BOUNDARY SURVEY

JOB NUMBER: LS230849

LYNX SURVEYORS CORP
LAND SURVEYORS
AND MAPPER LB 8469

302 LAUREL ROAD EAST UNIT 291
LAUREL, FLORIDA 34272

239-721-2907
contact@lynxsurveyors.com
www.lynxsurveyors.com

0 10' 20'
1" = 20'
GRAPHIC SCALE

PROPERTY AND OWNER INFORMATION

PROPERTY ADDRESS	PARCEL ID:
312 McGREGOR STREET PUNTA GORDA, FL 33950	412307103006
	COUNTY / STATE : CHARLOTTE COUNTY

FLOOD ZONE INFORMATION:

COMMUNITY NO	: 120062	FIELD DATE	: 06/28/2023
PANEL	: 0241	DRAWN DATE	: 07/01/2023
SUFFIX	: G	DRAWN BY	: A.V.
EFFECTIVE DATE	: 12/15/2022	CHECKED BY	: J.L.
FLOOD ZONE	: AE		
B.F.E.	: 9.00 FEET		

LEGAL DESCRIPTION :

LOTS 9 AND 10, BLOCK "47", CITY OF PUNTA GORDA, CHARLOTTE COUNTY, FLORIDA, recorded in Plat Book 1, Page 47, of the Public Records of CHARLOTTE COUNTY, Florida.

CERTIFIED TO :

JACKSON LISA DAWN

JACKSON LISA DAWN, ITS SUCCESSORS AND/OR ASSIGNS AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS THEIR INTERESTS MAY APPEAR

SURVEYOR'S NOTES

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
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. UNDERGROUND 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.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR MORTGAGE PURPOSES ONLY, EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
6. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. ONLY IMPROVEMENTS SHOWN WERE LOCATED. WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES OR ANY OTHER IMPROVEMENTS.
8. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
9. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
10. EASEMENTS SHOWN ON THIS DRAWING 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 CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
11. 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.
12. PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
13. THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES: COMMERCIAL/HIGH RISK: LINEAR 1' FOOT IN 10,000' FEET, SUBURBAN: LINEAR 1 FOOT IN 7,500' FEET, RURAL: LINEAR 1 FOOT IN 5,000' FEET.
14. BEARINGS AND DISTANCES SHOWN HEREON AS "M" (See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FLWEST) THE BASIS OF BEARING IS BASED UPON S 48°02'28" W ALONG THE CENTERLINE OF McGREGOR STREET AS CALCULATED.

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 & 053 F.A.C., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

Digitally signed by Gustavo Interian
Date: 2023.07.09 19:30:41 -04'00'

GUSTAVO INTERIAN
PROFESSIONAL SURVEYOR AND MAPPER PSM 8481

CONTRACTOR COPY

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

OLYMPIA AVENUE (P)
WEST OLYMPIA AVENUE (F)
66' TOTAL R/W - ASPHALT

McGREGOR STREET
66' TOTAL R/W - 21.00'± ASPHALT

PALM AVENUE
50' TOTAL R/W - 21.30'± BRICK

LOTS 1 & 2
EXISTING RESIDENCE
#316

LOT 3
LOT 11
EXISTING RESIDENCE
#324

LOTS 9 & 10
EXISTING RESIDENCE
#312

1 STORY
BUILDING
(RESIDENTIAL)
#312

4ft Gate
4ft Gate
10ft Gate
4ft Gate
4ft Black Chain Link

LINE DETAILS:

L-1
33.00' P.
N48°02'28"E 33.00' M.

L-2
25.00' P.
N42°08'27"W 24.02' C.

L-3
25.00' P.
N41°54'34"W 25.00' C.

L-4
210.56' P.
S48°17'57"W 211.07' M.