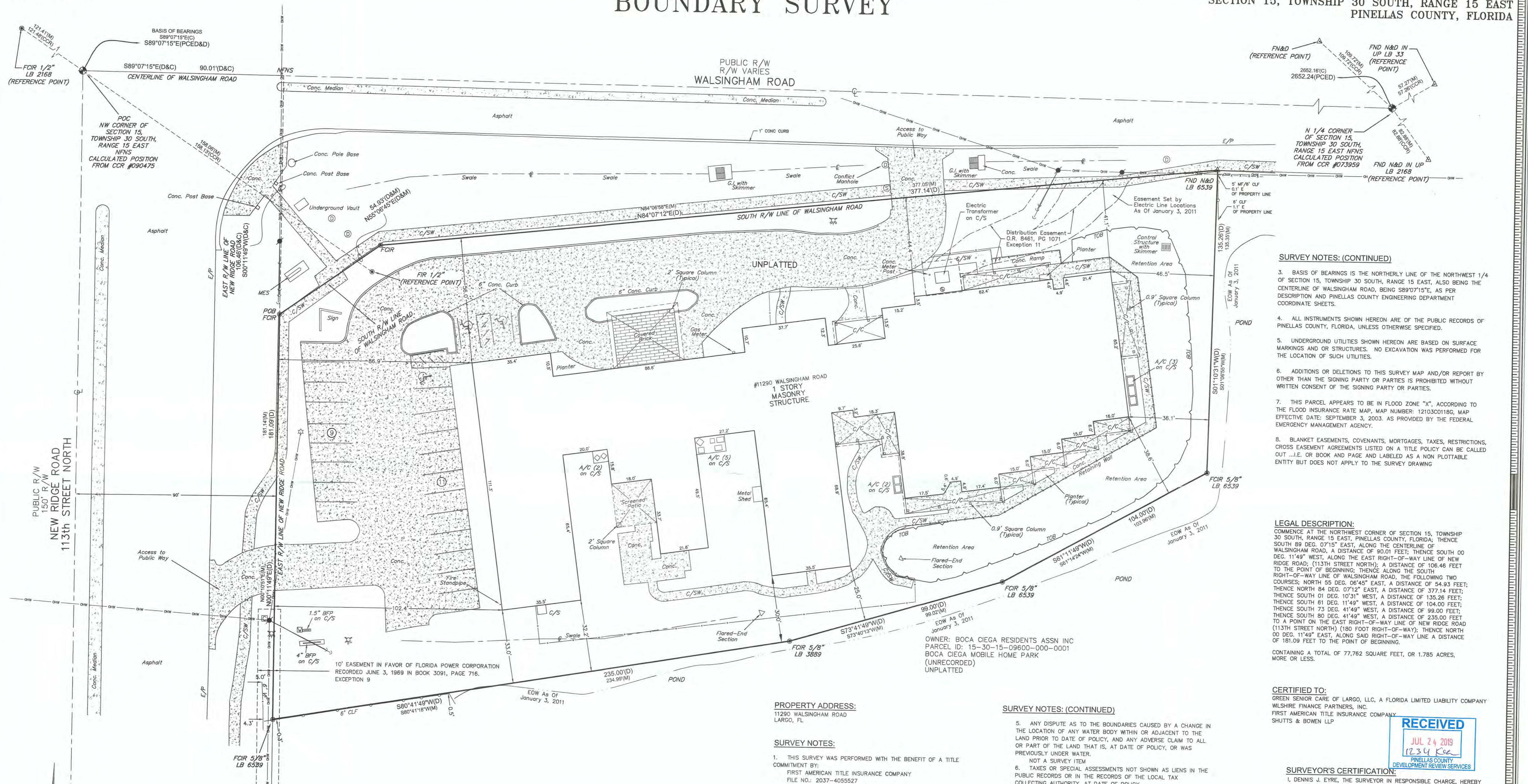


# BOUNDARY SURVEY



**SURVEY NOTES: (CONTINUED)**

3. BASIS OF BEARINGS IS THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 15 EAST, ALSO BEING THE CENTERLINE OF WALSINGHAM ROAD, BEING S89°07'15"E, AS PER DESCRIPTION AND PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE SHEETS.
4. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS PARCEL APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0118G, MAP EFFECTIVE DATE: SEPTEMBER 3, 2003, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. BLANKET EASEMENTS, COVENANTS, MORTGAGES, TAXES, RESTRICTIONS, CROSS EASEMENT AGREEMENTS LISTED ON A TITLE POLICY CAN BE CALLED OUT ...I.E. OR BOOK AND PAGE AND LABELED AS A NON PLOTTABLE ENTITY BUT DOES NOT APPLY TO THE SURVEY DRAWING

**LEGAL DESCRIPTION:**  
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89 DEG. 07'15" EAST, ALONG THE CENTERLINE OF WALSINGHAM ROAD, A DISTANCE OF 90.01 FEET; THENCE SOUTH 00 DEG. 11'49" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF NEW RIDGE ROAD, (113TH STREET NORTH); A DISTANCE OF 106.46 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WALSINGHAM ROAD, THE FOLLOWING TWO COURSES; NORTH 55 DEG. 06'45" EAST, A DISTANCE OF 377.14 FEET; THENCE NORTH 84 DEG. 07'12" EAST, A DISTANCE OF 104.00 FEET; THENCE SOUTH 01 DEG. 10'31" WEST, A DISTANCE OF 135.26 FEET; THENCE SOUTH 81 DEG. 11'49" WEST, A DISTANCE OF 104.00 FEET; THENCE SOUTH 73 DEG. 41'49" WEST, A DISTANCE OF 99.00 FEET; THENCE SOUTH 80 DEG. 41'49" WEST, A DISTANCE OF 235.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NEW RIDGE ROAD (113TH STREET NORTH) (180 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEG. 11'49" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 181.09 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 77,762 SQUARE FEET, OR 1.785 ACRES, MORE OR LESS.

**CERTIFIED TO:**  
 GREEN SENIOR CARE OF LARGO, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 WILSHIRE FINANCE PARTNERS, INC.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 SHUTTS & BOWEN LLP



**SURVEYOR'S CERTIFICATION:**  
 I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dennis J. Eyre  
 Date: 2018.12.03 13:59:02  
 REG. No. 2865

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

W.O. # 5721	FIELD DATE: NOVEMBER 26, 2018
DRAWN BY: E.J.	
CHECKED BY: D.J.E.	
SCALE: 1"=20'	
FIELD BOOK / PAGE(S): 5-18/8	
SHEET 1 OF 1	

**GEODATA SERVICES INC.**  
 1166 KAPP DRIVE  
 CLEARWATER, FL 33765  
 PHONE: (727) 447-1763

7486

**SYMBOL LEGEND**

- (C) Backflow Preventor
- (CB) Cable Box
- (CL) Centerline
- (C) Cleanout
- (L) Decorative Light
- (M) Drainage Manhole
- (F) Fire Hydrant
- (FH) Fire Hydrant
- (G) Grease Trap
- (A) Guy Anchor
- (B) Handicap
- (S) Lightpole
- (M) Mailbox
- (P) Power Box
- (S) Sanitary Manhole
- (S) Sign
- (S) Spot Elevation
- (T) Telephone Box
- (U) Utility Pole
- (W) Water Meter
- (V) Water Valve
- (W) Well

**LEGEND**

- (C) Calculated Data
- (D) Data per Description
- (F) Field Determined
- (M) Measured Data
- (P) Data per Plat
- (F) Plus or Minus
- (A) Air Conditioner
- (B) Barbed Fence
- (B) Base Flood Elevation
- (B) Backflow Preventor
- (B) Chord Bearing
- (C) Chord
- (C) Condominium Plat Book
- (C) Covered Concrete
- (C) Concrete Slab
- (C) Concrete Sidewalk
- (C) Centerline
- (C) Chainlink Fence
- (C) Covered
- (C) Concrete Light Pole
- (C) Corrugated Metal Pipe
- (C) Concrete
- (D.B.) D.B.
- (D.W.) D.W.
- (D.M.H.) D.M.H.
- (E.P.) E.P.
- (E) Elevation

**LINE LEGEND**

- Boundary Lines
- Water Line
- Telephone Line
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Top of Bank
- Toe of Slope
- Overhead Wire Lines
- Fence - Metal
- Fence - Chain Link
- Fence - Vinyl
- Fence - Wood

**PROPERTY ADDRESS:**  
 11290 WALSINGHAM ROAD  
 LARGO, FL

**SURVEY NOTES:**

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT BY:  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 FILE NO.: 2037-4055527  
 ISSUING OFFICE FILE NO.: 42468-0007  
 COMMITMENT DATE: NOVEMBER 6, 2018 8:00 AM  
 SCHEDULE B-II EXCEPTIONS  
 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
 NOT A SURVEY ITEM
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.  
 NOT A SURVEY ITEM
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
 AS SHOWN ON SURVEY
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.  
 NOT A SURVEY ITEM

**SURVEY NOTES: (CONTINUED)**

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.  
 NOT A SURVEY ITEM
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.  
 NOT A SURVEY ITEM
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.  
 NOT A SURVEY ITEM
8. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.  
 NOT A SURVEY ITEM
9. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED JUNE 3, 1969 IN BOOK 3091, PAGE 716.  
 AS SHOWN ON SURVEY
10. DRAINAGE AND UTILITY EASEMENT IN FAVOR OF PINELLAS COUNTY RECORDED DECEMBER 30, 1982 IN BOOK 5451, PAGE 411.  
 DOES NOT EFFECT SUBJECT PROPERTY
11. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED NOVEMBER 5, 1993 IN BOOK 8461, PAGE 1071.  
 AS SHOWN ON SURVEY
12. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).  
 NOT A SURVEY ITEM

14-16-09-19

