

Legal Description

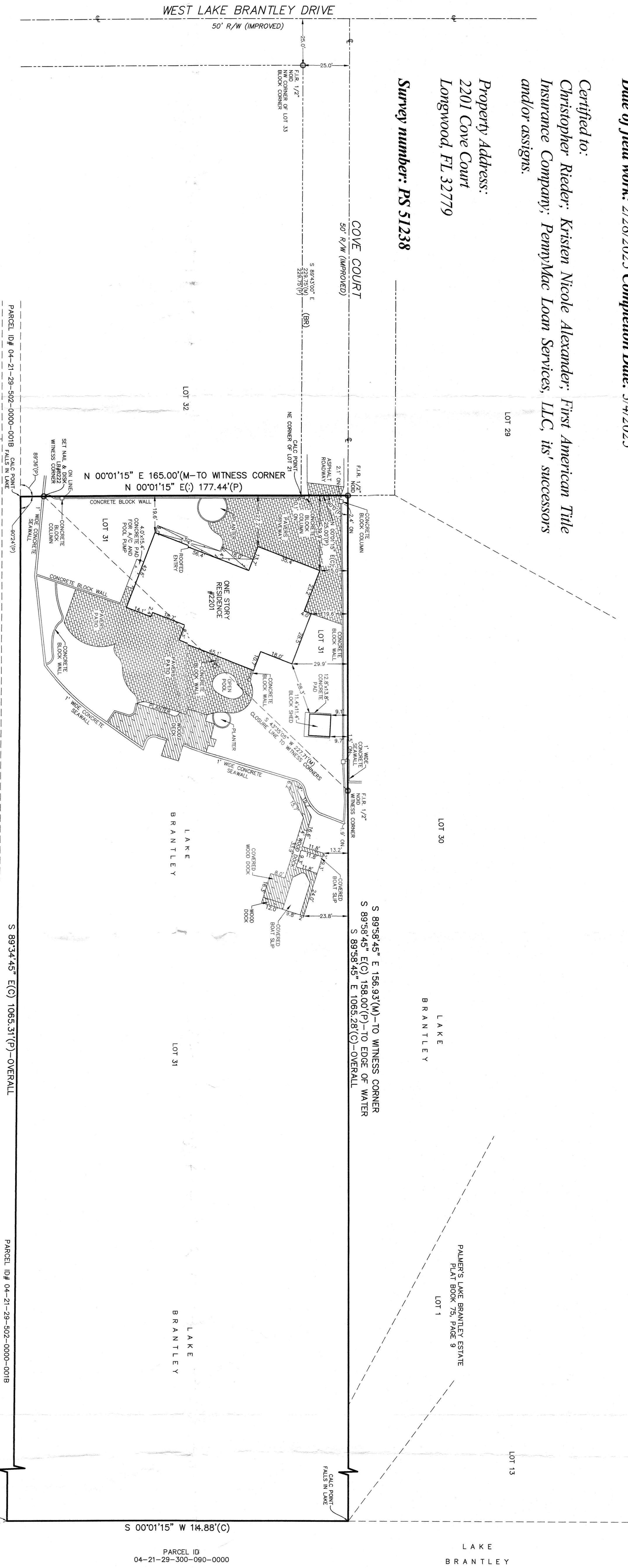
Lot 31, LAKE BRANTLEY ISLES AMENDED PLAT, according to the plat thereof, as recorded in Plat Book 9, Page(s) 67, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0135
Suffix: F.I.R.M. Date: 9/28/2007 Flood Zone: X & AE
Date of field work: 2/28/2025 Completion Date: 3/4/2025

Certified to:
Christopher Rieder; Kristen Nicole Alexander; First American Title Insurance Company; PennyMac Loan Services, LLC, its successors and/or assigns.

Property Address:
2201 Cove Court
Longwood, FL 32779

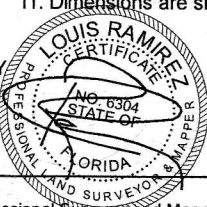
Survey number: PS 51238



LEGEND / GENERAL NOTES

—○—	Wire Fence	CBS	Conc. Block & Stucco	P.V.C.	Vinyl Fence
—□—	Wood Fence	CONC	Concrete	P.V.M.T	Pavement
—○—	Overhead Utilities	C.M.	Concrete Monument	CD	Permanent Control Point
—○—	P.P.	COV	Covered	PRM	Permanent Reference Monument
—○—	Water Meter	D	Description or Deed	P	Plat
—○—	Electrical Facility	D.E	Drainage Easement	P.B	Plat Book
—○—	Asphalt	D.U.E	Drainage & Utility Easement	P.E	Pool Equipment
—○—	Block Wall	D.W	Driveway	P.O.B	Point of Beginning
—○—	Brick/Pavers	ESMT	Easement	P.O.C	Point of Commencement
—○—	Concrete/Hard Surface	E.O.P	Edge Of Pavement	P.C	Point of Compound Curve
—○—	Covered Aaa	E.O.W	Edge Of Water	P.C	Point of Curvature
—○—	Centerline	ENCR	Encroachment	P.R	Point of Intersection
—○—	Central Angle/Delta	F	Field	P.R.C	Point of Reverse Curvature
—○—	Line Break Notto Scale	FD	Found	PT	Point of Tangency
—○—	A/C	FND	Found Nail & Disc	POL	Point on Line
—○—	BM	F.C.M	Found Concrete Monument	P.L	Property Line
—○—	BR	F.I.P	Found Iron Pipe	R	Radial
—○—	Bearing Reference	F.I.R	Found Iron Rod	R	Record
—○—	B.O.C	L	Length	R.W	Right of Way
—○—	CATV	L.B	Licensed Business	SND	Set Iron Rod & Cap
—○—	Cable Riser	M	Field Measured	SND	Set Nail & Disk
—○—	Calculated	M.H.	Manhole	S.WK	Sidewalk
—○—	C.L.F	N.R	Non-Radial	TEL	Telephone Facilities
—○—	CH	O.R.B	Official Records Book	TOB	Top of Bank
—○—	Chord	ONPL	On Property Line	TYP	Typical
—○—	Chord Bearing	PG	Page	U.E	Utility Easement
				W.F	Wood Fence
				WC	Witness Corner

- Legal description provided by others.
- There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may affect this property.
- Only visible encroachments located.
- This is a **BOUNDARY SURVEY** unless otherwise noted.
- This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This survey is not to be used for permitting or for construction of any kind. **USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE COMPANY OR SURVEYOR.**
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfield location shown hereon is **APPROXIMATE** and are based upon visual location only.
- Fence and/or wall locations along property line may be exaggerated for clarity. Ownership of fences is not known or determined.
- This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors, 53-17, of the Florida Administrative Code, Section 472.027, Florida Statutes.
- Dispositions are shown in feet and decimals thereof.



Louis R. Ramirez
Gregory S. Locklin
Professional Surveyor and Mapper No. 8304
Professional Surveyor and Mapper No. 5519
L.B. 8222
L.B. 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

PERRY SURVEYING

370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.9727 • Fax 407.688.9727 • frontdesk@perrysurveying.com

THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING OF ANY KIND. CAD FILES WILL NOT BE PROVIDED.