

LEGAL DESCRIPTION:

SEC 35 TWP 21S RG 30E, SE 1/4 OF NE 1/4 OF SE 1/4, LYING ELY OF HOWELL BRANCH RD.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S01°04'28"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.

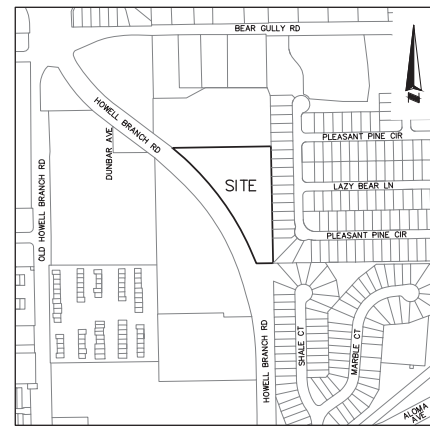
UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

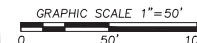
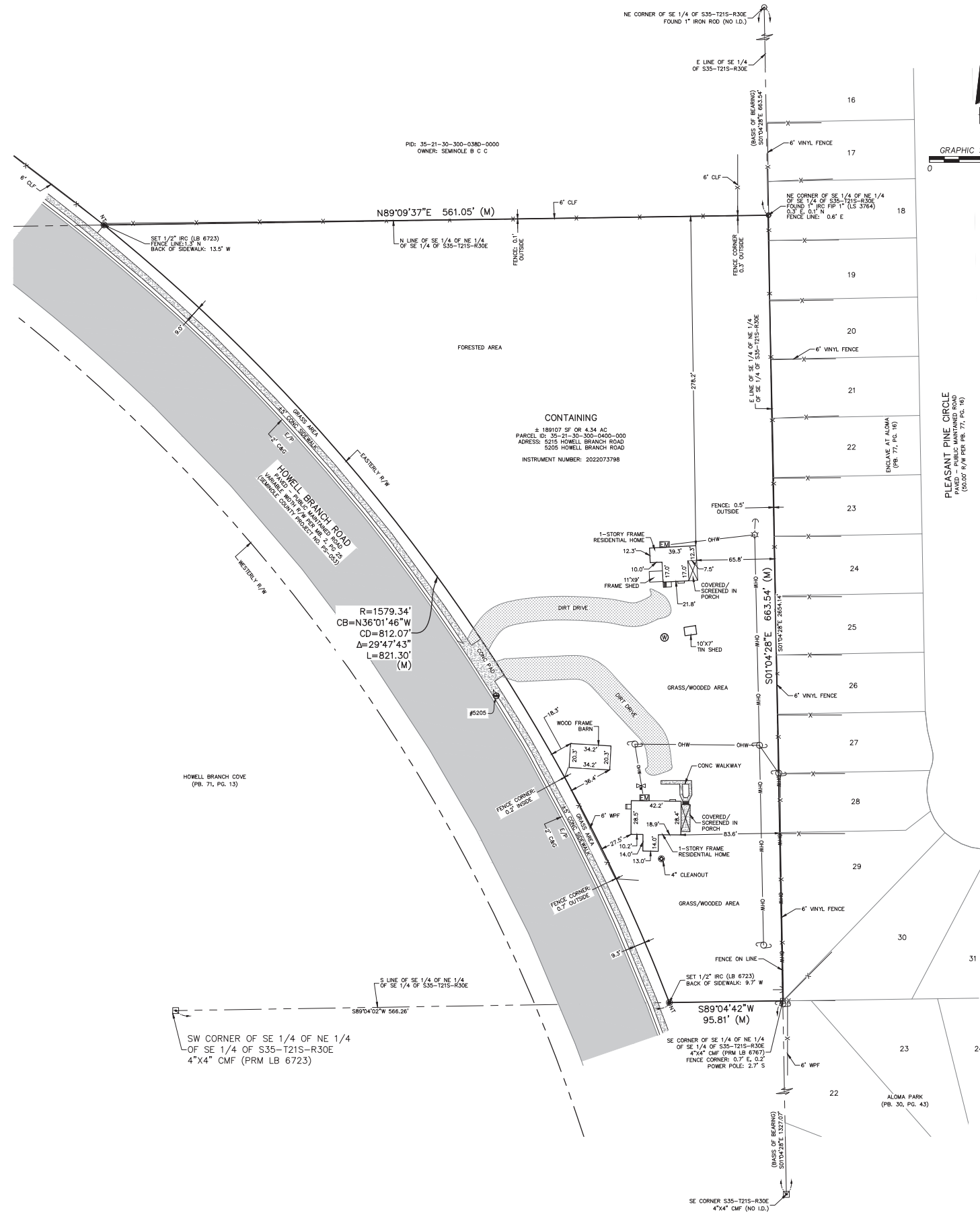
LAST DATE IN FIELD: MARCH 24, 2023

VICINITY MAP: NOT TO SCALE



LEGENDS OF SYMBOLS AND ABBREVIATIONS:

NT	POINT OF NON-TANGENCY	Ⓜ	MAILBOX	▨	DIRT ROAD
CLF	CHAIN LINK FENCE	Ⓜ	WELL	▨	ASPHALT ROAD
WPF	WOOD PRIVACY FENCE	Ⓜ	ELECTRICAL METER	▨	CONCRETE
PID	PARCEL IDENTIFICATION NUMBER	Ⓜ	WOOD LIGHT POLE	---	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY	Ⓜ	FOUND CONCRETE MONUMENT AS NOTED	---	FENCE LINE AS NOTED
PB	PLAT BOOK	Ⓜ	SET 1/2" IRON ROD OR NAIL & DISK LB#6723	---	GUARD RAIL
PG	PAGE	Ⓜ	S35-T21S-R30E	---	LINE BREAK
E/P	EDGE OF PAVEMENT	Ⓜ		---	
ORB	OFFICIAL RECORDS BOOK	Ⓜ		---	
IRC	IRON ROD & CAP	Ⓜ		---	
C&G	CURB AND GUTTER	Ⓜ		---	
CMF	CONCRETE MONUMENT FOUND	Ⓜ		---	
CONC	CONCRETE	Ⓜ		---	
SF	SQUARE FEET	Ⓜ		---	
AC	ACRES	Ⓜ		---	
→	GUY WIRE	Ⓜ		---	
⊕	WOODEN POWER POLE	Ⓜ		---	



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BOUNDARY SURVEY OF
5215 HOWELL BRANCH ROAD
SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

FOR:
PAT KNIGHT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS

JOB #: 20230118
DATE: 03/31/2023
SCALE: 1" = 50'
CALC BY: WCY/EJ
FIELD BY: DB
DRAWN BY: MCD
CHECKED BY: HF

Digitally signed by: James L Rickman
Date: 2023.04.24 15:34:08 -04'00'

Drawing name: \\vesper\Users\james_rickman\Documents\20230118_5215 Howell Branch Rd_Boundary 2433-Body Sheet-1