lynx | Surveyors & Engineering

LYNX SURVEYORS CORP
LAND SURVEYORS
AND MAPPERS LB 8469
516 S TAMIAMI TRAIL, UNIT 101
NOKOMIS, FL 34275

833-721-2907
contact@lynxsurveyors.com
www.lynxsurveyors.com

0 25' 50'
1" = 50'
GRAPHIC SCALE

PROPERTY AND OWNER INFORMATION

PROPERTY ADDRESS	PARCEL ID :
550 SOUTH MCCALL ROAD ENGLEWOOD, FL 34223	0504080015 COUNTY / STATE : SARASOTA / FLORIDA

FLOOD ZONE INFORMATION:

COMMUNITY NO	: 125144	FIELD DATE	: 06/29/2026
PANEL	: 0453	DRAWN DATE	: 07/16/2026
SUFFIX	: G	DRAWN BY	: A.V.
EFFECTIVE DATE	: 03/27/2024	CHECKED BY	: C.S.G.
FLOOD ZONE	: AE		
B.F.E.	: 8, 9, 10, 11 FEET		

LEGAL DESCRIPTION :

LOT 18, TYLER & DARLING'S FIRST ADDITION TO ENGLEWOOD, according to the map or plat thereof, as recorded in Plat Book 1, Page 59, of the Public Records of SARASOTA COUNTY, Florida.

CERTIFIED TO :

MIKE KAMYSHIN

MIKE KAMYSHIN, ITS SUCCESSORS AND/OR ASSIGNS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS THEIR INTERESTS MAY APPEAR.

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM THE PUBLIC RECORDS AND USED AS THE BASIS FOR THIS SURVEY. NO OPINION OF TITLE IS EXPRESSED.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES, OWNERSHIP, OR RIGHTS-OF-WAY.
3. NO EXAMINATION OF TITLE HAS BEEN MADE BY THE SURVEYOR.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. THIS PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. EASEMENTS SHOWN ON THIS MAP ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT(S) PERTAINING TO THE HEREON DESCRIBED LAND(S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S AGENT IN ORDER TO BE PLOTTED ON THE MAP, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
6. VALUES NOTED AS "(D)", "(R)", AND/OR "(P)" REFER TO VALUES OBTAINED FROM DOCUMENTS AND INSTRUMENTS OF RECORD (PLATS, RECORD MAPS, DEEDS, ETC.) USED IN THE PREPARATION OF THIS SURVEY. MEASURED DISTANCES, DIRECTIONS AND ANGLES NOTED AS "(M)" ALONG THE LINES AND COURSES SURVEYED REPRESENT THE DISTANCES AND ANGLES BETWEEN THE SURVEY MONUMENTS AND CONTROL POINTS RECOVERED AND TRAVERSED DURING THE FIELD WORK. FIELD FINDINGS HAVE BEEN CAREFULLY ANALYZED FOR RE-ESTABLISHING THE BOUNDARIES OF THE LANDS SURVEYED HEREIN. MEASURED VALUES HAVE BEEN COMPARED WITH CORRESPONDING RECORD VALUES, AND HAVE BEEN FOUND IN AGREEMENT, UNLESS OTHERWISE SHOWN.
7. UNDERGROUND UTILITIES, PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. ONLY IMPROVEMENTS LOCATED AT THE TIME OF THE FIELD SURVEY ARE DEPICTED HEREIN. FENCES AND IMPROVEMENTS' OWNERSHIP HAVE NOT BEEN DETERMINED.
8. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTIES CERTIFIED HEREON AND IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 472, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE UNDERSIGNED SURVEYOR ARE PROHIBITED.
10. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY HAS BEEN PREPARED UNDER THE RESPONSIBLE CHARGE, DIRECTION, AND SUPERVISION OF THE BELOW-SIGNED PROFESSIONAL SURVEYOR AND MAPPER AND MEETS THE REQUIREMENTS OF CHAPTER 472, FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. FIELD WORK WAS COMPLETED ON JUNE 29, 2026. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL (RAISED OR DIGITAL) OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
12. ACCURACY OBTAINED FOR HORIZONTAL MEASUREMENTS AND OFFICE CALCULATION OF CLOSED GEOMETRIC FIGURES MEETS OR EXCEEDS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
13. MEASURED (M) DISTANCES AND BEARINGS HAVE BEEN DETERMINED BY GNSS (RTK/GPS) MEASUREMENTS, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83(2011) ADJUSTMENT. THE BASIS OF BEARING IS S 38°47'13" E ALONG THE NORTH WESTERLY RIGHT-OF-WAY LINE OF MCCALL ROAD, AS MEASURED.
14. VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON SARASOTA VERTICAL CONTROL / NGS NATIONAL SPATIAL REFERENCE SYSTEM BENCHMARK (PID L734, PUBLISHED ELEVATION 17.56 FT NAVD88). THE ELEVATION SHOWN ON THIS SURVEY WAS ESTABLISHED BY CONVENTIONAL LEVELING FROM THE ABOVE PUBLISHED BENCHMARK. NO GPS-DERIVED OR CONVERTED ELEVATIONS (E.G., NGVD29 TO NAVD88) WERE USED.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & .052 F.A.C., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GUSTAVO INTERIAN
License Number L.S.6461
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Gustavo Interian
Date: 2026.07.23 17:35:10 -04'00'

GUSTAVO INTERIAN
PROFESSIONAL SURVEYOR AND MAPPER PSM 6461

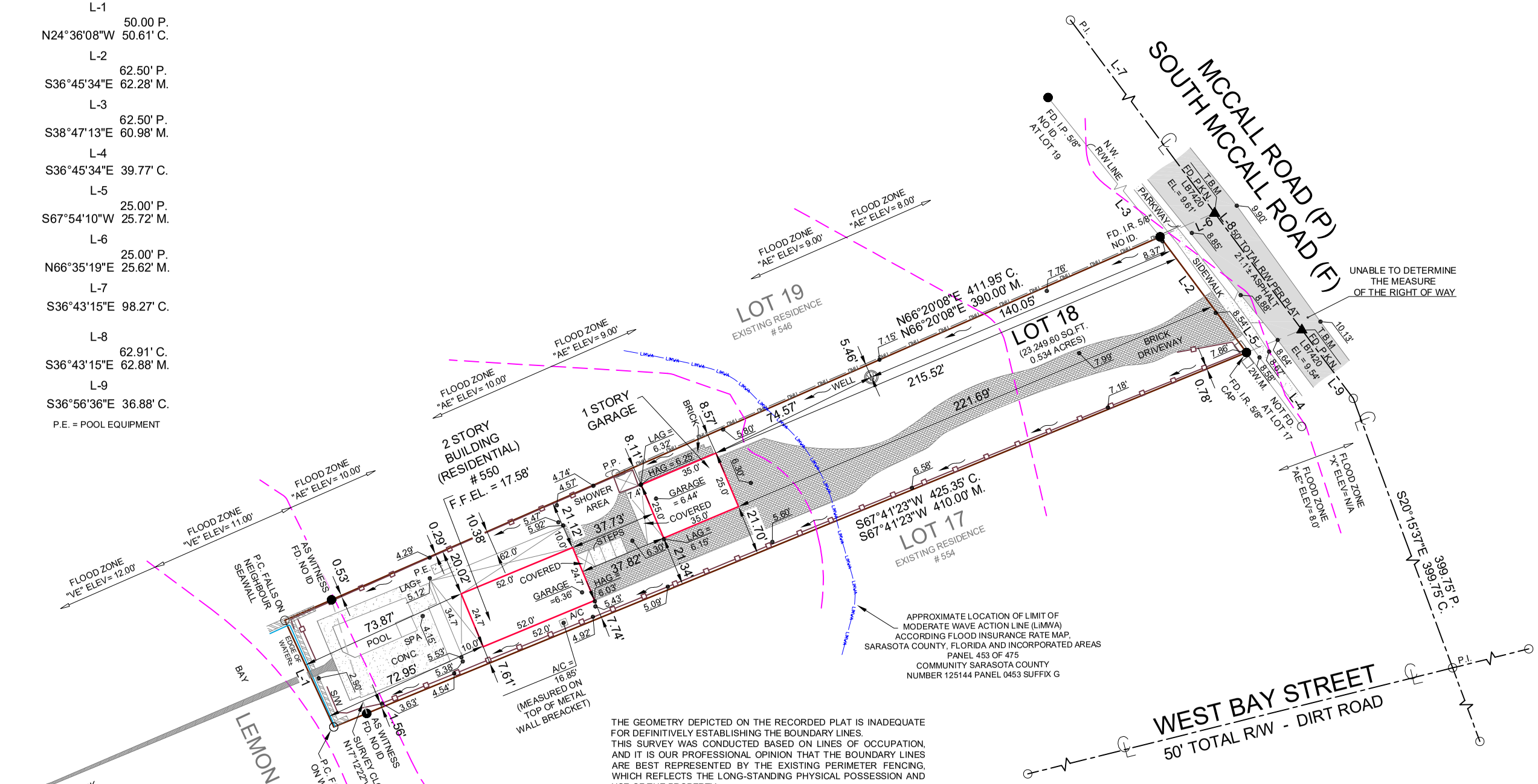
JOB NUMBER: LS250538

FINAL SURVEY WITH DRAINAGE ELEVATIONS

LINE DETAILS:

L-1		50.00 P.
	N24°36'08"W	50.61' C.
L-2		62.50' P.
	S36°45'34"E	62.28' M.
L-3		62.50' P.
	S38°47'13"E	60.98' M.
L-4		
	S36°45'34"E	39.77' C.
L-5		25.00' P.
	S67°54'10"W	25.72' M.
L-6		25.00' P.
	N66°35'19"E	25.62' M.
L-7		
	S36°43'15"E	98.27' C.
L-8		62.91' C.
	S36°43'15"E	62.88' M.
L-9		
	S36°56'36"E	36.88' C.

P.E. = POOL EQUIPMENT



THE GEOMETRY DEPICTED ON THE RECORDED PLAT IS INADEQUATE FOR DEFINITIVELY ESTABLISHING THE BOUNDARY LINES.
THIS SURVEY WAS CONDUCTED BASED ON LINES OF OCCUPATION, AND IT IS OUR PROFESSIONAL OPINION THAT THE BOUNDARY LINES ARE BEST REPRESENTED BY THE EXISTING PERIMETER FENCING, WHICH REFLECTS THE LONG-STANDING PHYSICAL POSSESSION AND USE OF THE PROPERTY.

A/C	AIR CONDITIONER	E.O.P.	EDGE OF PAVEMENT	O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
A.E.	ACCESS EASEMENT	E.O.W.	EDGE OF WATER	O.U.E.	ORANGE TREE UTIL. ESMT.	S.	SOUTH
B.R.	BEARING REFERENCE	F.H.	FIRE HYDRANT	P.	PLAT	S.D.	STORM DRAIN
B.F.E.	BASE FLOOD ELEVATION	F.F.	FINISHED FLOOR	P.B.	PLAT BOOK	S/W	SIDEWALK
B.M.	BENCHMARK	FD.	FOUND	P.C.	POINT OF CURVATURE	SEC.	SECTION
C.	CALCULATED	F.	FIELD	P.C.C.	POINT OF COMPOUND CURVATURE	S.U.L.	SAFE UPLAND LINE
C.M.	CONCRETE MONUMENT	I.E.	IRRIGATION EASEMENT	P.C.P.	PERMANENT CONTROL POINT	T.B.M.	TEMPORARY BENCH MARK
CONC.	CONCRETE	I.D.	IDENTIFICATION	PG.	PAGE	TEL.	TELEPHONE FACILITIES
CALC.	CALCULATED	I.P.	IRON PIPE	P.I.	POINT OF INTERSECTION	T.O.B.	TOP OF BANK
CATV	CABLE TELEVISION RISER	I.R.	IRON ROD	P.K.N.	PARKER-KAYLON NAIL	TX.	TRANSFORMER
CB	CHORD BEARING	L.	ARC LENGTH	P.K.N.D.	PARKER-KAYLON NAIL & DISC	TYP.	TYPICAL
CH	CHORD	L.B.	LAND SURVEYING BUSINESS	P.L.S	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
COR.	CORNER	L.B.E.	LANDSCAPE BUFFER ESMT.	P.P.	UTILITY POLE	W.	WEST
C.O.R.	CROWN OF THE ROAD	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	PVC	POLYVINYL CHLORIDE	W.M.	WATER METER
C.V.G.	CONC VALLEY GUTTER	M.	FIELD MEASURED	P.O.B.	POINT OF BEGINNING		CONCRETE MONUMENT
C/O	CLEAN OUT	M.A.F.L.	MEAN ANNUAL FLOOD LINE	P.O.C.	POINT OF COMMENCEMENT		NAIL
C.U.E.	COUNTY UTILITY EASEMENT	M.E.	MAINTENANCE EASEMENT	P.R.C.	POINT OF REVERSE CURVE		IRON ROD
D.	DESCRIPTION OR DEED	M.H.W.L.	MEAN HIGH WATER LEVEL	P.R.M.	PERMANENT REFERENCE MONUMENT		NOT FOUND
D.E.	DRAINAGE EASEMENT	N/A	NOT APPLICABLE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	00.00'	EXISTING ELEVATION
D.H.	DRILL HOLE	N.T.S.	NOT TO SCALE	P.T.	POINT OF TANGENCY	00.00'	PROPOSED ELEVATION
ELEC.	ELECTRIC BOX	N.	NORTH	P.U.E.	PUBLIC UTILITY EASEMENT		DISTANCE & BEARING LIMIT ARROW
EL.	ELEVATION	N&D	NAIL & DISC	R.	RADIUS		
E.	EAST	N.R.	NON RADIAL	RAD.	RADIAL		
ENCL.	ENCLOSURE	O.H.L.	OVERHEAD LINES	RAD. PT.	RADIUS POINT		

WV	WATER VALVE		ANCHOR
	LIGHT POLE		BREAK LINE (NOT TO SCALE)
	F.H.		SECONDARY PROPERTY LINE
W	WELL		PRIMARY PROPERTY LINE
S	SEWER		SECONDARY STRUCTURE
D	DRAIN		PRIMARY STRUCTURE
M	MANHOLE		EASEMENT LINE
	HANDICAP		EDGE OF THE WATER LINE
	UTILITY POLE	OHU	OVERHEAD LINE
℄	CENTER LINE		CENTERLINE
	BENCHMARK		FENCE LINE
			CLOSURE
			TOP OF BANK
			M.H.W.L. / M.A.F.L. / S.U.L.
			FLOOD ZONE DIVIDE LINE

OAK - PALM - PINE - TREE

	COVERED AREA
	CONCRETE
	BRICK / PAVER
	WALL
	WOOD
	GRAVEL / STONE
	ASPHALT