



- AL = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- CUE = COUNTY UTILITY EASEMENT
- (D) = DEED BEARING OR DISTANCE
- DE = DRAINAGE EASEMENT
- EL = ELEVATION
- FCM = FOUND CONCRETE MONUMENT, AS NOTED
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIPC = FOUND CAPPED IRON PIN, AS NOTED
- FIRM = FLOOD INSURANCE RATE MAP
- FP = FOUND PIN, AS NOTED
- FPKD = FOUND PK & DISK, AS NOTED
- FPL = FLORIDA POWER & LIGHT CO.
- INST. = INSTRUMENT NUMBER
- IE = IRRIGATION EASEMENT
- ILL = ILLEGIBLE
- INV. = INVERT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED BEARING OR DISTANCE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- OR = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PC = PAGE
- PK = PARKER KALON NAIL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- (R) = RECORD BEARING OR DISTANCE
- SPC = SET IRON PIN, LB6952
- SPKD = SET PK WITH DISC, LB 6952

- NOTES:
1. THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
 2. DATE OF LAST FIELDWORK: SEPTEMBER 15, 2025.
 3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE SOUTHERLY RIGHT OF WAY LINE OF PERIWINKLE WAY, CITY OF SANIBEL, LEE COUNTY, FLORIDA, BEARS N73°27'21"E.
 4. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO THE ZONING REGULATIONS AND OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 5. DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF. UNLESS A DIRECT COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT OR RECORD VALUES.
 6. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE "AE 10" EL.10, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER, PANEL CITY OF SANIBEL 120402 12071 C 0533 G EFFECTIVE DATE: 11/17/2022
 7. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE [DATUM]. ELEVATIONS AND OR SITE BENCHMARKS WERE DERIVED BY DIFFERENTIAL LEVELING FROM LOCAL BENCHMARKS AS SHOWN ON THE BOUNDARY SURVEY BY BEAN WHITTAKER LUTZ AND KAREH, WITH AN ELEVATION OF 4.57', AND TIED AND VERIFIED TO BENCHMARK ON ADJOINING PARCEL.
 8. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
 9. THIS SURVEY IS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
 10. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. PLEASE NOTE THERE ARE EXISTING ADJOINING PROPERTY ENCROACHMENTS ON THE WESTERN PROPERTY LINE. THESE HAVE BEEN VERIFIED AS STILL BEING IN USE.
 11. THIS SURVEY REPRESENTS THE BOUNDARY AND THE LOCATED IMPROVEMENTS OR FEATURES, IF ANY, IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION AS DEPICTED HEREON. ALL THE EXISTING IMPROVEMENTS ARE SHOWN AS DEPICTED ON THE SURVEY BY B,W,L&K INC. DATED JUNE 2016, AND VERIFIED 09/15/2025.
 12. PARCEL INFORMATION SHOWN HEREON WERE TAKEN FROM 2025 LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, AS DOWNLOADED ON THE DATE OF SURVEY.
 13. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERABLE. ANY ADDITIONS OR DELETIONS TO THIS SURVEY AND OR THE ACCOMPANYING SURVEYOR'S REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
 14. THE OWNERSHIP OF FENCES IS UNKNOWN, UNLESS OTHERWISE NOTED.
 15. ONLY THOSE SURFACE AND AERIAL IMPROVEMENTS, AS DEPICTED HEREON, HAVE BEEN FIELD LOCATED. SUBSURFACE AND AERIAL IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED. BUILDING FOUNDATIONS BENEATH THE SURFACE WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 16. AN ABSTRACT OF TITLE, TITLE COMMITMENT, AND OR OWNERSHIP AND ENCUMBRANCE REPORT FOR THE SUBJECT PROPERTY WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

1523 Periwinkle Way
STRAP: 30-46-23-11-00004.0070 FOLIO ID: 10128025

A TRACK OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4, OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30 SET BY GUY R. WEALE IN 1926 IN ACCORDANCE WITH RETRACEMENT OF A.W. GILBERT U.S. DEPUTY SURVEYOR IN 1897 RUN NORTH 89 DEGREES 00'30" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 8 FEET; THENCE SOUTH 1 DEG. 01'30" EAST 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 NO. 5-807) THENCE RUN NORTH 73 DEG. 25'40" EAST ALONG SAID SOUTH LINE 600 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; FROM SAID POB SOUTH 1 DEG. 01'30" EAST PARALLEL WITH 586.52 FEET EAST OF SAID WEST LINE FOR 585.86 FEET; THENCE RUN NORTH 67 DEG. 17'30" EAST FOR 103.79 FEET; THENCE RUN NORTHEAST TO A POINT UPON THE SOUTH LINE (25 FEET FROM THE CENTER LINE) OF THE SANIBEL-CAPTIVA ROAD, WHICH IS 100 FEET NORTHEASTERLY FROM POB OF SAID LANDS HEREIN DESCRIBED; THENCE RUN 73 DEG. 35'40" WEST ALONG SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD 100 FEET TO THE POB OF THE LANDS HEREIN DESCRIBED.

1531 Periwinkle
STRAP: 30-46-23-11-00004.0069 FOLIO ID: 10128024

A TRACK OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, WHICH TRACK OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30 SET BY GUY R. WEALE IN 1926, IN ACCORDANCE WITH THE RETRACEMENTS OF A.W. GILBERT, U.S. DEPUTY SURVEYOR IN 1897, RUN NORTH 89 DEGREES 00'30" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 8 FEET; THENCE SOUTH 1 DEGREE 01'30" EAST 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 NO. 5-807); THENCE RUN NORTH 73 DEGREES 27'21" EAST ALONG SAID SOUTH LINE FOR 500 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING RUN SOUTH 1 DEGREE 01'30" EAST PARALLEL WITH AND 490.10 FEET EAST OF SAID WEST LINE FOR 599.22 FEET; THENCE RUN NORTH 67 DEGREES 17'30" EAST FOR 103.79 FEET; THENCE RUN NORTH 1 DEGREE 01'30" WEST PARALLEL WITH AND 586.52 FEET EAST OF SAID WEST LINE FOR 585.86 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD; THENCE RUN SOUTH 73 DEGREES 27'21" WEST ALONG SAID SOUTH LINE FOR 100 FEET TO THE POINT OF BEGINNING.

INTERIOR WETLANDS CONSERVATION DISTRICT
SECTION 126-652 (4), SANIBEL LAND DEVELOPMENT CODE
DEVELOPMENT ACTIVITY IS PROHIBITED WITHIN 200 FEET
OF THE BANKS OF THE SANIBEL RIVER

MICHAEL A. WARD DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS 5301
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MICHAEL A. WARD, PLS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE
APPLICABLE PROVISIONS FOR CH. 51-17, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES

REV #	REVISION	DRAWN	CHECKED	DATE

FIELD:	NAME	DATE
DRAWN:	WARD	9/28/25
CHECKED:	WARD	9/29/25



THE WARD SURVEY GROUP
1666 MCGREGOR RESERVE Dr
Fort Myers, Florida 33901
Phone: (239) 245-4555

LB No.: 8654

DATE:
29 SEPT 2025
HORIZ. SCALE:
1" = 40'
VERT. SCALE:
1" = 40'

CLIENT:
COMMUNITY HOUSING AND RESOURCES, INC.

TITLE:
BOUNDARY AND LIMITED
TOPOGRAPHIC SURVEY

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
30-46-23-11-00004.0070 30-46-23-11-00004.0069	TWSG 25037	1 OF 1	25037 DS.DWG