  
CONC = CONCRETE  
CR = COUNTY ROAD  
C/S = CONCRETE SLAB  
COR = CORNER  
COV = COVERED AREA

D = DEED  
DOT = DEPARTMENT OF TRANSPORTATION  
DRNG = DRAINAGE  
D/W = DRIVEWAY  
EL OR ELEV = ELEVATION  
EOP = EDGE OF PAVEMENT  
EOW = EDGE OF WATER  
ESMT = EASEMENT  
FCM = FOUND CONCRETE MONUMENT  
FES = FLARED END SECTION  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FL = FLOW LINE  
FLD = FIELD  
FND = FOUND  
FOP = FOUND OPEN PIPE  
FPC = FLORIDA POWER CORP.  
FPP = FOUND PINCHED PIPE  
FRM = FRAME  
FZL = FLOOD ZONE LINE  
GAR = GARAGE  
G/E = GLASS ENCLOSURE  
HWF = HOG WIRE FENCE  
HHL = HIGH WATER LINE  
INV = INVERT

LB = LAND SURVEYING BUSINESS  
LFE = LOWEST FLOOR ELEV  
LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER  
LS = LAND SURVEYOR  
M = MEASURED  
MAS = MASONRY  
MES = MITERED END SECTION  
MH = MANHOLE  
MHWL = MEAN HIGH WATER LINE  
MSL = MEAN SEA LEVEL  
N&B = NAIL AND BOTTLE CAP  
N&D = NAIL AND DISK  
N&T = NAIL AND TAB  
NGVD = NATIONAL GEODETIC VERTICAL DATUM  
NO = NUMBER  
O/A = OVERALL  
OHW = OVERHEAD WIRE(S)  
OR = OFFICIAL RECORDS  
O/S = OFFSET  
P = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVE  
PCC = POINT OF COMPOUND CURVE  
PCP = PERMANENT CONTROL POINT  
PG = PAGE

PK = PARKER KALON  
PL = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POL = POINT ON LINE  
PP = POWER POLE  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PROP = PROPERTY  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
PVCF = PVC FENCE  
PWT = PAVEMENT  
RAD = RADIUS  
R = RECORD  
REF = REFERENCE  
RES = RESIDENCE  
RL = RADIAL LINE  
RLS = REGISTERED LAND SURVEYOR  
RND = ROUND  
RNG = RANGE  
RRS = RAIL ROAD SPIKE  
R/W = RIGHT-OF-WAY  
SCM = SET CONCRETE MONUMENT  
S/E = SKEWED ENCLOSURE  
SEC = SECTION

SET N&D = SET NAIL AND DISK LB# 1834  
SR = SET 1/2" IRON ROD LB# 1834  
SQ = SQUARE  
SRF = SPLIT RAIL FENCE  
SR = STATE ROAD  
STY = STORY  
SUB = SUBDIVISION  
S/W = SIDEWALK  
TB = "T" BAR  
TBM = TEMPORARY BENCH MARK  
TC = TOP OF CURB  
TOB = TOP OF BANK  
TOS = TOP OF SLOPE  
TRANS = TRANSFORMER  
TWP = TOWNSHIP  
TYP = TYPICAL  
UG = UNDERGROUND  
UTIL = UTILITY  
WD = WOOD  
WF = WOOD FENCE  
WFS = WOOD FRAME STRUCTURE  
WRF = WROUGHT IRON FENCE  
WIT = WITNESS  
WRF = WIRE FENCE  
WV = WATER VALVE

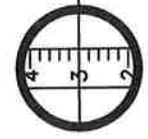
\*\*\* ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.  
\*\*\* OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

## GENERAL NOTES

- 1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- 2.) UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- 3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- 5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- 6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- 7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- 8.) BASIS OF BEARINGS IS PLAT, UNLESS OTHERWISE SHOWN OR STATED.
- 9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- 10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- 11.) ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- 12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- 13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- 16.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- 17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- 19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).
- 20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- 21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- 22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 23.) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- 24.) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.



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*George A. Shimp II*  
GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

200067      3-23-2020  
JOB NUMBER      DATE SURVEYED

## LEGAL DESCRIPTION

### PARCEL 1:

LOTS 1 AND 2, LESS ROAD RIGHT-OF-WAY; THE NORTH 52.5' OF LOTS 9 AND 10 LESS ROAD RIGHT-OF-WAY, AND VACATED PLATTED ALLEY-WAY LYING BETWEEN SAID LOTS 1 AND 2 AND SAID LOTS 9 AND 10, BLOCK 2, OF THE CORRECTED MAP OF THE RE-RE-REVISED MAP OF BELLEMERE, A SUBDIVISION, AS RECORDED IN PLAT BOOK 25, PAGE 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL OF THE ABOVE LESS AND EXCEPT THE PROPERTY DEEDED TO MCDONALD'S CORPORATION d/b/a MCDONALD'S CORPORATION, A DELAWARE COMPANY BY WARRANTY DEED RECORDED AUGUST 31, 1988 IN OFFICIAL RECORDS BOOK 5491, PAGE 1652 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

### PARCEL 2:

A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 HEREINABOVE DESCRIBED FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE SAID PARCEL 1 TO AND FROM MARGUERITE STREET, OVER CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 20' OF LOT 10, BLOCK 2, OF BELLEMERE, A SUBDIVISION, AS RECORDED IN PLAT BOOK 25, PAGE 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 52.5' AND THE SOUTH 32.76' THEREOF.

### PARCEL 3:

A PERPETUAL NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 9 AND 10, BLOCK 2 OF THE CORRECTED MAP OF THE RE-RE-REVISED MAP OF BELLEMERE, A SUBDIVISION, AS RECORDED IN PLAT BOOK 25, PAGE 43 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA AND RUN S00°23'09"W, ALONG THE CENTERLINE OF CENTRAL AVENUE, 60.34 FEET (MEAS), 61.35 FEET (RECORD), THENCE S89°36'51"E, TO A POINT ON THE EAST RIGHT OF WAY OF CENTRAL AVENUE, 25.49 FEET (MEAS), 24.81 FEET (RECORD), 25.00 FEET (PLAT), THENCE ALONG A CURVE TO THE RIGHT, RADIUS 23.25 FEET, CHORD BEARING N1°44'21"E, CHORD 10.30 FEET, AND ARC 10.39 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY OF BUFFALO AVENUE, THENCE ALONG THE SOUTH RIGHT OF WAY OF BUFFALO AVENUE THRU THE FOLLOWING 5 COURSES, S88°45'23"E, 7.87 FEET, THENCE N01°24'43"E, 9.87 FEET, THENCE S88°53'34"E, 28.95 FEET, THENCE S77°27'55"E, 75.24 FEET, THENCE S88°55'29"E, 61.91 FEET, THENCE S00°23'09"W, 213.34 FEET TO THE POINT OF BEGINNING, THEN S89°56'29"E, 111.00 FEET, THENCE S00°23'09"W, 24.00 FEET, THENCE N89°56'29"W, 111.00 FEET, THENCE N00°23'09"E, 24.00 FEET TO THE POINT OF BEGINNING.

## FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TAMPA, HILLSBOROUGH COUNTY, COMMUNITY NUMBER 120114 (MAP NUMBER 12057C-0352-H), MAP DATED AUGUST 28, 2008.

## PREPARED FOR

PREVENTATIVE HEALTH CARE PROPERTIES, LLC A FLORIDA LLC  
OLD REPUBLIC

JPMORGAN CHASE BANK, NA ISAOA/ATIMA



GRAPHIC SCALE

1 inch = 20 feet

## LEGEND

	BACKFLOW PREVENTER
	BOLLARD
	CROSS WALK SIGN
	FIRE HYDRANT
	GRATE INLET
	LIGHT POLE
	POWER POLE
	SEWER CLEAN OUT
	SIGN
	TELCOM PEDESTAL
	TRAFFIC SIGNAL VAULT
	UNKNOWN MANHOLE
	WATER METER
	WATER VALVE
	GUY WIRE
	OVERHEAD WIRES

### LINE L1

S00°23'34"W - 163.70'R  
S00°23'57"W - 166.29'M

### LINE L2

N88°55'29"W - 40.61'R  
S89°57'55"W - 42.74'M

### CURVE C1

RADIUS = 80.00'R  
ARC = 87.13'R  
CHORD = 82.89'R; 82.62'M  
CHD. BRG. = N57°44'15"W R  
N55°44'23"W M

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