

**RECORD DESCRIPTION:**  
 (PER INSTRUMENT # 2020000050950)  
 A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30, SET BY GUY R. VEAL IN 1926 IN ACCORDANCE WITH THE RETRACEMENTS OF A.W. GILCHRIST, U.S. DEPUTY SURVEYOR IN 1897, RUN N 89°00'00" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 290.04 FEET; THENCE RUN S 1°01'30" E PARALLEL WITH AND 8 FEET EAST OF SAID WEST LINE FOR 600.00 FEET; THENCE RUN N 67°17'30" E FOR 103.76 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE RUNNING N 67°17'30" E FOR 103.76 FEET; THENCE RUN N 1°01'30" E PARALLEL WITH AND 779.36 FEET EAST OF SAID WEST LINE FOR 586.52 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD; THENCE RUN S 73°35'40" W ALONG SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD FOR 100 FEET; THENCE RUN SOUTHERLY TO THE POINT OF BEGINNING OF LANDS HEREIN; LESS AND EXCEPT THE NORTH 140 FEET THEREOF CONVEYED IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 20 FEET OF THE NORTH 140 FEET AS SET FORTH IN O.R. BOOK 1041, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- GENERAL SURVEY NOTES:**
- SURVEY BASED ON THE RECORD DESCRIPTION (NOTED HEREON), FOUND MONUMENTS, AND PREVIOUS SURVEYS FOUND IN THE FILES OF THIS FIRM.
  - BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE EASTERLY LINE OF THE SUBJECT PARCEL BEARING N01°03'43"W.
  - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND NGS BENCHMARK "Z-241".
  - DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 10' (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 12071C03333 WITH AN EFFECTIVE DATE OF 11/17/2022. (COMMUNITY NAME & NUMBER: CITY OF SANIBEL & 120402; INDEX DATE: 11/17/2022).
  - THE FEMA 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.
  - 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 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.
  - WILDLIFE AND/OR ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.
  - GENERAL INFORMATION  
 STREET ADDRESS: 1517 PERIWINKLE WAY, SANIBEL, FL  
 PARCEL STRAP #: 30-46-23-T1-00004-0080
  - DATE OF LAST FIELD WORK: 8/21/2024

**SITE AREAS:**  
 SUBJECT PARCEL CONTAINS 41,440 SQ. FT. (0.95 ACRES), MORE OR LESS, PER DESCRIPTION LESS PORTION LOCATED BELOW APPROXIMATE HIGH WATER LINE OF THE SANIBEL RIVER, BASED ON 1.3' (NAVD88) ELEVATION  
 PORTION LOCATED WITHIN "COMMERCIAL ZONE" = 26,533 SQ. FT. ±  
 PORTION LOCATED WITHIN "D-2" = 14,868 SQ. FT. ±  
 THEREFORE, THE COMMERCIAL ZONE IS CONSIDERED THE PREDOMINANT ZONE

**IMPERVIOUS COVERAGE CALCULATIONS**  
 ALLOWABLE: COMMERCIAL ZONE = 45% OF THE PARCEL: 45% OF 41,401 = 18,630 SQ. FT. ±

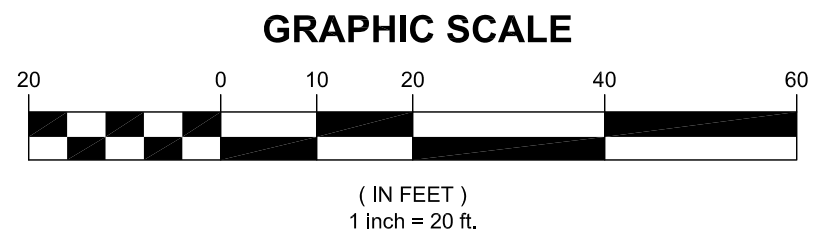
EXISTING:  
 PAVED ROAD (PART LOCATED ON SUBJECT PARCEL) = 24 SQ. FT. ±

**DEVELOPED COVERAGE CALCULATIONS**  
 ALLOWABLE: COMMERCIAL ZONE = 50% OF THE PARCEL: 50% OF 41,401 = 20,700 SQ. FT. ±

EXISTING:  
 IMPERVIOUS AREA (FROM ABOVE) = 24 SQ. FT. ±  
 GRAVEL DRIVEWAY (PART LOCATED ON SUBJECT PARCEL) = 5,542 SQ. FT. ±  
 TOTAL = 5,566 SQ. FT. ±

**LEGEND:**

DESCRIPTION	EXISTING
BACK FLOW PREVENTER	⊕
BENCHMARK	⊙
CATCH BASIN	⊠
CABLE TV BOX	⊞
CLEANOUT	⊚
DRAINAGE MANHOLE	⊕
ELECTRIC METER	⊞
ELECTRIC BOX	⊚
GUY	⊙
GAS MANHOLE	⊕
GAS VALVE	⊞
HYDRANT	⊚
IRRIGATION VALVE	⊕
JUNCTION BOX	⊞
LIGHT	⊚
LIGHT POST	⊕
FOUND MONUMENT	⊙
MAILBOX	⊞
UNKNOWN MANHOLE	⊕
FOUND PIN OR PIPE	⊚
SET 5/8" REBAR WITH CAP (LB 8267)	⊙
SIGN	⊞
SEWER MANHOLE	⊕
SPOT ELEVATION	⊚
TRANSFORMER	⊞
TELEPHONE BOX	⊚
UTILITY POLE	⊞
WELL	⊚
WATER VALVE	⊞
WATER METER	⊚
PALM TREE	🌴
PAPER TREE	🌳
OAK TREE	🌳
MAHOGANY TREE	🌳
PINE TREE	🌲
CYPRESS TREE	🌲
UNKNOWN TREE	🌳
PROPERTY LINE	---
DEED LINE / PLAT LOT LINE	---
OVERHEAD UTILITY LINE	OHU
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
CENTERLINE	---
TIE / REFERENCE LINE	---
FENCE	---
VEGETATION LINE	---
FLOOD ZONE BOUNDARY	---
LIMIT OF MODERATE WAVE ACTION (LIMWA) LINE	---
CONTOUR LINE	---



4	2024.10.30	ADDED LIMIT OF THE SWCD BASED ON SHAPEFILE PROVIDED BY CITY	JWB	JAH
3	2024.08.21	ADDED TOP OF SLOPE ALONG RIVER AND 200' OFFSET LINE	JWB	JAH
2	2024.07.23	ADD ADDITIONAL GROUND ELEVATIONS	CMG	JWB
1	2024.05.29	ADDED EXISTING GROUND ELEVATIONS	CMG	JWB

DRAWING ISSUE STATUS

**BOUNDARY SURVEY**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 13041 McGregor Boulevard  
 Fort Myers, Florida 33919  
 239.481.1331  
 Florida@haleyward.com

PROJECT

**SURVEY PLAT**  
 OF  
 A PARCEL OF LAND DESCRIBED IN  
 INSTRUMENT #2020000050950  
 LYING IN  
 SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST,  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA

DATE	2024.05.29	SCALE	(AS NOTED)
DRAWN BY	CMG/JWB	DESIGNED BY	CHECKED BY
CERTIFICATE OF AUTHORIZATION NO.	EB32664 & LB267	S.T.R. NO.	239-481-1331
PROJECT NO.	2010680.004		
DRAWING NO.			

**V101**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE STATE OF FLORIDA. JOSHUA W. BRAGG (FOR THE FIRM OF HALEY WARD, INC. - LB 8267) PROFESSIONAL SURVEYOR AND MAPPER (PSM), STATE OF FLORIDA - LS 7243. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM FROM ENCUMBRANCES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.