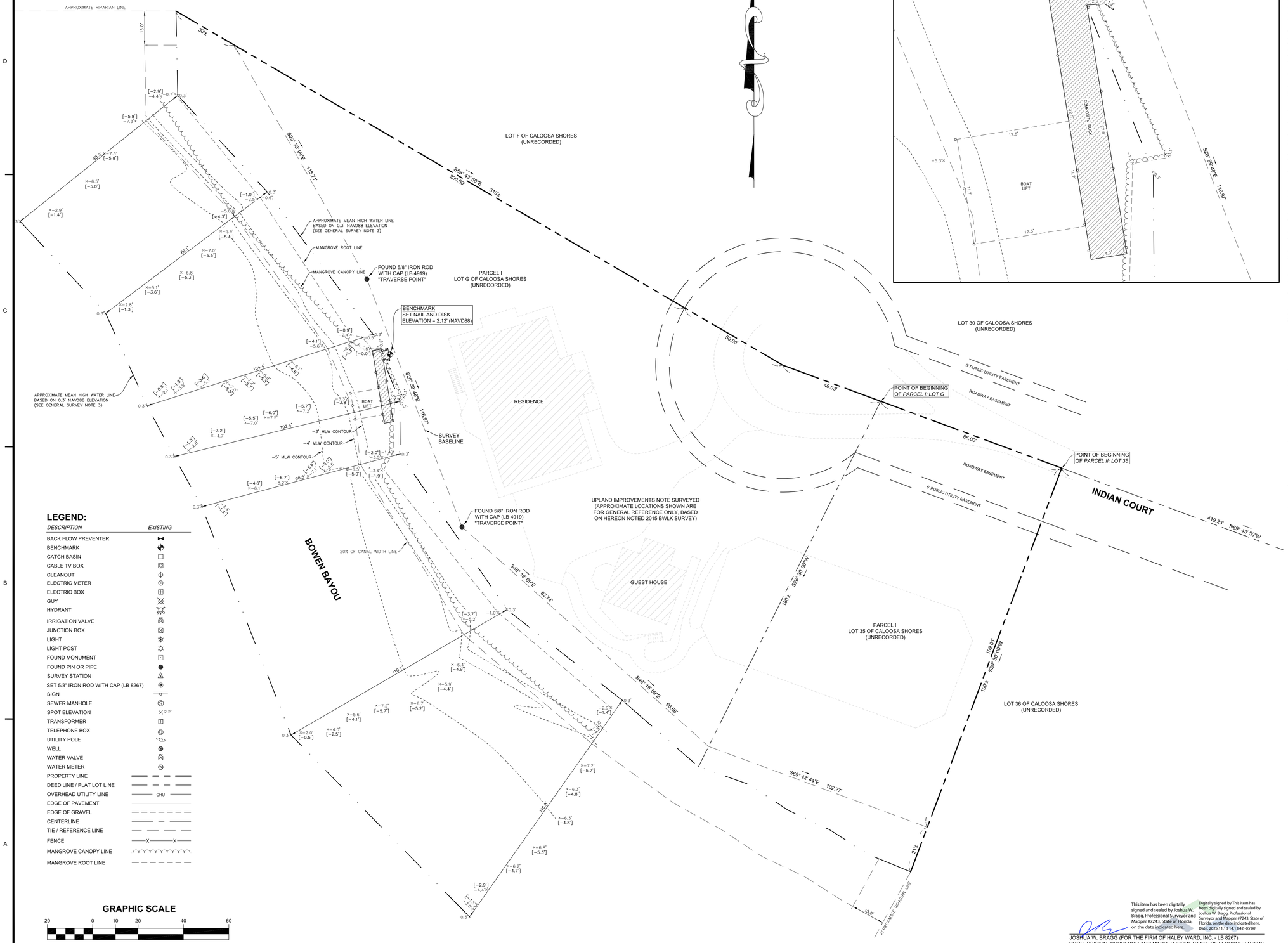
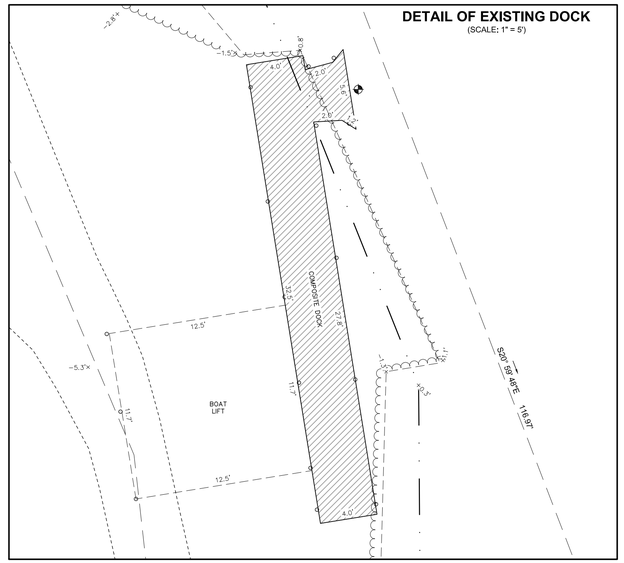
Attachment B - PL20260025
Survey with water depths



DETAIL OF EXISTING DOCK
(SCALE: 1" = 5')



LEGEND:

DESCRIPTION	EXISTING
BACK FLOW PREVENTER	
BENCHMARK	
CATCH BASIN	
CABLE TV BOX	
CLEANOUT	
ELECTRIC METER	
ELECTRIC BOX	
GUY	
HYDRANT	
IRRIGATION VALVE	
JUNCTION BOX	
LIGHT	
LIGHT POST	
FOUND MONUMENT	
FOUND PIN OR PIPE	
SURVEY STATION	
SET 5/8" IRON ROD WITH CAP (LB 8267)	
SIGN	
SEWER MANHOLE	
SPOT ELEVATION	X 2.2'
TRANSFORMER	
TELEPHONE BOX	
UTILITY POLE	
WELL	
WATER VALVE	
WATER METER	
PROPERTY LINE	
DEED LINE / PLAT LOT LINE	
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE	
TIE / REFERENCE LINE	
FENCE	X X
MANGROVE CANOPY LINE	
MANGROVE ROOT LINE	

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

RECORD DESCRIPTION OF UPLAND PARCEL:
(PER INSTRUMENT #2021000277401)

PARCEL I:
Lot G, Unrecorded Caloosa Shores, Section 12, Township 46 South, Range 21 East, City of Sanibel, Lee County, Florida.
A lot or parcel of land lying in Government Lot 9, Section 12, Township 46 South, Range 21 East, City of Sanibel, Lee County, Florida which lot or parcel is described as follows:

From the Southeast corner of said Government Lot 9 being the Southeast corner of said Section 12 run Westerly along the South line of said section for 150.00 feet; thence run North 00 degrees 16 minutes 10 seconds East along the centerline of a roadway easement 50 feet wide for 328.43 feet to Point of Curvature; thence run Northeasterly along said centerline along the arc of a curve to the right of radius 275 feet for 105.31 feet; thence run North 69 degrees 43 minutes 50 seconds West along the centerline of a roadway easement 50 feet wide for 419.23 feet to the center Point of Roadway turnaround of radius 50 feet and the Point of Beginning of the herein described Parcel.

From said Point of Beginning run South 69 degrees 43 minutes 50 seconds East along the last mentioned course for 46.03 feet; thence run South 26 degrees 30 minutes 00 seconds West for 185 feet more or less to the Waters of Bowen Bayou; thence run Northwesterly along said waters for 420 feet more or less to an intersection with the waters of the boat canal and a line bearing North 59 degrees 43 minutes 50 seconds West passing through the Point of Beginning; thence run South 59 degrees 43 minutes 50 seconds East along said line for 310 feet more or less to the Point of Beginning.

Subject to and Together with the hereinabove described roadway easement and roadway turnaround and a roadway easement 25 feet wide over and across the South 25 feet of that part of Government Lot 9 lying East of a Public Road known as Wulfert Road and lying West of the East 125 feet of said Lot 9.
Subject to easements for public utilities over and across a strip of land 6 feet wide lying outside and adjacent to said roadway easements.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

PARCEL II

Lot 35, Unrecorded Caloosa Shores G. L. 9, Section 12, Township 46 South, Range 21 East, Sanibel Island, Lee County, Florida.

A lot or parcel of land lying in Government Lot 9 in Section 12, Township 46 South, Range 21 East, Sanibel Island, Lee County, Florida which lot or Parcel is described as follows:

From the Southeast corner of said Lot 9 run Westerly along the South line of said lot for 150 feet; thence run North 00 degrees 16 minutes 10 seconds East, parallel with the East line of said lot, along the centerline of a roadway 50 feet wide for 328.43 feet to a Point of Curvature; thence run Northerly and Northeasterly along said centerline, along the arc of a curve to the right of radius 275.0 feet for 105.31 feet to an intersection with the centerline of a roadway easement 50 feet wide; thence run North 69 degrees 43 minutes 50 seconds West along said centerline for 288.20 feet to the Point of Beginning.

From said Point of Beginning continue North 69 degrees 43 minutes 50 seconds West along said centerline for 85 feet; thence run South 26 degrees 30 minutes West for 180 feet more or less to the waters of Bowen Bayou; thence run Southeasterly along said waters to an intersection with a line bearing North 20 degrees 30 minutes East passing through the Point of Beginning; thence run South 20 degrees 30 minutes West along said line for 190 feet more or less to the Point of Beginning.

Subject to and together with the hereinabove described roadway easements and an easement for roadway purposes 25 feet wide over and across the South 25 feet of that part of Government Lot 9 lying East of a Public Road known as Wulfert Road and lying West of the East 125 feet of said Lot 9.

Subject to an easement for public utilities over and across the strip of land 6 feet wide adjacent to said roadway easements.

Bearings hereinabove mentioned are plane coordinate for the Florida West Zone.

GENERAL SURVEY NOTES:

1. THIS SURVEY IS BASED ON A BOUNDARY SURVEY OF THE UPLAND PARCEL BY BEAN, WHITAKER, LUTZ, AND KAREH, INC. (DATED: AUGUST 24, 2015), FOUND MONUMENTS, AND FIELD MEASUREMENTS OF THE ELEVATIONS OF THE BED OF THE "BOWEN BAYOU", SO-CALLED.

   IT WAS PREPARED AS A SPECIFIC PURPOSE SURVEY TO DEPICT RELATION OF THE APPARENT POSITION OF THE BOUNDARY LINES EXTENDED AND ELEVATIONS WITHIN THE BOWEN BAYOU CANAL, FOR THE SPECIFIC PURPOSE OF EVALUATING POTENTIAL DOCK CONSTRUCTION.

2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE SURVEY BASELINE DEPICTED HEREON AS BEARING S20°59'46"E.

3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM ("GNSS") OBSERVATIONS REFERENCED TO FLORIDA PERMANENT REFERENCE NETWORK ("FPRN") STATION "SANIBEL ISLAND" (NGS PID: DR8129) OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT").

   THIS SURVEY UTILIZED +0.3 FEET (NAVD88) AS THE MEAN HIGH WATER (MHW) ELEVATION AND -1.5 FEET (NAVD88) AS THE MEAN LOW WATER (MLW) ELEVATION, BASED ON INFORMATION PREVIOUSLY PROVIDED BY THE FLORIDA DEP FOR THE SANIBEL AREA.

4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

5. WILDLIFE, VEGETATION AND ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.

6. UNDERGROUND AND ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.

7. THIS PLAT PREPARED AS A SPECIFIC PURPOSE SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY OR BOARD.

8. GENERAL LOCATION OF SUBJECT PROPERTY:
   STREET ADDRESS = 5270 INDIAN COURT, SANIBEL, FL 33957
   STRAP = 12-46-21-T3-00009.0250

9. DATE OF LAST FIELDWORK: NOVEMBER 6, 2025

This item has been digitally signed and sealed by Joshua W. Bragg, Professional Surveyor and Mapper #7243, State of Florida, on the date indicated here.

Digitally signed by This item has been digitally signed and sealed by Joshua W. Bragg, Professional Surveyor and Mapper #7243, State of Florida, on the date indicated here. Date: 2025.11.13 14:13:42 -05'00'

JOSHUA W. BRAGG (FOR THE FIRM OF HALEY WARD, INC. - LB 8267)
PROFESSIONAL SURVEYOR AND MAPPER (PSM), STATE OF FLORIDA - LS 7243

- THIS CERTIFICATION IS ONLY FOR THE LAND DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM FROM ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SPECIFIC PURPOSE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com
WWW.HALEYWARD.COM

PROJECT

SURVEY PLAT
OF
SITE FEATURES WITHIN AND ALONG THAT PART OF BOWEN BAYOU ADJOINING LOTS G AND 35 OF CALOOSA SHORES (UNRECORDED)
LYING IN
SECTION 12, TOWNSHIP 46 SOUTH, RANGE 21 EAST, CITY OF SANIBEL, LEE COUNTY, FLORIDA

JOSHUA W. BRAGG LICENSE NUMBER LS7243 STATE OF FLORIDA Professional Surveyor and Mapper

DATE	2025.11.06
SCALE	AS NOTED
DRAWN BY	JWB
DESIGNED BY	---
CHECKED BY	JAH
CERTIFICATE OF AUTHORIZATION No.	EB32664 & LB8267
S.T.R No.	12-46-21
PROJECT No.	2011249.003
DRAWING No.	V101
REV.	

FILE LOCATION: P:\FLC\2011249\CHRIS_SMITH\DGN\270 INDIAN COURT_ SANIBEL\SPECIFIC PURPOSE SURVEY\-V800\DGN\D_FILES\SURVEY\2011249.V00A\V-GPS.DWG, 2025.11.13, 2:12 PM