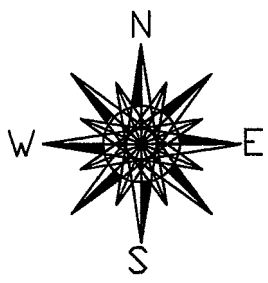
BOUNDARY SURVEY



SCALE 1':30"

PARCEL ID.
28-21-30-300-0290-0000

N89°42'40"W 208.00'(D)

FND 1/2"IRON ROD NO ID.

SET IRC 1/2" LB#7615

SIGN

ELECTRIC RISER

ADJACENT BUILDING

DROP INLET

FND 1/2"I.R.C. 0.13' LB#4596 0.86'N.

PHONE RISER

BOLLARD

A/C

N89°42'40"W 168.00'(C)(M)

LAKE HOWELL ROAD
TOTAL R/W VARIES
ASPHALT PAVEMENT

N00°00'00"E 148.00' (D)
N00°00'00"E 148.00' (M)

LESS 40 FEET TO R.O.W PER DEED

ASPHALT

4 PARKING SPACES

4' CONCRETE SIDEWALK

COV'D. AREA

STEP

MAIL BOXES

NO PARKING

ONE STORY COMMERCIAL BUILDING #407

1 HANDICAP SPACE

10 PARKING SPACES

DITCH

SMOKING AREA

S00°00'00"E 148.00' (D)
S00°00'00"E 148.65' (M)

BRANCH TREE
PLAT BOOK 26, PAGE 50

N89°42'40"W
168.00'(C) 170.85'(M)

N89°42'40"W 208.00'(D)

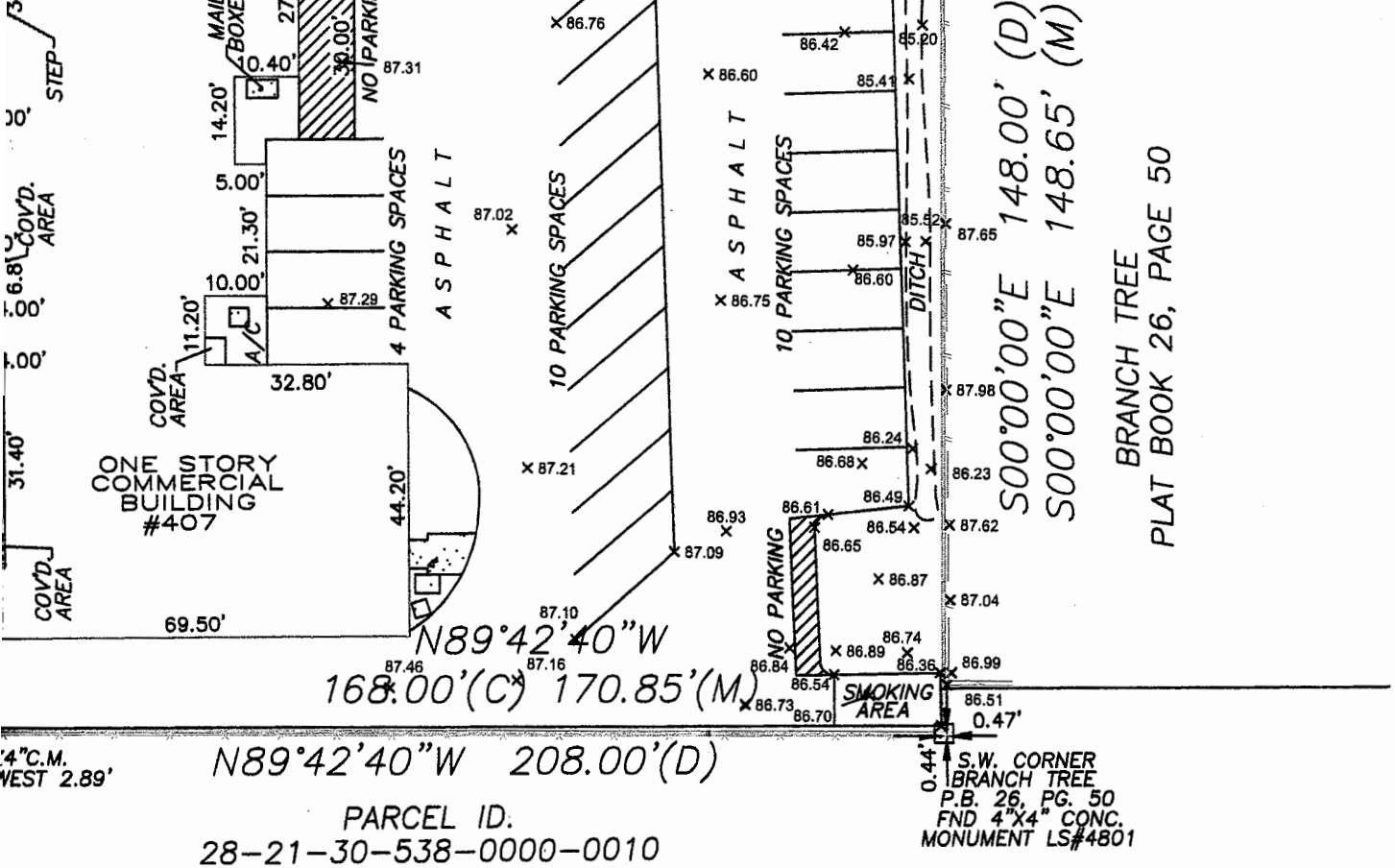
FND 4"X4"C.M. NO ID. WEST 2.89'

S.W. CORNER BRANCH TREE P.B. 26, PG. 50 FND 4"X4" CONC. MONUMENT LS#4801

PARCEL ID.
28-21-30-538-0000-0010

E ON THE WEST
/4 OF SW1/4 OF SEC. 28-
EING NORTH.

AT



8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. Notice this drawing may not be scale due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corner and building corners are witness monuments to obstructed corner, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is valid in accordance with F. S. 627.7842, for a period of 90 days from the date of certification. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. Benchmark Seminole County ID.2546301 Elevation 66.618'NAVD88
Benchmark Seminole County ID.8015006 Elevation 71.832'NAVD88

Legend:

BB	BOTTOM OF BANK
BC	BACK OF CURB
	BACKFLOW PREVENTER
BM	BENCHMARK
BPC	BURIED POWER CABLE
CALC	CALCULATED
C&M	CALCULATED & MEASURED
Δ	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CF	CONCRETE FLUME
CHW	CONCRETE HEAD WALL
CLF	CHAIN LINK FENCE
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	COVERED
CP	CONCRETE PAD
CW	CONCRETE WALKWAY
D&M	DEED/DESC & MEASURED
DE	DRAINAGE EASEMENT
DESC	DESCRIPTION
	DOT INLET
DP	DUMPSTER PAD
DW	DRIVEWAY
	ELECTRIC METER
EB	ELECTRICAL BOX
ESMT	EASEMENT
E/P	EDGE OF PAVEMENT
FIRM	FLOOD INSURANCE RATE MAP
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
-G-	GAS LINE
	GAS METER
	GUY WIRE ANCHOR
	HANDICAP PARKING
HR	HANDICAP RAMP
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
	LIGHT POLE
LSA	LANDSCAPED AREA
MEAS	MEASURED
	MITERED END SECTION
ID.	IDENTIFICATION
C&G	CURB AND GUTTER
POL	POINT ON LINE
POL	POINT ON LINE
M	MEASURE
CM	CONCRETE MONUMENT
	MONITORING WELL
N&D	NAIL & DISK
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OL	ON LINE
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PEP	PER ENGINEERING PLANS
PG	PAGE
PI	POINT OF INTERSECTION
P&M	PLAT & MEASURED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PS	PARKING SPACES
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	CURVE RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	OR R.O.W. – RIGHT OF WAY
	SANITARY MANHOLE
SAN	SANITARY LINE
SN	SIGN
00.00	SPOT ELEVATION
-SD-	STORM/DRAIN LINE
	STORM MANHOLE
T	PEDESTAL ELECTRIC
	CABLE BOX
TB	TOP OF BANK
TP	TRAFFIC POLE
	TRAFFIC SIGN
TR	TELEPHONE RISER
TSB	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL WIRE
TV	CABLE TV RISER
TYP	TYPICAL
UE	UTILITY EASEMENT
UNTL	UNDERGROUND TELEPHONE
-W-	WATER LINE
	SPOT ELEVATION
	WATER METER
	WATER VALVE
#	NUMBER
#	EASEMENT NUMBER
	6.0' CHAIN LINK FENCE
	IRON FENCE
P	PLAT
D	DEED
F	FIELD

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

HECTOR LEBRON LICENSE NUMBER LS 6634 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

W1/4 OF SEC.28-21-30

Flood Insurance Rate Map:
Community Number: 120291 Panel: 0165
Suffix F Flood Insurance Rate Map
Dated September 28, 2007 Flood Zone: " X "

Certified to/ for the exclusive use of:
City Title Services

A PROVIDED IS FOR
PURPOSES ONLY. THE
GUARANTEES AS TO THE
INFORMATION PROVIDED.
. AGENCY SHOULD BE
OR VERIFICATION.

Hector Lebron PSM #6634
Professional Surveyor and Mapper

JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper

"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."