

RECORD DESCRIPTION:
(PER INSTRUMENT # 2022000336411)

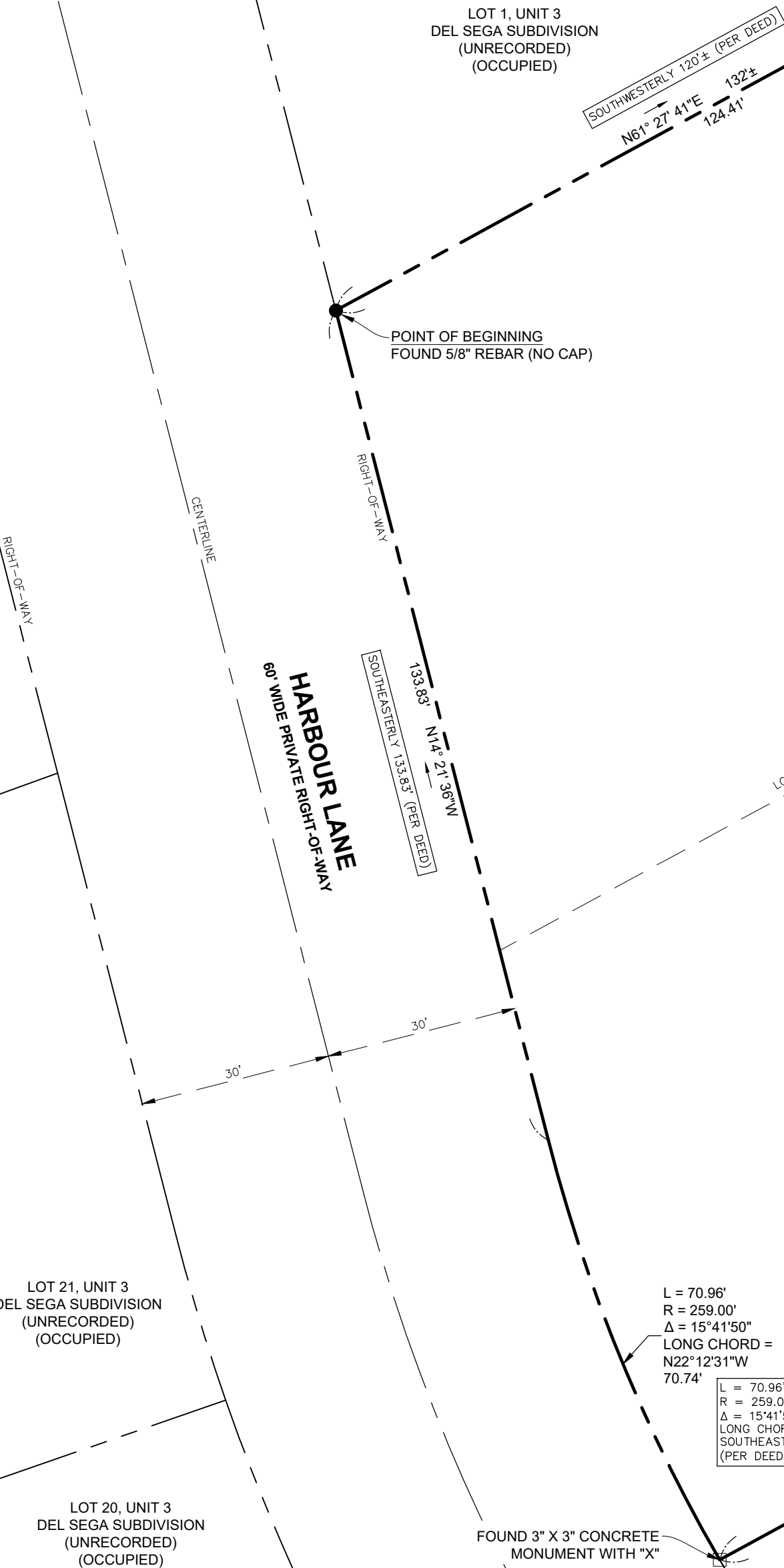
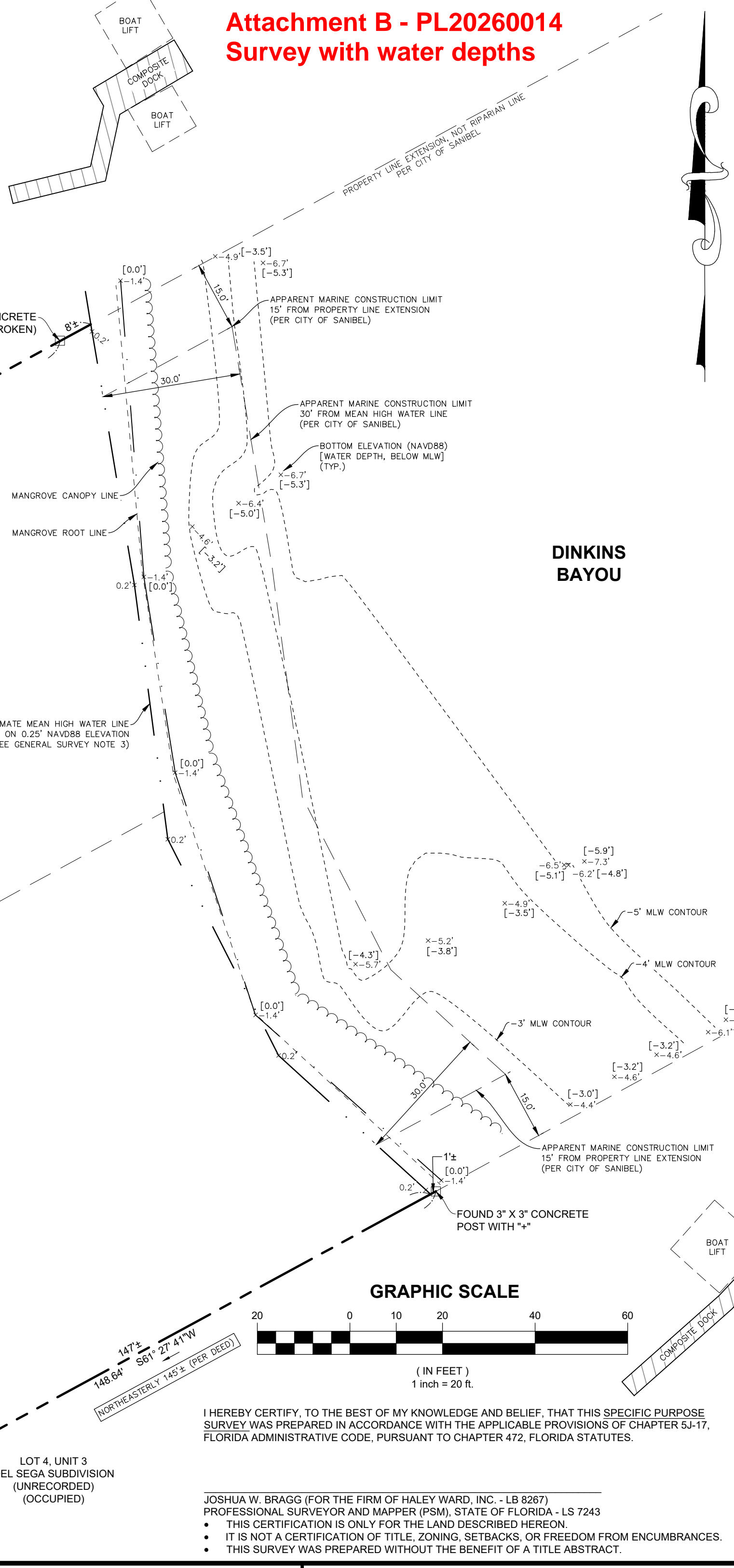
A lot or parcel of land lying in Government Lot 5, Section 11, Township 46 South, Range 21 East which lot or parcel is described as follows:

From the Northeastly corner of Lot 28 in Block B, Unit 1, DEL SEGA according to a map or plat thereof recorded in Plat Book 8 at Page 21 of the Public Records of Lee County, Florida, run Northeastly along a prolongation of the Westerly line of Coconut Drive as shown on said plat for 28.09 feet, thence deflect 90 degrees to the right and run Southeastly along the Northerly boundary of said Unit 1, DEL SEGA for 25 feet to the Northeastly corner of the lands included in said plat and a point on the centerline of said Coconut Drive, thence deflect 6° 40' 00" to the left and run Southeastly along the Northerly line of the lands conveyed by deed recorded in Deed Book 238 at Page 31 of said public records and the Northerly line of a roadway easement 25 feet wide for 439.27 feet to a point designated "A"; thence deflect 51° 30' 00" to the left and run Northeastly along said Northerly line for 284.55 feet to a point on said Northerly line, designated "B"; thence deflect 104° 14' 55" to the right and run Southeastly along the easterly line of a roadway easement 60 feet in width for 128.96 feet to the Northwest corner and the point of beginning of the herein described parcel; From said point of beginning continue Southeastly on the same course and along said easement line for 133.83 feet to a point of curvature, thence run Southeastly along the arc of a curve to the left having a central angle of 15° 41' 50" and a radius of 259.00 feet for 70.96 feet to the Southwest corner of the herein described parcel, and the Southerly terminus of aforementioned roadway easement on the Easterly line of said easement, thence run Northeastly along the Southerly boundary of the herein described parcel parallel with and 325.00 feet, measured on a perpendicular, Southeastly from a prolongation of said line from point "A" to point "B" for 145 feet more or less to the waters of Dinkins Bayou; thence run Northwestly along said waters to an intersection with a line passing through the point of beginning parallel with said Southerly line of the parcel; thence run Southwestly along said parallel line for 120 feet more or less to the point of beginning; being a strip of land 200 feet in width extending from said roadway easement to Dinkins Bayou.

Attachment B - PL20260014
Survey with water depths

GENERAL SURVEY NOTES:

- SURVEY BASED ON THE UNRECORDED PLAT OF UNIT THREE DEL SEGA, THE RECORD DESCRIPTION (NOTED HEREON), FOUND MONUMENTS, PREVIOUS SURVEYS FOUND IN THE FILES OF THIS FIRM, AND FIELD MEASUREMENTS OF THE ELEVATIONS OF THE BED OF DINKINS BAYOU.
- IT WAS PREPARED AS A SPECIFIC PURPOSE SURVEY TO DEPICT MARINE DETAILS RELATING TO THE DESIGN AND PERMITTING OF A PROPOSED DOCK AND BOAT LIFT.
- BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE SOUTH LINE OF THE SUBJECT PARCEL BEARING S61°27'41"W.
- 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").
- ACCORDING TO DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) ON DECEMBER 23, 2025, THE MEAN HIGH WATER (MHW) ELEVATION OF DINKINS BAYOU, NEAR THE SUBJECT PROPERTY IS +0.25 FEET (NAVD 88) AND THE MEAN LOW WATER (MLW) IS -1.44 (NAVD 88).
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
- UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- 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](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.
- 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, BOARD, COMMISSION OR OTHER ENTITY.
- WILDLIFE AND/OR ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.
- GENERAL INFORMATION
STREET ADDRESS: 2544 HARBOUR LANE, SANIBEL, FL 33957
PARCEL STRAP #: 11-46-21-T1-00800.0020
- DATE OF LAST FIELD WORK: JANUARY 8, 2026



LEGEND:

| DESCRIPTION | EXISTING |
|---------------------------|-----------|
| MEAN LOW WATER | MLW |
| FOUND MONUMENT | □ |
| FOUND PIN OR PIPE | ● |
| SPOT ELEVATION | × 2.2' |
| PROPERTY LINE | — — — — — |
| DEED LINE / PLAT LOT LINE | — — — — — |
| TIE / REFERENCE LINE | — — — — — |
| WATER BOUNDARY | — — — — — |
| MANGROVE CANOPY LINE | ~~~~~ |
| MANGROVE ROOT LINE | ----- |

| 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

SURVEY PLAT
OF PORTION OF DINKINS BAYOU
ABUTTING LAND DESCRIBED AS
LOTS 2 AND 3, UNIT THREE, DEL SEGA
(UNRECORDED)
AND DESCRIBED IN INSTRUMENT # 2022000336411
LYING IN
SECTION 11, TOWNSHIP 46 SOUTH, RANGE 21 EAST,
CITY OF SANIBEL, LEE COUNTY, FLORIDA

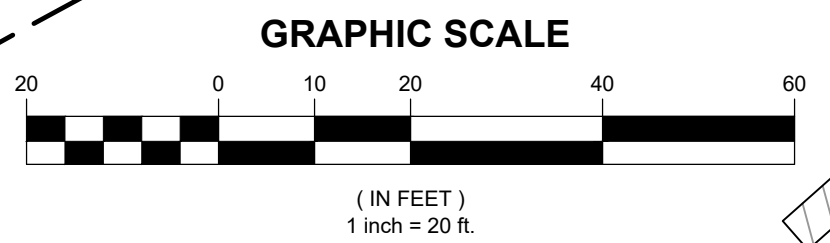
| | | | |
|-------------|------------|----------------------------------|------------------|
| DATE | 2026.01.08 | SCALE | 1" = 20' |
| DRAWN BY | AL | DESIGNED BY | --- |
| CHECKED BY | JWB | CERTIFICATE OF AUTHORIZATION No. | EB32664 & LB8267 |
| S.T.R. No. | 11-46-21 | PROJECT No. | 2012353.003 |
| DRAWING No. | | REV. | |

SHEET 1 OF 1

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SPECIFIC PURPOSE SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

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.



FILE LOCATION: P:\FL2012353\HEBB_LORD\003\2544 HARBOUR LANE_SANIBEL\SPS FOR DOCK-IMB02\CAD_FILES\SURVEY\2012353\003-V-SPS.DWG, 2026.01.16, 1:08 PM