

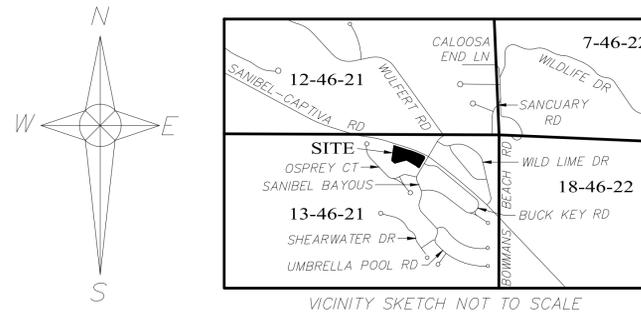
THIS INSTRUMENT PREPARED BY  
**HARRIS-JORGENSEN, LLC**  
 PHILLIP M. MOULD, LS6515  
 CERTIFICATE OF AUTHORIZATION No. 6921  
 3048 DEL PRADO BLVD. S. SUITE 100  
 CAPE CORAL, FLORIDA 33904  
 (239) 257-2624

INSTRUMENT NUMBER:

SHEET 1 OF 2

# COASTAL CREEK

A SUBDIVISION LYING IN  
 SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST,  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BUCKINGHAM 225 DEVELOPMENT, INC. HAVE CAUSED THIS PLAT OF COASTAL CREEK, A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATION:

- A. TO THE COASTAL CREEK PROPERTY OWNERS ASSOCIATION, INC.:
- TRACT "A" AS DEPICTED ON THE PLAT IS DEDICATED FOR PRIVATE ROADWAY ACCESS EASEMENT (A.E.), DRAINAGE (D.E.), AND UTILITY PURPOSES (P.U.E.) WITH MAINTENANCE RESPONSIBILITIES.
  - ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED ON THE PLAT, WITH MAINTENANCE RESPONSIBILITIES.
  - NON-EXCLUSIVE USE OF A SIX (6') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ADJACENT TO TRACT "A" AS SHOWN ON THE PLAT, FOR THE PURPOSE OF PLACEMENT OF UTILITIES AND MAINTENANCE THEREOF.
- B. TRACT "B" AS DEPICTED ON THE PLAT IS DEDICATED FOR LANDSCAPE BUFFER WITH MAINTENANCE RESPONSIBILITIES.
- C. TRACT "C" AS DEPICTED ON THE PLAT IS DEDICATED AS WETLAND WITH MAINTENANCE RESPONSIBILITIES.
- D. TRACTS "D-1" AND "D-2" AS DEPICTED ON THE PLAT IS DEDICATED AS DRAINAGE AND OPEN SPACE WITH MAINTENANCE RESPONSIBILITIES.

E. TO PUBLIC AND PRIVATE UTILITY COMPANIES:  
 THE EASEMENTS DESCRIBED BELOW ARE HEREBY DEDICATED TO PUBLIC AND PRIVATE UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, LEE COUNTY ELECTRIC CO-OP, INTERNET, CABLE T.V., AND PHONE SERVICES, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO PROVIDING CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC AND PRIVATE UTILITY SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANOTHER PUBLIC OR PRIVATE UTILITY. IN THE EVENT ANYONE DAMAGES THE FACILITIES OF A PUBLIC OR PRIVATE UTILITY, THE PARTY CAUSING THE DAMAGE WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

- NON-EXCLUSIVE USE OF A SIX (6') FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ADJACENT TO TRACT "A" AS SHOWN ON THE PLAT.
- EASEMENTS CREATED BY THIS PLAT THAT ARE CO-LOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS EXECUTED AND CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITNESS BY: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

WITNESS PRINT NAME \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
 COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

NOTARY PUBLIC SIGNATURE ABOVE  
 NOTARY NAME: \_\_\_\_\_  
 COMMISSION NO.: \_\_\_\_\_  
 COMMISSION EXP. DATE: \_\_\_\_\_

## SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COASTAL CREEK, A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

PHILLIP M. MOULD, PSM 6515  
 PROFESSIONAL LAND SURVEYOR AND MAPPER  
 HARRIS-JORGENSEN, LLC  
 CERTIFICATE NUMBER LB 6921  
 3048 DEL PRADO BOULEVARD S. #100  
 CAPE CORAL, FLORIDA 33904



## DESCRIPTION:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE RUN S.89°33'20"E. ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 208.81 FEET; THENCE RUN S.31°00'00"W. FOR A DISTANCE 506.79 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SANIBEL-CAPTIVA ROAD (66 FEET WIDE) BEING A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1719.12 FEET (CHORD BEARING N.66°00'44"W.) FOR A DISTANCE OF 378.15 FEET TO A POINT OF TANGENCY; THENCE RUN S.17°41'10"W. FOR A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SANIBEL-CAPTIVA ROAD, BEING A POINT OF CURVATURE AND THE POINT OF BEGINNING.  
 FROM SAID POINT OF BEGINNING RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1686.12 FEET (CHORD BEARING S.67°08'48"E.) FOR A DISTANCE OF 304.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING S.15°29'22"E.) FOR A DISTANCE OF 40.57 FEET TO A POINT OF TANGENCY; THENCE RUN S.31°00'00"W. FOR A DISTANCE OF 210.12 FEET; THENCE RUN N.59°00'00"W. FOR A DISTANCE OF 49.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS 25.00 FEET (CHORD BEARING N.24°44'47"E.) FOR A DISTANCE OF 5.45 FEET; THENCE RUN N.58°31'40"W. FOR A DISTANCE OF 200.55 FEET; THENCE RUN N.69°54'16"W. FOR A DISTANCE OF 36.57 FEET; THENCE RUN S.75°20'00"W. FOR A DISTANCE OF 230.93 FEET; THENCE RUN N.50°12'46"W. FOR A DISTANCE OF 77.71 FEET; THENCE RUN N.08°01'10"E. FOR A DISTANCE OF 294.68 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE RUN S.72°18'50"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 320.97 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH LINE OF THE AFORESAID SECTION 13 AS BEING S.89°33'20"E.

SAID TRACT CONTAINS 146239.437 SQUARE FEET OR 3.357 ACRES, MORE OR LESS.

## APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE CITY OF SANIBEL, LEE COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
 DANA SOUZA  
 CITY OF SANIBEL MANAGER

\_\_\_\_\_  
 SCOTTY LYNN KELLY

\_\_\_\_\_  
 JOHN D. AGNEW  
 CITY ATTORNEY

ON BEHALF OF THE CITY OF SANIBEL, I HAVE REVIEWED THE ATTACHED PLAT OF COASTAL CREEK SUBDIVISION, A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST, CITY OF SANIBEL, LEE COUNTY, FLORIDA AND FIND THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

\_\_\_\_\_  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

## NOTICE:

"LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER, AND SEWER FACILITIES."

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND/OR THE CITY OF SANIBEL.

## CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COASTAL CREEK, A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST, SANIBEL ISLAND, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 AND DULY RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

\_\_\_\_\_  
 KEVIN C. KARNES  
 LEE COUNTY CLERK OF COURT



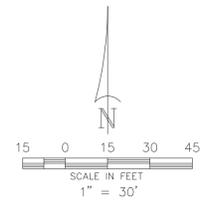
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 PHILLIP M. MOULD L56515  
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 CAPE CORAL, FLORIDA 33904  
 (239) 257-2624

INSTRUMENT NUMBER:

SHEET 2 OF 2

# COASTAL CREEK

A SUBDIVISION LYING IN  
 SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST,  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA



**CITY OF SANIBEL NOTE:**

1) THE RESIDENTIAL DENSITY ALLOCATION FOR THE PROPERTY HAS BEEN FULLY UTILIZED.

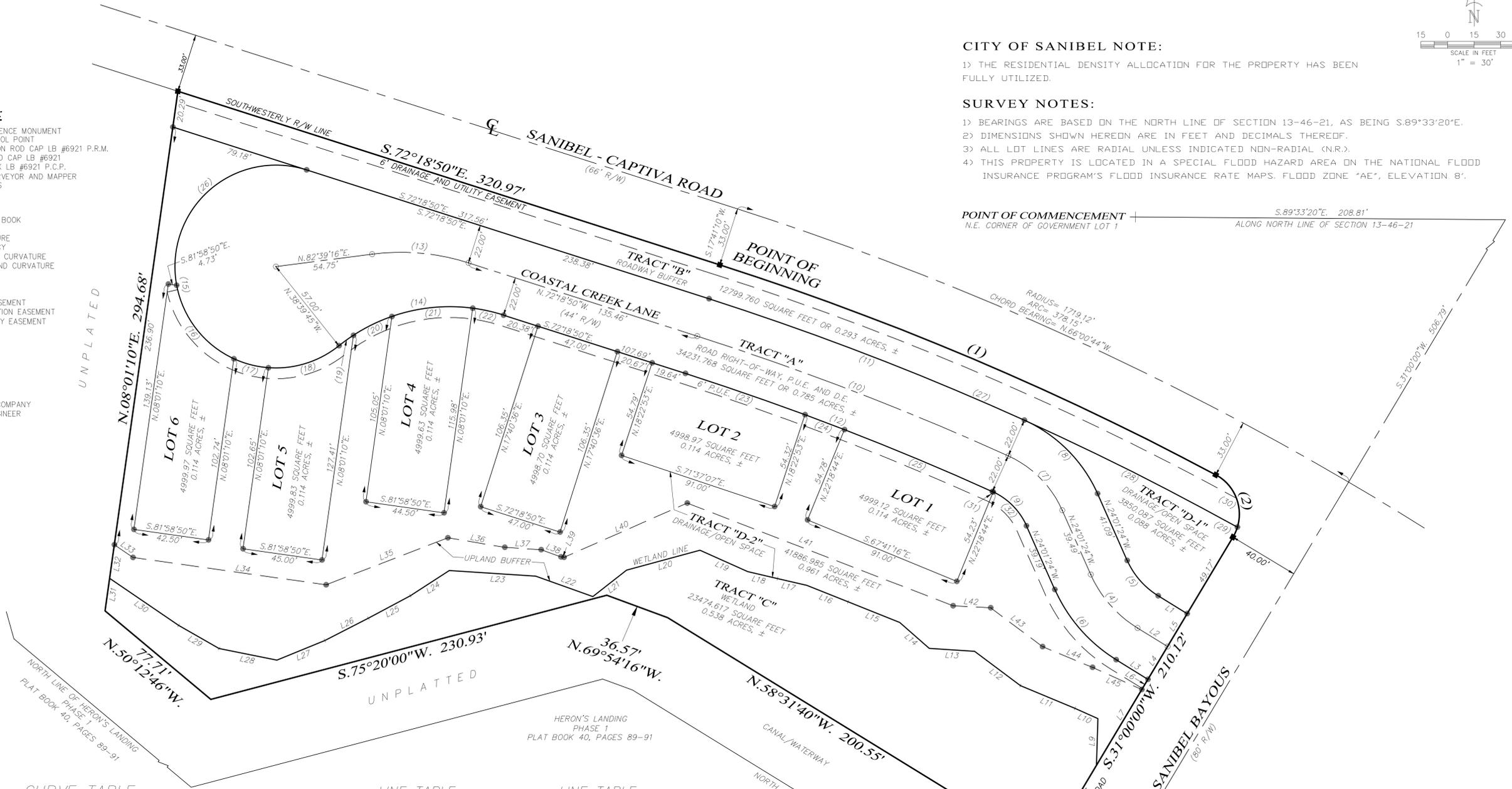
**SURVEY NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 13-46-21, AS BEING S.89°33'20"E.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (<N.R.>).
- 4) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, FLOOD ZONE "AE", ELEVATION 8'.

**POINT OF COMMENCEMENT** ——— S.89°33'20"E. 208.81'  
 N.E. CORNER OF GOVERNMENT LOT 1 ALONG NORTH LINE OF SECTION 13-46-21

**LEGEND:**

- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- SET NUMBER 5 IRON ROD CAP LB #6921 P.R.M.
- SET 1/2" IRON ROD CAP LB #6921
- ⊙ SET NAIL AND DISK LB #6921 P.C.P.
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- INST. INSTRUMENT
- No. NUMBER
- # OFFICIAL RECORDS BOOK
- O.R. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R/W RIGHT-OF-WAY
- A.E. ACCESS EASEMENT
- I.E. INGRESS-EGRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- E.B.E. ENTRY BEAUTIFICATION EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- (NR) NON-RADIAL
- (1) CURVE NUMBER
- LI LINE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ± MORE OR LESS
- LLC LIMITED LIABILITY COMPANY
- P.E. PROFESSIONAL ENGINEER
- SQ. SQUARE
- FT. FEET
- CENTERLINE



**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1686.12'	10°20'04"	304.12'	303.71'	S.67°08'48"E.
2	25.00'	92°58'16"	40.57'	36.26'	S.15°29'22"E.
3	25.00'	12°30'26"	5.45'	5.44'	N.24°44'47"E.
4	67.50'	34°31'57"	40.68'	40.07'	N.41°17'22"W.
5	44.50'	34°31'57"	26.82'	26.42'	N.41°17'22"W.
6	88.50'	34°31'57"	53.34'	53.34'	N.41°17'22"W.
7	60.50'	41°44'17"	44.07'	43.10'	S.44°53'32"E.
8	82.50'	41°27'35"	59.70'	58.40'	S.45°01'49"E.
9	38.50'	41°19'53"	27.77'	27.17'	S.45°05'39"E.
10	1645.13'	06°33'05"	188.11'	188.01'	S.69°02'14"E.
11	1666.12'	06°33'20"	190.63'	190.53'	S.69°02'10"E.
12	1623.12'	06°33'06"	185.60'	185.50'	S.69°02'13"E.
13	126.00'	25°01'54"	55.05'	54.61'	S.84°49'47"E.
14	100.00'	56°20'55"	98.35'	94.43'	N.79°30'43"E.
15	57.00'	236°20'55"	235.13'	100.49'	N.10°29'17"W.
16	57.00'	54°47'09"	94.50'	92.45'	N.38°02'18"W.
17	57.00'	20°20'09"	20.23'	20.12'	N.75°35'57"W.
18	57.00'	42°53'44"	42.67'	41.68'	S.72°47'07"W.
19	100.00'	05°47'27"	10.11'	10.10'	N.54°13'59"E.
20	100.00'	13°51'01"	24.17'	24.11'	N.64°03'13"E.
21	100.00'	26°29'22"	46.23'	45.82'	N.84°13'25"E.
22	100.00'	10°13'04"	17.83'	17.81'	S.77°25'22"E.
23	1623.12'	02°31'10"	71.37'	71.37'	S.71°03'11"E.
24	1623.12'	00°50'21"	23.77'	23.77'	S.69°22'25"E.
25	1623.12'	03°11'34"	90.45'	90.44'	S.67°21'28"E.
26	57.00'	118°19'53"	117.72'	97.89'	N.48°31'13"E.
27	1666.12'	11°10'40"	325.04'	324.53'	S.66°43'30"E.
28	1666.12'	04°37'20"	134.41'	134.38'	S.63°26'50"E.
29	25.00'	14°05'26"	6.15'	6.13'	S.23°57'03"W.
30	25.00'	78°52'50"	34.42'	31.76'	S.22°32'05"E.
31	38.50'	00°50'11"	0.56'	0.56'	S.55°20'27"E.
32	38.50'	40°29'35"	27.21'	26.65'	S.44°40'30"E.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N.58°33'21"W.	19.22'
L2	N.58°33'21"W.	19.80'
L3	N.58°33'21"W.	21.00'
L4	N.41°17'22"W.	21.50'
L5	N.41°17'22"W.	21.50'
L6	N.31°00'00"E.	6.72'
L7	N.31°00'00"E.	49.59'
L8	N.31°00'00"E.	60.63'
L9	N.01°44'19"E.	26.21'
L10	N.65°52'35"W.	14.18'
L11	N.67°33'39"W.	33.29'
L12	N.53°17'51"W.	32.24'
L13	S.86°21'02"W.	25.64'
L14	N.48°40'12"W.	22.13'
L15	N.68°21'19"W.	31.38'
L16	N.68°23'10"W.	25.01'
L17	N.76°54'51"W.	12.15'
L18	N.76°54'51"W.	12.15'
L19	N.65°57'24"W.	29.48'
L20	S.74°53'16"W.	42.84'
L21	N.52°03'41"W.	24.21'
L22	N.70°23'54"W.	34.21'
L23	N.86°17'02"W.	48.84'
L24	S.69°22'25"E.	26.12'
L25	S.67°21'28"E.	26.53'
L26	S.62°52'17"W.	27.59'
L27	S.67°50'50"W.	29.25'
L28	N.78°38'39"W.	33.26'
L29	N.60°23'47"W.	26.33'
L30	N.55°48'00"W.	47.11'
L31	N.08°10'10"W.	18.44'
L32	N.08°10'10"W.	19.05'

**LINE TABLE**

LINE	BEARING	DISTANCE
L33	S.55°48'00"W.	12.72'
L34	S.81°58'50"W.	110.06'
L35	N.68°38'05"W.	73.60'
L36	S.80°28'04"E.	32.55'
L37	S.66°17'02"E.	20.56'
L38	S.70°23'54"E.	11.91'
L39	S.80°28'04"E.	1.74'
L40	N.66°18'16"E.	75.87'
L41	S.68°58'27"E.	160.69'
L42	S.86°48'46"E.	21.26'
L43	S.37°15'51"E.	36.47'
L44	S.67°33'39"E.	30.53'
L45	S.65°52'35"E.	30.47'

**TRACT IDENTIFICATION:**

- TRACT "A": ROAD RIGHT-OF-WAY, PUBLIC UTILITY AND DRAINAGE EASEMENT TRACT
- TRACT "B": ROADWAY BUFFER
- TRACT "C": WETLAND
- TRACT "D-1" AND "D-2": DRAINAGE AND OPEN SPACE

TRACT/LOT AREAS		CALCULATED AREAS PER CITY OF SANIBEL CODE	
PARCEL	OVERALL AREA	MAX. PERMITTED DEVELOPMENT AREA	MAX. PERMITTED IMPERMEABLE AREA
LOT 1	4999.12	4999.12	4999.12
LOT 2	4998.97	4998.97	4998.97
LOT 3	4998.70	4998.70	3772
LOT 4	4999.63	4999.63	3772
LOT 5	4999.83	4999.83	3772
LOT 6	4999.97	4999.97	3772
LOT S.F. SUBTOTAL	29996.22	29996.22	25086.09
TRACT A	34231.768	16,621.78	15845
TRACT B	12799.760	N/A	N/A
TRACT C	23474.617	N/A	N/A
TRACT D-1	3850.087	N/A	N/A
TRACT D-2	41886.985	N/A	N/A
TRACT S.F. SUBTOTAL	116243.217	16,621.78	15845
GRAND TOTAL	146239.437	46,618.00	40931.09