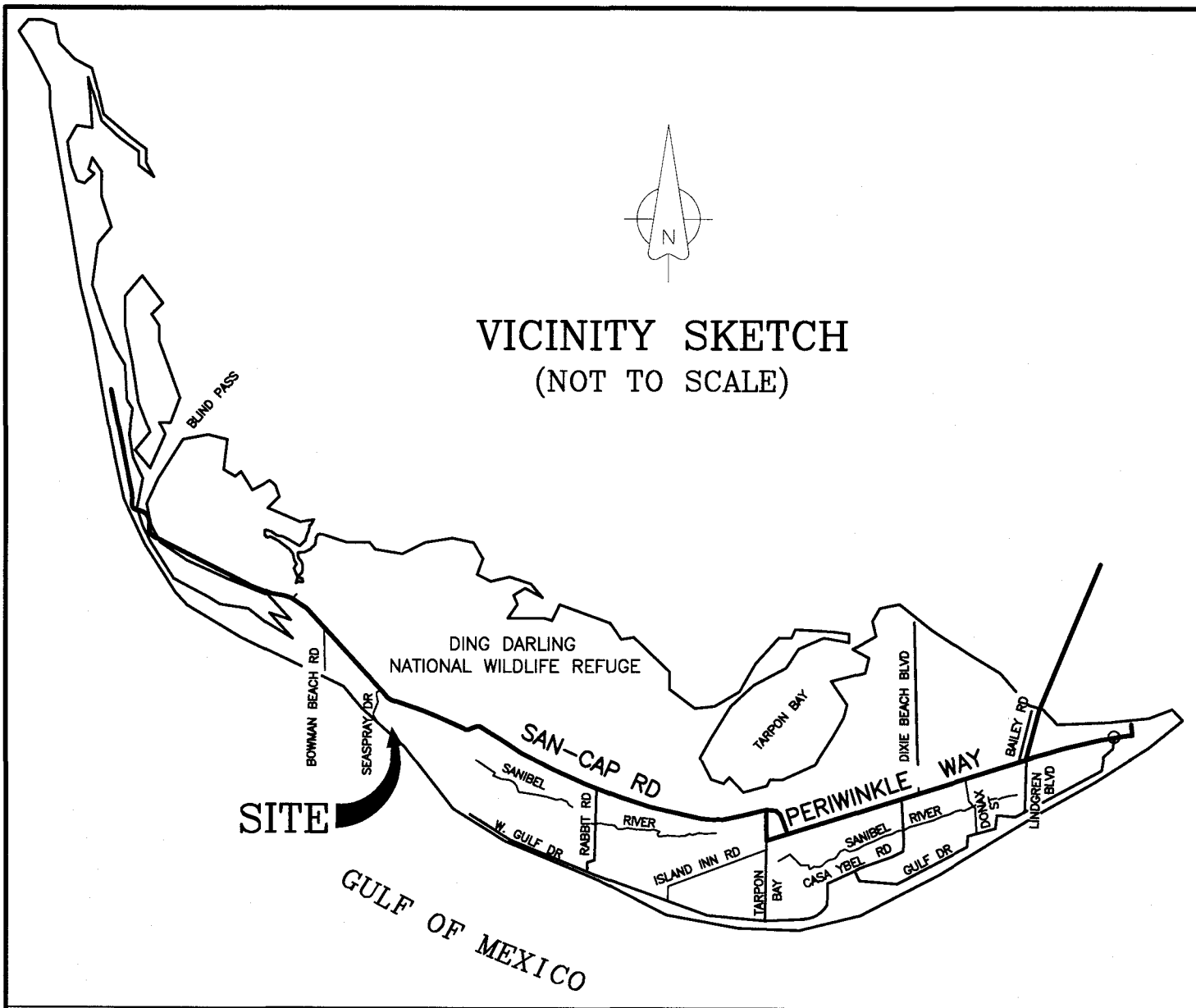


VICINITY SKETCH  
(NOT TO SCALE)



**SYMBOLS**

BACK FLOW PREVENTER  
SEWER SERVICE/CLEANOUT  
SANITARY SEWER MANHOLE  
WOOD UTILITY POLE  
WATER METER  
ELECTRIC SERVICE BOX  
ANCHOR

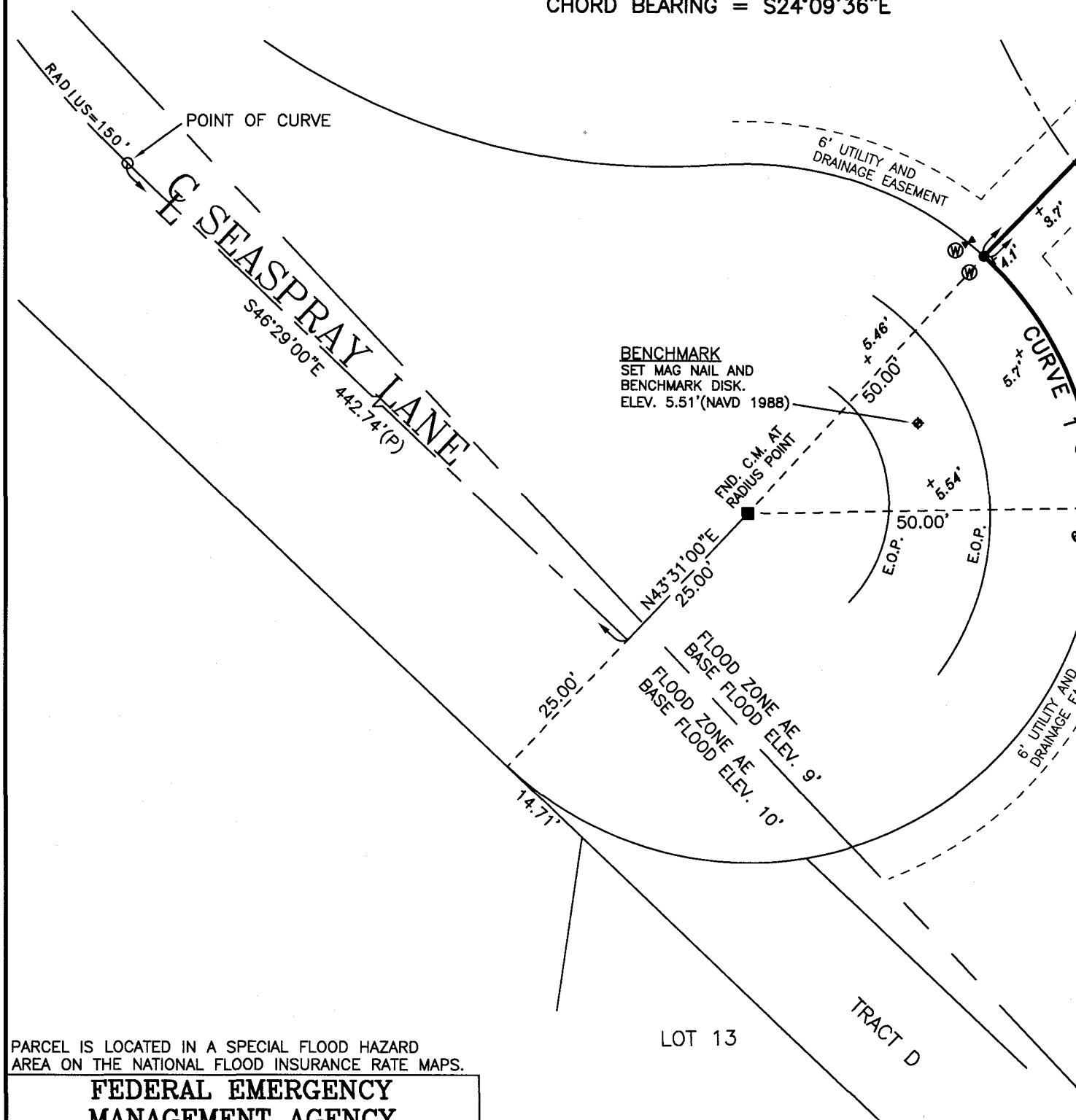
SEWER SERVICE/CLEANOUT  
TELEPHONE BOX  
CABLE TV BOX  
CATCH BASIN  
WF 1-15  
WETLAND FLAG AND NUMBER

CONCRETE PAD  
STAIRS  
DRAINAGE PIPE  
SWALE  
UNDERGROUND UTILITY LINE  
OVERHEAD UTILITY LINE  
FENCE

**ABBREVIATIONS**

C = CENTERLINE  
ELEV. = ELEVATION  
FND. = FOUND  
M.H. = MANHOLE  
N/D = NAIL AND DISK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
B.M. = BENCHMARK  
I.R. = IRON ROD  
I.P. = IRON PIPE  
C.M. = CONCRETE MONUMENT  
P.C.P. = PERMANENT CONTROL POINT  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
E.O.P. = EDGE OF PAVEMENT  
(R) = RADIAL LINE  
(M) = MEASURED  
(D) = DEED CALL  
(P) = PLAT CALL  
(P.U.E.) = PUBLIC UTILITY EASEMENT  
(D.E.) = DRAINAGE EASEMENT

**CURVE 1**  
RADIUS = 50.00'  
DELTA = 46°29'32"  
ARC = 40.57'  
CHORD = 39.47'  
CHORD BEARING = S24°09'36"E



PARCEL IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE RATE MAPS.

**FEDERAL EMERGENCY  
MANAGEMENT AGENCY**  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	120402
PANEL NUMBER	12071C0509G
DATE OF FIRM PANEL	11/17/2022
FIRM ZONE	AE
BASE FLOOD ELEVATION	9'

**CERTIFIED TO:**  
William and SunYoung Covaleski  
Knight Barry Title Solutions, Inc.  
Stewart Title Guaranty

- 1 CERTIFICATION TEXT/8-17-2021
- 2 TOPOGRAPHY, WETLAND FLAGS LOCATED, WETLANDS ADDED/1-26-2022
- 3 SITE AREAS UPDATED TO SHOW ADDITIONAL DETAILS/3-25-2024
- 4 FIRM DATA REVISED/8-21-2024

5	
6	
7	
8	
9	
REVISIONS	

**HALEY WARD**  
Engineering | Environmental | Surveying  
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919 PH (239) 481-1331

2010023.017SR.DWG  
DATE 8/16/2021 PROJECT NO. 023.017 DRAWN BY J.A.H. SCALE 1"= 20' SHEET 1 OF 1 FILE NO. (S-T-R) 19-46-22

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB8267

**SURVEY PLAT**

OF  
**LOT 18, SEASPRAY**  
RECORDED IN PLAT BOOK 35, PAGES 1 AND 2  
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 22 EAST  
CITY OF SANIBEL, LEE COUNTY, FLORIDA

**NOTES:**  
SURVEY AND BEARINGS ARE BASED ON THE PLAT OF RECORD AND EXISTING MONUMENTATION.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.

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

ELEVATIONS ARE BASED ON N.A.V.D. (NORTH AMERICAN VERTICAL DATUM) OF 1988 AND N.G.S. (NATIONAL GEODETIC SURVEY) BENCHMARK TT 119 ERS.

THE 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 SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH YELLOW CAP BEARING CORPORATION NO. LB8267.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS AND MATTERS OF ENVIRONMENTAL CONCERN, IF ANY, WERE NOT LOCATED.

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.

SITE GEOGRAPHIC LOCATION LATITUDE 26°27'10.5"NORTH LONGITUDE 82°08'33.2" WEST.

DATE OF LAST FIELD WORK: 1/26/2022

**SITE AREAS**

PARCEL CONTAINS 23,565 SQUARE FEET.  
PORTION OF PARCEL IN ZONE D2 = 20,776.  
PORTION OF PARCEL IN ZONE E1 = 2,789.  
APPROXIMATE WETLAND BOUNDARY CONTAINS 3,472 SQUARE FEET.  
WETLAND AREA IS APPROXIMATELY 14.7% OF THE PARCEL.

**IMPERVIOUS COVERAGE CALCULATIONS**

ALLOWABLE: ZONE "D-2" = 25% OF PARCEL  
25% OF 20,093 SQUARE FEET = 5,023.

TOTAL ALLOWED = 5,023 SQUARE FEET.

**DEVELOPED AREA CALCULATIONS**

ALLOWABLE: ZONE "D-2" = 30% OF PARCEL  
30% OF 20,093 SQUARE FEET = 6,028

TOTAL ALLOWED = 6,028 SQUARE FEET.

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

This item has been digitally signed and sealed by James Anthony Hessler, PSM L56410 on the date indicated here. This item has been digitally signed and sealed by James Anthony Hessler, PSM L56410 on the date indicated here. This item has been digitally signed and sealed by James Anthony Hessler, PSM L56410 on the date indicated here.

This item has been digitally signed and sealed by James Anthony Hessler, PSM L56410 on the date indicated here.

**JAMES ANTHONY HESSLER**  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION LS 6410

(FOR THE FIRM HALEY WARD, INC., LB 8267)  
- 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.

**SURVEY - 1305 SEASPRAY LANE**