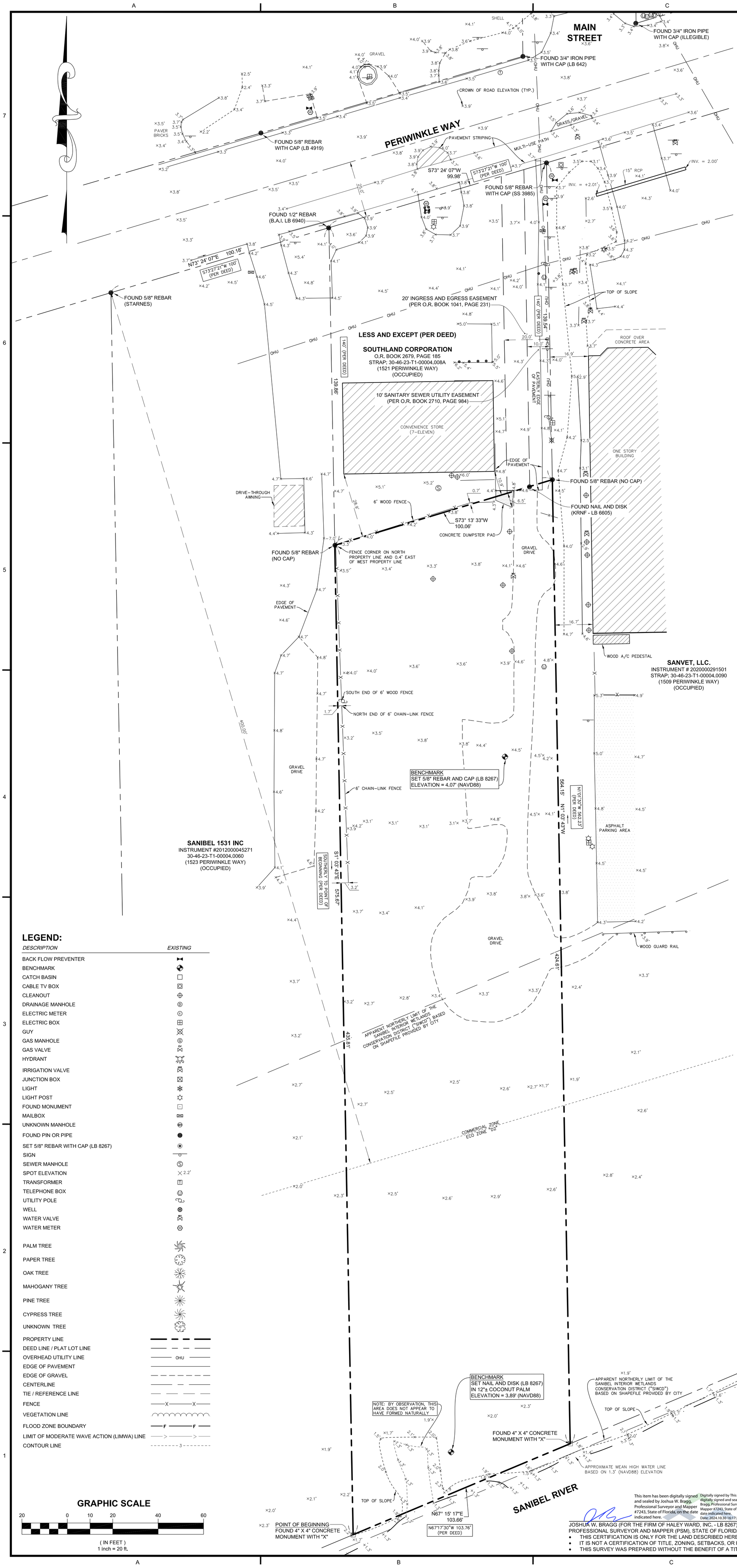
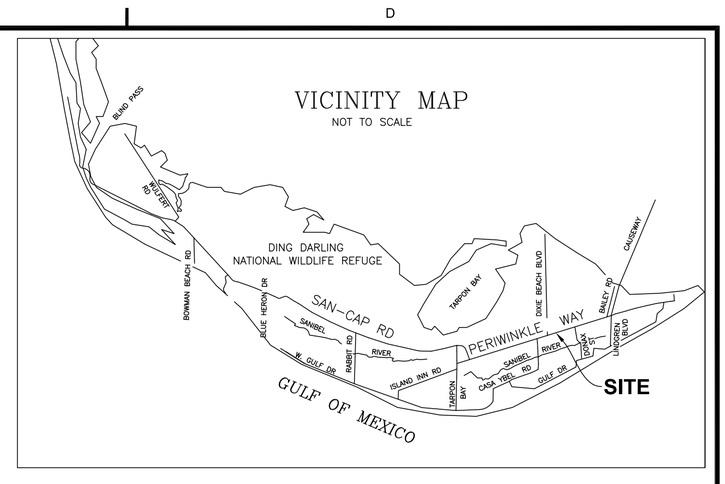
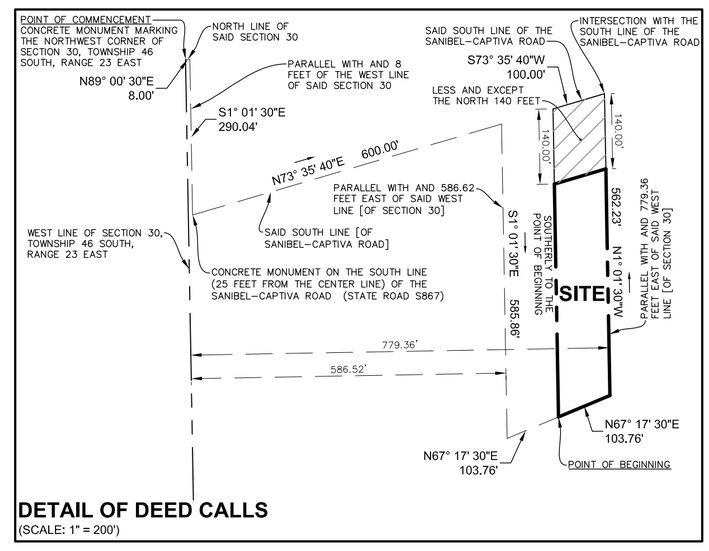
FILE LOCATION: P:\FL\2010680-COMMUNITY_HOUSING_AND_RESOURCES\004-1517 PERIWINKLE WAY-SANIBEL-ENGINEERING-ARK\02-CAD_FILES\SURVEY\2010680.004-V-XP_REV-20241030.DWG, 2024.10.30, 4:15 PM







DETAIL OF DEED CALLS
(SCALE: 1" = 200')

RECORD DESCRIPTION:
(PER INSTRUMENT # 2008000050950)

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30, SET BY GUY R. VEAL IN 1926 IN ACCORDANCE WITH THE RETRACEMENTS OF A.W. GILCHRIST, U.S. DEPUTY SURVEYOR IN 1897, RUN N 89°0'30" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 8 FEET; THENCE RUN S 1°01'30" E PARALLEL WITH AND 8 FEET EAST OF THE WEST LINE OF SAID SECTION 30 FOR 290.04 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE (25 FEET FROM THE CENTER LINE) OF THE SANIBEL-CAPTIVA ROAD (STATE ROAD S867); THENCE RUN N 73°35'40" EAST ALONG SAID SOUTH LINE FOR 600 FEET THENCE RUN S 1°01'30" E PARALLEL WITH AND 586.52 FEET EAST OF SAID WEST LINE FOR 585.86 FEET; THENCE RUN N 67°17'30" E FOR 103.76 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE RUNNING N 67°17'30" E FOR 103.76 FEET THENCE RUN N 1°01'30" W PARALLEL WITH AND 779.36 FEET EAST OF SAID WEST LINE FOR 562.23 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD; THENCE RUN S 73°35'40" W ALONG SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD FOR 100 FEET; THENCE RUN SOUTHERLY TO THE POINT OF BEGINNING OF LANDS HEREIN; LESS AND EXCEPT THE NORTH 140 FEET THEREOF CONVEYED IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 20 FEET OF THE NORTH 140 FEET AS SET FORTH IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

GENERAL SURVEY NOTES:

1. SURVEY BASED ON THE RECORD DESCRIPTION (NOTED HEREON), FOUND MONUMENTS, AND PREVIOUS SURVEYS FOUND IN THE FILES OF THIS FIRM.
2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE EASTERLY LINE OF OF THE SUBJECT PARCEL BEARING N01°03'43"W.
3. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND NGS BENCHMARK "Z-241".
4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 10' (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 12071C0533G WITH AN EFFECTIVE DATE OF 11/17/2022. (COMMUNITY NAME & NUMBER: CITY OF SANIBEL & 120402; INDEX DATE: 11/17/2022).

   THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
6. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
7. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
8. ANY ECOLOGICAL ZONE INFORMATION SHOWN HEREON IS BASED ON MAPS SUPPLIED BY THE CITY OF SANIBEL, BEING KNOWN AS THE FUTURE LAND USE MAP SERIES ("FLUMS") AVAILABLE ONLINE AT HTTPS://SANIBEL.MAPS.ARCGIS.COM/HOME/INDEX.HTML. INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON THIS INFORMATION.
9. THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
10. WILDLIFE AND/OR ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.
11. GENERAL INFORMATION
    STREET ADDRESS: 1517 PERIWINKLE WAY, SANIBEL, FL
    PARCEL STRAP #: 30-46-23-T1-00004.0080
12. DATE OF LAST FIELD WORK: 8/21/2024

SITE AREAS:

SUBJECT PARCEL CONTAINS 41,440 SQ. FT. (0.95 ACRES), MORE OR LESS, PER DESCRIPTION
LESS PORTION LOCATED BELOW APPROXIMATE HIGH WATER LINE OF THE SANIBEL RIVER, BASED ON 1.3' (NAVD88) ELEVATION = 41,401 SQ. FT. ±
PORTION LOCATED WITHIN "COMMERCIAL ZONE" = 26,533 SQ. FT. ±
PORTION LOCATED WITHIN ECO-ZONE "D-2" = 14,868 SQ. FT. ±
THEREFORE, THE COMMERCIAL ZONE IS CONSIDERED THE PREDOMINANT ZONE

IMPERVIOUS COVERAGE CALCULATIONS
ALLOWABLE: COMMERCIAL ZONE = 45% OF THE PARCEL; 45% OF 41,401 = 18,630 SQ. FT. ±

EXISTING:
PAVED ROAD (PART LOCATED ON SUBJECT PARCEL) = 24 SQ. FT. ±

DEVELOPED COVERAGE CALCULATIONS
ALLOWABLE: COMMERCIAL ZONE = 50% OF THE PARCEL; 50% OF 41,401 = 20,700 SQ. FT. ±

EXISTING:
IMPERVIOUS AREA (FROM ABOVE) = 24 SQ. FT. ±
GRAVEL DRIVEWAY (PART LOCATED ON SUBJECT PARCEL) = 5,542 SQ. FT. ±
TOTAL = 5,566 SQ. FT. ±

LEGEND:

DESCRIPTION	EXISTING
BACK FLOW PREVENTER	
BENCHMARK	
CATCH BASIN	
CABLE TV BOX	
CLEANOUT	
DRAINAGE MANHOLE	
ELECTRIC METER	
ELECTRIC BOX	
GUY	
GAS MANHOLE	
GAS VALVE	
HYDRANT	
IRRIGATION VALVE	
JUNCTION BOX	
LIGHT	
LIGHT POST	
FOUND MONUMENT	
MAILBOX	
UNKNOWN MANHOLE	
FOUND PIN OR PIPE	
SET 5/8" REBAR WITH CAP (LB 8267)	
SIGN	
SEWER MANHOLE	
SPOT ELEVATION	× 2.2'
TRANSFORMER	
TELEPHONE BOX	
UTILITY POLE	
WELL	
WATER VALVE	
WATER METER	
PALM TREE	
PAPER TREE	
OAK TREE	
MAHOGANY TREE	
PINE TREE	
CYPRESS TREE	
UNKNOWN TREE	
PROPERTY LINE	
DEED LINE / PLAT LOT LINE	
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
CENTERLINE	
TIE / REFERENCE LINE	
FENCE	X X
VEGETATION LINE	
FLOOD ZONE BOUNDARY	F F
LIMIT OF MODERATE WAVE ACTION (LIMWA) LINE	> >
CONTOUR LINE	3

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
4	2024.10.30	ADDED LIMIT OF THE SIWCD BASED ON SHAPEFILE PROVIDED BY CITY	JWB	JAH
3	2024.08.21	ADDED TOP OF SLOPE ALONG RIVER AND 200' OFFSET LINE	JWB	JAH
2	2024.07.23	ADD ADDITIONAL GROUND ELEVATIONS	CMG	JWB
1	2024.05.29	ADDED EXISTING GROUND ELEVATIONS	CMG	JWB

DRAWING ISSUE STATUS
BOUNDARY SURVEY

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.

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: 2024.10.30 16:17:25 -04'00'

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
A PARCEL OF LAND DESCRIBED IN INSTRUMENT #2008000050950
LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, CITY OF SANIBEL, LEE COUNTY, FLORIDA

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

DATE 2024.05.29		SCALE (AS NOTED)
DRAWN BY CMG/JWB	DESIGNED BY ---	CHECKED BY JAH
CERTIFICATE OF AUTHORIZATION No. EB32664 & LB8267		S.T.R No. 30-46-23
PROJECT No. 2010680.004		
DRAWING No. V101		REV.