

MAP OF SURVEY
SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

SITE ADDRESS:
26230-26314 WESLEY CHAPEL BOULEVARD
& 26316 PET LANE

HERNANDO COUNTY PROJECT SITE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(D&M)	67.61'	2800.79'	01°22'59"	33.81'	67.61'	S43°09'59"W
C2(D&M)	2.63'	2928.79'	00°03'05"	1.32'	2.63'	S42°30'01"W
C3(D&M)	187.40'	2928.79'	03°39'58"	93.73'	187.37'	S44°21'33"W

LEGAL DESCRIPTION - PARCEL 1:

A PORTION OF THE EAST 3/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE RUN DUE SOUTH ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 4,469.83 FEET; THENCE RUN SOUTH 33°34'35" WEST, A DISTANCE OF 979.24 FEET TO THE SOUTH LINE OF SAID SECTION 14; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 14, SOUTH 88°44'12" WEST, A DISTANCE OF 3,406.40 FEET; THENCE RUN NORTH 00°01'55" EAST, A DISTANCE OF 2,739.78 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'55" EAST, A DISTANCE OF 323.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 54 AS IT IS NOW CONSTRUCTED, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 50°32'55" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 39°27'05" EAST, A DISTANCE OF 250.00 FEET; THENCE RUN SOUTH 50°32'55" WEST, A DISTANCE OF 405.96 FEET TO THE POINT OF BEGINNING.

THE WEST 20 FEET SUBJECT TO A UTILITY EASEMENT FOR DRAINAGE AND/OR UTILITIES.

LESS AND EXCEPT ALL ROAD RIGHTS OF WAY, INCLUDING BY NOT LIMITED TO THAT PORTION AS SET FORTH IN CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4465, PAGE 1845 AND OFFICIAL RECORDS BOOK 10101, PAGE 2841, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION - PARCEL 2:

A PORTION OF TRACT 46 - A PORTION OF THE EAST 3/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE RUN DUE SOUTH ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 4,469.83 FEET; THENCE RUN SOUTH 33°34'35" WEST, A DISTANCE OF 979.24 FEET TO THE SOUTH LINE OF SAID SECTION 14; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 14, SOUTH 88°44'12" WEST, A DISTANCE OF 3,406.40 FEET; THENCE RUN NORTH 00°01'55" EAST, A DISTANCE OF 3063.41 FEET TO THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS IT IS NOW CONSTRUCTED; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 50°32'55" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°32'55" EAST, A DISTANCE OF 204.48 FEET; THENCE SOUTH 39°27'05" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 50°32'55" WEST, A DISTANCE OF 204.48 FEET; THENCE NORTH 39°27'05" WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL ROAD RIGHTS-OF-WAY, INCLUDING BY NOT LIMITED TO THAT PORTION AS SET FORTH IN CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 10101, PAGE 3054, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- SURVEY PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2021730, DATED OCTOBER 14, 2021.
- SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 27, 2021.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM THE ABOVE REFERENCED TITLE REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 50°52'43" EAST FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF WESLEY CHAPEL BOULEVARD (C.R. 54) AS SHOWN HEREON.
- ALL SUBSTANTIAL FEATURES WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
- ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ONLY.
- THERE WAS NO CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING THIS SURVEY.
- THERE ARE 98 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES AS SHOWN HEREON, FOR A TOTAL OF 104 PARKING SPACES ON THE SURVEYED PROPERTY.
- THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- FLOODZONE DELINEATION LINE SHOWN HEREON IS AN APPROXIMATE GRAPHICAL REPRESENTATION FROM THE FLOOD INSURANCE RATE MAP REFERENCED HEREON.
- TRACT SURVEYED HEREON CONTAINS 2.78 ACRES, MORE OR LESS.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONES "X" & "AE" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12101C0407F, DATED SEPTEMBER 26, 2014.

SURVEYOR'S CERTIFICATE:

TO MARK ROSENTHAL AND DEBORAH ROSENTHAL; GRAND OAKS SQUARE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (AS TO PARCEL 1); GRAND OAKS SQUARE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (AS TO PARCEL 2); OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 27, 2021.

DATE 11/3/21
JAMES H. KIRK, JR., P.S.M. No. 6103

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL



VICINITY MAP

(NOT TO SCALE)

LINE	LENGTH	BEARING
L1(D)	4469.83'	SOUTH
L1(C)	4469.83'	S00°19'48"W
L2(D)	979.24'	S33°34'35"W
L2(C)	979.24'	S33°54'23"W
L3(D)	3406.40'	S88°44'12"W
L3(C)	3406.40'	S89°04'00"W
L4(D)	2739.78'	N00°01'55"E
L4(C)	2739.78'	N00°21'43"E
L5(D)	323.91'	N00°01'55"E
L5(C)	323.91'	N00°21'43"E
L6(D)	200.00'	N50°32'55"E
L6(C)	200.00'	N50°52'43"E
L6(D)	203.96'	N50°52'43"E
L7(D)	250.00'	S39°27'05"E
L7(C)	250.00'	S39°07'17"E
L8(D)	405.96'	S50°32'55"W
L8(C)	405.96'	S50°52'43"W
L9(D)	3063.41'	N00°01'55"E
L9(C)	3063.69'	N00°21'43"E
L10(D)	204.48'	N50°32'55"E
L10(M)	204.48'	N50°52'43"E
L11(D)	250.00'	S39°27'05"E
L11(C)	250.00'	S39°07'17"E
L12(D)	204.48'	S50°32'55"W
L12(C)	204.48'	S50°52'44"W
L13(D&M)	134.88'	N50°52'43"E
L14(D&M)	19.27'	S39°03'05"E
L15(D)	59.16'	S50°52'43"W
L15(C&M)	55.01'	S50°52'43"W
L16(D&M)	9.46'	S39°07'17"E
L17(D&M)	69.60'	N50°52'43"E
L18(M)	610.44'	S50°52'44"W
L19(D)	64.90'	N00°21'43"E
L19(C)	64.79'	N00°21'43"E
L20(M)	259.12'	N00°21'43"E
L21(D&C)	1815.08'	N89°55'40"W
L22(D&C)	655.78'	N50°52'43"E

LEGEND

- FD IR FOUND
- IR IRON ROD
- D DESCRIBED
- M MEASURED
- C CALCULATED
- R/W RIGHT-OF-WAY
- LB LICENSED BUSINESS
- W/C WITNESS CORNER
- CLF CHAIN LINK FENCE
- MLF METAL FENCE
- D/P DUMPSTER PAD
- M/W MASONRY WALL
- C/R CABLE RISER
- HH HAND HOLE
- C/S CONC SLAB
- A/C AIR CONDITIONER
- LS LIFT STATION
- BFP BACK FLOW PREVENTER
- H/W HEAD WALL
- C/W CONC WALK
- CONC CONCRETE
- G/W GUY WIRE
- MES MITERED END SECTION
- EOP EDGE OF PAVEMENT
- G/I GRATE INLET
- RCP REINFORCED CONCRETE PIPE
- TOB APPROXIMATE TOP OF BANK
- C.R. COUNTY ROAD
- O.R. OFFICIAL RECORDS
- U.P. UTILITY POLE
- V.M. VERIZON MANHOLE
- L.P. LIGHT POLE
- T.S. TRAFFIC SIGN
- F.H. FIRE HYDRANT
- A.R.V. AIR RELEASE VALVE
- U.G. U/G GAS LINE MARKER
- W.M. WATER METER
- S.S.M. SANITARY SEWER MANHOLE
- S.C.O. SANITARY CLEAN OUT
- M.P. METER POLE & ALARM
- H.P.S. HANDICAPPED PARKING SPACE
- N.P.S. NUMBER OF PARKING SPACES

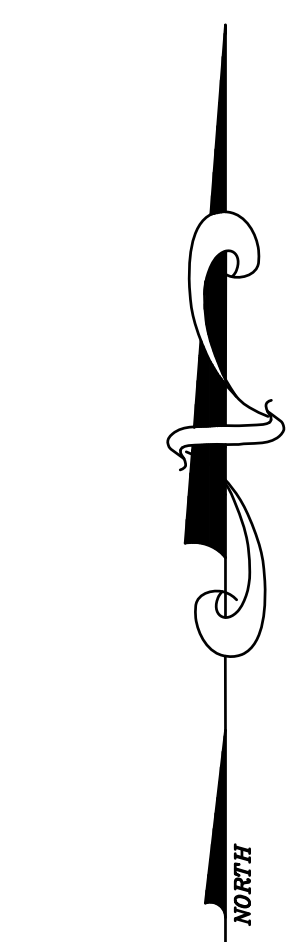
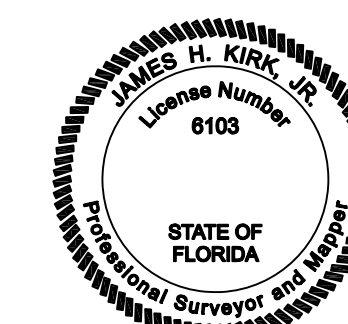
REVIEW OF SCHEDULE B - SECTION 2 EXCEPTIONS OF TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AS REFERENCED IN SURVEYOR'S NOTE NUMBER 2.

ITEMS #1 THRU #8, #10 AND #13: RELATE TO OTHER SITUATIONS (TAXES, LIENS, RIGHTS, ETC...) THAT CANNOT BE DELINEATED HEREON.

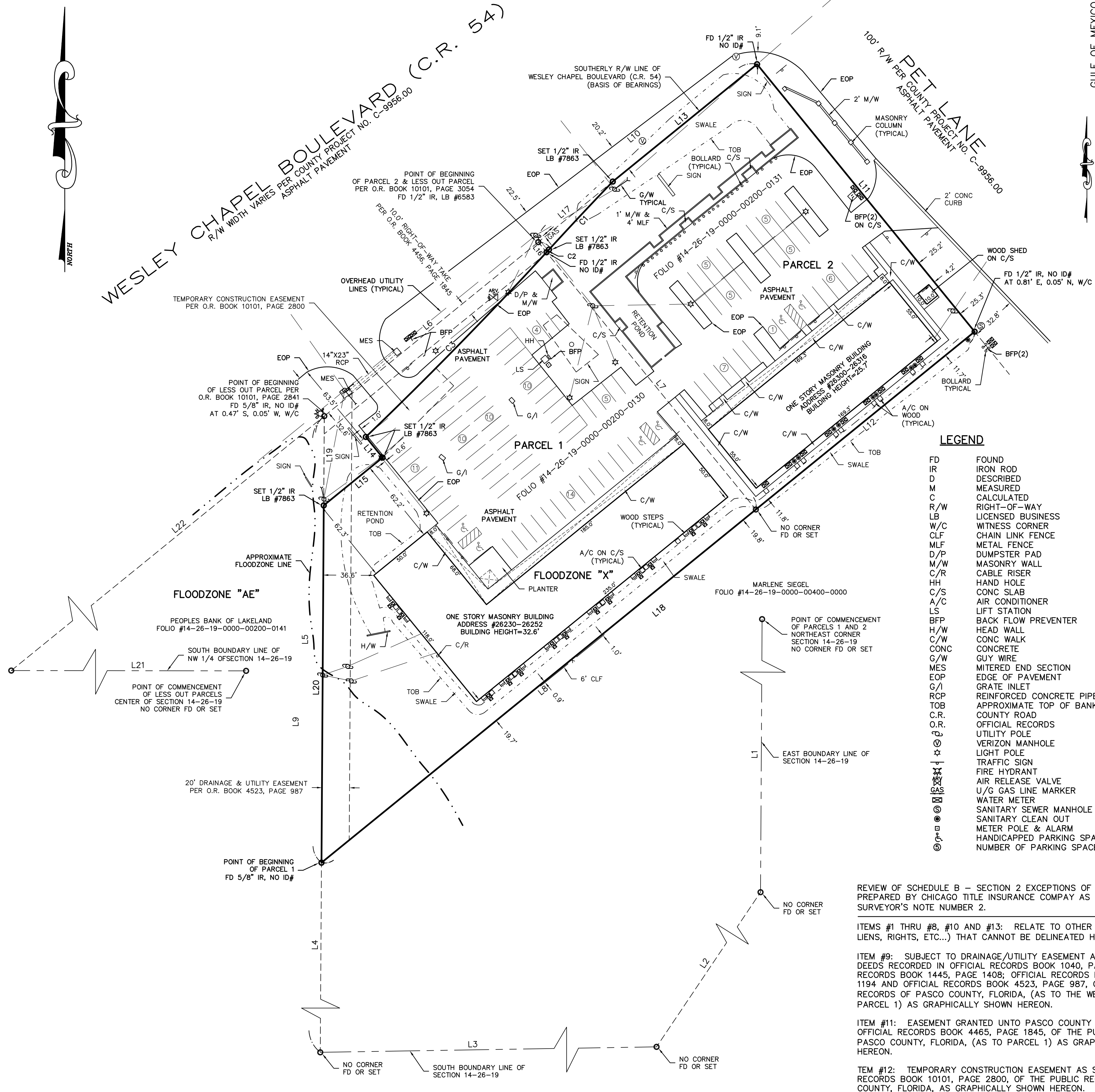
ITEM #9: SUBJECT TO DRAINAGE/UTILITY EASEMENT AS SET FORTH IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1040, PAGE 806; OFFICIAL RECORDS BOOK 1445, PAGE 1408; OFFICIAL RECORDS BOOK 3309, PAGE 1194 AND OFFICIAL RECORDS BOOK 4523, PAGE 987, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, (AS TO THE WEST 20 FEET OF PARCEL 1) AS GRAPHICALLY SHOWN HEREON.

ITEM #11: EASEMENT GRANTED UNTO PASCO COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 4465, PAGE 1845, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, (AS TO PARCEL 1) AS GRAPHICALLY SHOWN HEREON.

TEM #12: TEMPORARY CONSTRUCTION EASEMENT AS SET FORTH IN OFFICIAL RECORDS BOOK 10101, PAGE 2800, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS GRAPHICALLY SHOWN HEREON.



WESLEY CHAPEL BOULEVARD (C.R. 54)
R/W WIDTH VARIES
PER COUNTY PROJECT NO. C-9956.00
PER O.R. BOOK 4561, PAGE 1845
PER O.R. BOOK 10101, PAGE 2800



PATH: S:\S21-10-225\Draw\Survey\S21-10-225-Srvy-ALTA.dwg, PLOT DATE: 11-3-21

W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING

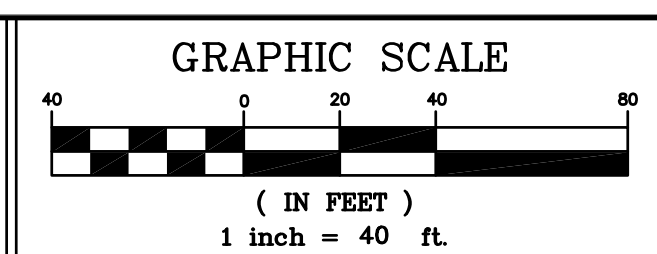
P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7863

NO.	DATE	REVISION

PARTY CHIEF	JP
DRAWN BY	CAB
CHECKED BY	JHK
SCALE	1" = 40'

CERTIFIED TO:
GRAND OAKS WC, LLC
VALLEY NATIONAL BANK

ALTA/NSPS LAND TITLE SURVEY



PROJECT NUMBER	21-10-225
DATE	10-27-21
S-T-R	14-26-19
SHEET NUMBER	1 OF 1