[redacted]

UNLIMITED BIKING – CUP & DP

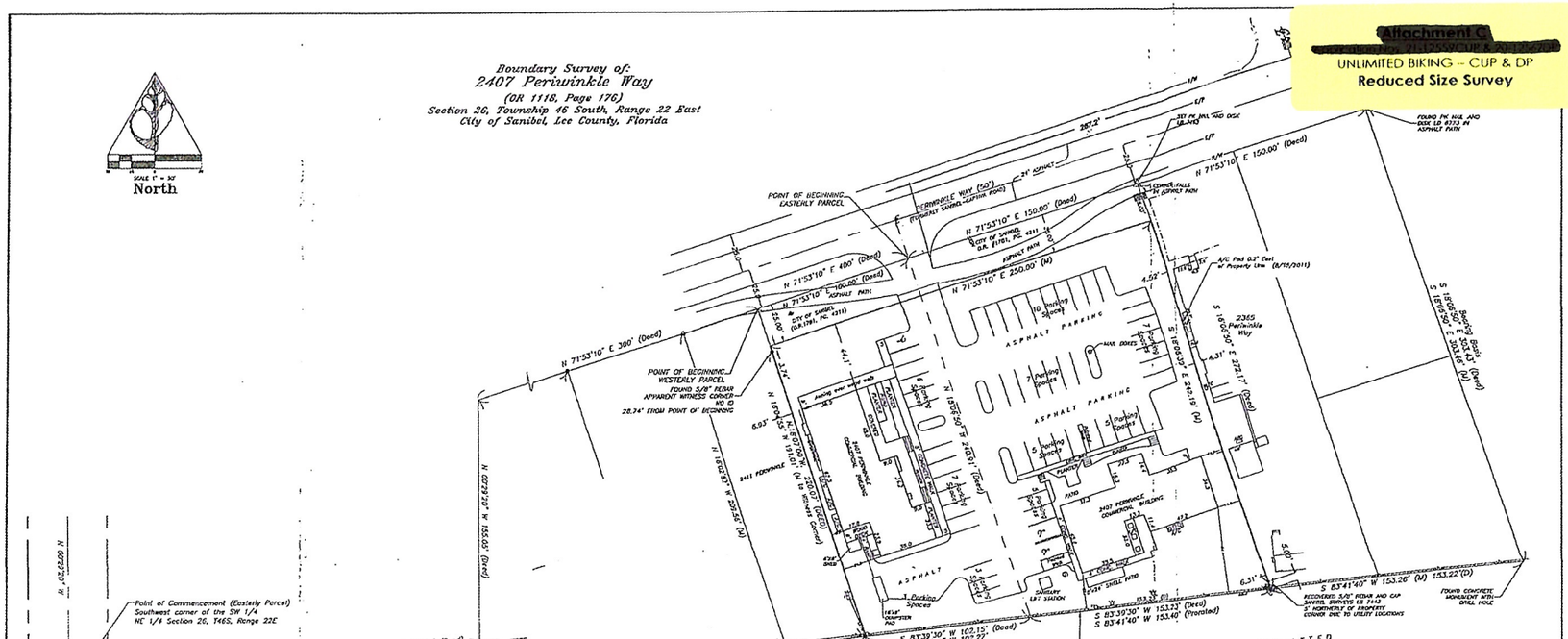
Reduced Size Survey

Boundary Survey of:
2407 Periwinkle Way
(OR 1118, Page 176)

Section 26, Township 46 South, Range 22 East
City of Sanibel, Lee County, Florida

SCALE 1" = 30'

North



Legal Description:

A lot or parcel of land lying in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 26, Township 46 South, Range 22 East, Sanibel Island, Lee County, Florida, which lot or parcel is described as follows:

From the Southeast corner of said Quarter-Quarter section run Easterly along the South line of said fraction of a section for 468.15 feet;

Thence run North parallel with the West line of said fraction of a section for 1655.05 feet to the Southerly right-of-way line (25 feet from the centerline) of the Sanibel-Captiva Road (State Road S-867);

Thence run Northwesterly along said Southerly right-of-way line for 400.00 feet to the Point of Beginning of the lands herein described.

From said Point of Beginning continue Northwesterly along said Southwesterly right-of-way line of the Sanibel-Captiva Road for 150 feet;

Thence run Southeasterly perpendicular to said Southwesterly right-of-way line of the Sanibel Captiva Road for 272.17 feet to the South Line of said quarter-quarter section;

Thence run Southwesterly along said South line of said quarter-quarter section for 153.23 feet;

Thence run Northwesterly perpendicular to said Southeasterly line of the Sanibel-Captiva Road for 240.91 feet to the Point of Beginning.

AND:

A lot or parcel of land lying in the Southwest quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 26, Township 46 South, Range 22 East, which lot or parcel is described as follows:

From the concrete monument marking the point of intersection of the South line of said fraction of a section and the Easterly line (25 feet from the centerline) of Tarpon Bay Road (said centerline being in the West line of said fraction of a section) run Easterly along said South line of said fraction of a section for 443 feet to a concrete monument;

Thence run Northerly parallel with said West line for 1655.05 feet to a concrete monument on the Southeasterly line (25 feet from the centerline) of the Sanibel-Captiva Road (State Road No. S-867);

Thence run Northeasterly along said Southeasterly line for 300 feet to the Point of Beginning of the lands hereby described.

From said Point of Beginning continue Northeasterly along said Southeasterly line for 100 feet;

Thence run Southeasterly perpendicular to said Southeasterly line for 240.91 feet to said South line of said fraction of a section;

Thence run Westerly along said South line for 102.15 feet to an intersection with a line perpendicular to said Southeasterly line, passing through the Point of Beginning;

Thence run Northwesterly along said perpendicular line for 220.07 feet to the Point of Beginning and

LESS that part in Official Record Book 1781, Page 4211, in the Public Records of Lee County, Florida.

UNPLATTED

SURVEY NOTES:

1. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SIGNATURE EMBOSSED SURVEYOR'S SEAL.
5. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER 120 672
PANEL NUMBER 0257
SUFFIX F
EFFECTIVE DATE 8/28/2008
FIRM ZONE AE
BASE FLOOD ELEVATION =9' (NAVD88)

6. BEARINGS ARE BASED ON THE EAST LINE OF ADJACENT PARCEL, AS MONUMENTED IN THE FIELD, BEING S 18°06'30" E.
7. DATE OF LAST FIELD WORK : 3/31/2016
8. THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
9. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
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10. THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

ABBREVIATIONS:

D	= PER DEED
P	= PER PLAT
M	= AS MEASURED
E/P	= EDGE OF PAVEMENT
A/C	= AIR CONDITIONER
O/HW	= OVERHEAD WIRES
UE	= UTILITY EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
R/W	= RIGHT-OF-WAY
C	= CENTERLINE
OR	= OFFICIAL RECORDS BOOK
PG	= PAGE

SYMBOL KEY:

●	= MONUMENT AS NOTED
⊙	= CONCRETE MONUMENT
△	= NAIL AND DISK
WM	= WATER METER
WV	= WATER VALVE
	= FIRE HYDRANT
BFP	= CATCH BASIN
	= CONCRETE POWER POLE
	= WOOD POWER POLE
	= GUY ANCHOR
	= LAMP
	= STORM SEWER MANHOLE
	= SANITARY SEWER MANHOLE
	= SEWER CLEAN OUT
	= TELEPHONE PEDESTAL
	= CABLE TELEVISION PEDESTAL
	= 240 VOLT ELECTRIC SERVICE

REVISIONS	DATE
Revision	7/17/08
Update	7/17/21
Add Parking and Hardscape	8/10/21
Distance	4/1/16

Job # 9130

SANIBEL SURVEYS
2410 Palm Ridge Road
Sanibel Florida 33957
472-0095
sandollsurveys@gmail.com
Licensed Business No. 7143

Valid only with embossed seal

Certified to:
Periwinkle Partners LLC
Phoenix Law PLLC
Regions Bank
Old Republic National Title Company

I hereby certify that this survey was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051 of the Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

By: Andrew D. Johnson, Reg. No. 6236
Not Valid Without Signature and Original Raised Seal
Date Signed: 07/17/21

RECEIVED
JAN 21 2021
PLANNING DEPT
CITY OF SANIBEL