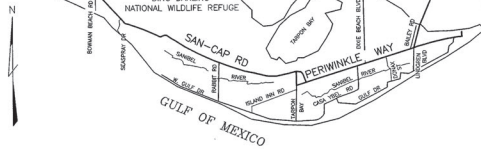


VICINITY MAP

NOT TO SCALE

SITE



Instrument #201800257764

A tract or parcel of land in Government Lot 4, Section 18, Township 46 South, Range 23 East, which tract or parcel is described as follows:

From the Southwest corner of said Section 18, run North 01°01'00" West along the West line thereof and along the center line of a proposed County Road (100 feet in width) for 3,241.71 feet to a point of curvature;

thence departing from said centerline, run Northeasterly, Easterly and Southeasterly along the Northwesterly, Northerly and Northeasterly line of a roadway easement 50 feet in width and along the arc of a curve to the right of radius 185 feet for 423.40 feet to a point of tangency;

thence run South 49°53'10" East along the Northeasterly line of said roadway easement for 484.70 feet to the point of beginning.

From said point of beginning, continue South 49°53'10" East along the Northeasterly line of said roadway easement for 100 feet;

thence North 70°06'50" East to the waters of San Carlos Bay;

thence run Northwesterly along said waters to an intersection with a line bearing North 70°06'50" East passing through the point of beginning;

thence South 70°06'50" West, to the point of beginning.

Said parcel also being known as:

Lot 10, Block A, of unrecorded portion of Unit 1, Sanibel Isles, according to the plat as recorded in Plat Book 17, Pages 64 and 65, of the Public Records of Lee County, Florida.

EXHIBIT A

NOTES:

THIS SURVEY BASED ON THE RECORDED PLAT OF SANIBEL ISLES, UNIT 1, DESCRIPTIONS OF RECORD AND FOUND MONUMENTATION.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), AND NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 1-241.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY, (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THERE MAY BE EASEMENTS OR OTHER MATTERS UNKNOWN TO THE SURVEYOR.

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 OR BOARD.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #8267.

DATE OF LAST FIELD WORK: 06/23/2019.

ROOF OVERHANGS NOT SHOWN UNLESS NOTED OTHERWISE.

ANY F.E.M.A. 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 THIS INFORMATION.

ANY ECOLOGICAL ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE CITY OF SANIBEL. THIS INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON THIS INFORMATION.

SETBACKS, WHEN SHOWN, ARE BASED ON THE SANIBEL LAND DEVELOPMENT CODE. THERE MAY BE ADDITIONAL RESTRICTIONS. SETBACKS SHOULD BE VERIFIED BEFORE PLANNING OR CONSTRUCTION.

ABBREVIATIONS:

POB	=POINT OF BEGINNING
POC	=POINT OF COMMENCEMENT
OR	=OFFICIAL RECORDS BOOK
PB	=PLAT BOOK
(M)	=MEASURED
(D)	=DEED CALL
(P)	=PLAT CALL
RAD.	=RADIAL LINE
PUE	=PUBLIC UTILITY EASEMENT
DE	=DRAINAGE EASEMENT
FND	=FOUND
BM	=BENCHMARK
PCP	=PERMANENT CONTROL POINT
PRM	=PERMANENT REFERENCE MONUMENT
ND	=NAIL AND DISK
IR	=IRON ROD
IP	=IRON PIPE
CM	=CONCRETE MONUMENT
E/C	=EDGE OF GRAVEL
E/P	=EDGE OF PAVEMENT
R/W	=RIGHT OF WAY
CL	=CENTERLINE
EL	=ELEVATION
CONC	=CONCRETE
PK	=PARKER KALON
A/C	=AIR CONDITIONER

SYMBOLS:

⊙	=NAIL AND DISK	Ⓜ	=TELEPHONE PEDESTAL
⊗	=WATER METER	Ⓣ	=CABLE TV PEDESTAL
⊖	=BACKFLOW PREVENTER	Ⓢ	=ELECTRIC TRANSFORMER
⊕	=IRRIGATION CONTROL VALVE	Ⓢ	=CONCRETE UTILITY POLE
⊕	=WATER VALVE	Ⓢ	=WOOD UTILITY POLE
⊕	=FIRE HYDRANT	Ⓢ	=LIGHT POLE
⊕	=SANITARY MANHOLE	Ⓢ	=ANCHOR
⊕	=STORM SEWER MANHOLE	Ⓢ	=BRICK PAD
⊕	=CATCH BASIN	Ⓢ	=CONCRETE PAD
⊕	=ELECTRIC BOX	Ⓢ	=AIR CONDITIONING PAD
---	=DRAINAGE PIPE		
---	=SWALE		
---	=UNDERGROUND UTILITY LINE		
---	=OVERHEAD UTILITY LINE		
---	=FENCE		

Coverage Calculations for 1528 San Carlos Bay Drive

Ecological Zone "G" Altered Land, Coverage Allowed for Impervious is 35% for First 10,000 sq. ft. and 30% for the Balance, Developed is 40% for the First 10,000 sq. ft. and 35% for the Balance.

Total Square Footage of Parcel to Mean High Water Line = 8571.0 Sq. Ft. = 0.20 Acres

Total Impervious Allowed = 3000.0 Sq. Ft.
Total Impervious Used = 3618.0 Sq. Ft.
Impervious Area Over Allowed = 618.0 Sq. Ft.
Total Developed Area Allowed = 3428.4 Sq. Ft.
Total Developed Used = 5086.0 Sq. Ft.
Developed Area Over Allowed = 1657.6 Sq. Ft.

Calculations of Improvements:
Impervious Area = 2041.0 Sq. Ft.
House = 417.0 Sq. Ft.
Wood Deck and Landward Dock = 1121.0 Sq. Ft.
Brick Areas = 48.0 Sq. Ft.
Equipment Pads = 39.0 Sq. Ft.
Total Impervious = 3618.0 Sq. Ft.

Developed Area = 3618.0 Sq. Ft.
Impervious Area = 739.0 Sq. Ft.
Gravel Areas = 729.0 Sq. Ft.
Rip Rap = 5086.0 Sq. Ft.
Total Developed = 5086.0 Sq. Ft.

POINT OF COMMENCEMENT
SW CORNER SECTION 18-146S-R23E

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ANDREW D. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION PSM 6256

(FOR THE FIRM)
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

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REVISIONS	

SURVEY PLAT
OF 1528 San Carlos Bay Drive
LOT 10, BLOCK A
UNRECORDED PORTION OF UNIT 1, SANIBEL ISLES
PLAT BOOK 17, PAGE 65
SECTION 18, TOWNSHIP 46 SOUTH, RANGE 23 EAST
CITY OF SANIBEL, LEE COUNTY, FLORIDA

2010573.001

DATE PROJECT NO. DRAWN BY SCALE SHEET FILE NO. (S-T-R)
06/23/19 573.001SR MG 1"= 20' 1 OF 1 18-46-23

CESINC

Engineers • Environmental Scientists • Surveyors

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919 PH (239) 481-1331

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB8267

LOT 10, BLOCK A, SANIBEL ISLES UNIT 1