

Attachment C – PL20250010
Survey



CERTIFIED TO:
MARK WESTLAKE
FLOOD ZONE:
12071C0533G
ZONE: AE
ELEV: 10 FT
EFF: 11/17/2022

BOUNDARY SURVEY

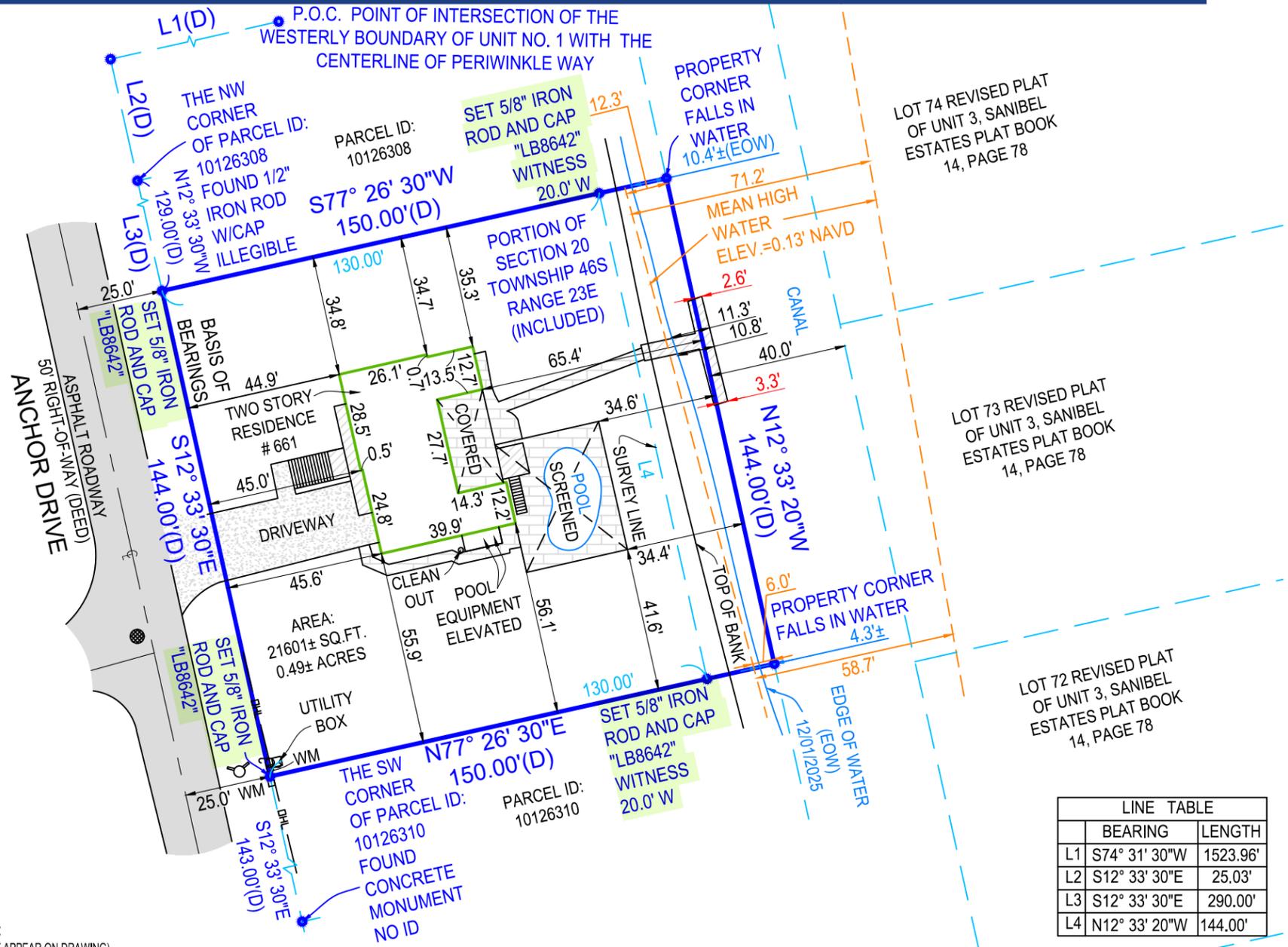
661 ANCHOR DRIVE, SANIBEL, FL. 33957

LEGAL DESCRIPTION:

A LOT OR PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 23 EAST, CITY OF SANIBEL, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE WESTERLY BOUNDARY OF UNIT NO. 1, OF SANIBEL ESTATES ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 115 OF THE PUBLIC RECORDS OF LEE COUNTY, WITH THE CENTERLINE OF PERIWINKLE WAY (FORMERLY ISLAND DRIVE) RUN S 74°31'30" W ALONG THE CENTERLINE OF SAID PERIWINKLE WAY FOR 1523.96 FEET; THENCE RUN S 12°33'30" E FOR 25.03 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWESTERLY CORNER OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 251, PAGE 464 OF SAID PUBLIC RECORDS AND THE INTERSECTION WITH THE EASTERLY LINE OF ANCHOR DRIVE AS DESCRIBED IN EASEMENT RECORDED IN DEED BOOK 272, PAGE 303 OF SAID PUBLIC RECORDS; THENCE CONTINUE S 12°33'30" E ALONG THE EASTERLY LINE OF ANCHOR DRIVE FOR 290 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, CONTINUE S 12°33'30" E ALONG SAID EASTERLY LINE FOR 144 FEET TO A CONCRETE MONUMENT; THENCE RUN N 77°26'30" E FOR 150 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS CONVEYED BY SAID DEED RECORDED IN DEED BOOK 251 AT PAGE 464; THENCE RUN N 12°33'20" W ALONG SAID EASTERLY BOUNDARY FOR 144 FEET; THENCE RUN S 77°26'30" W FOR 150 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.



LOT 74 REVISED PLAT OF UNIT 3, SANIBEL ESTATES PLAT BOOK 14, PAGE 78

LOT 73 REVISED PLAT OF UNIT 3, SANIBEL ESTATES PLAT BOOK 14, PAGE 78

LOT 72 REVISED PLAT OF UNIT 3, SANIBEL ESTATES PLAT BOOK 14, PAGE 78

LINE TABLE		
	BEARING	LENGTH
L1	S74° 31' 30"W	1523.96'
L2	S12° 33' 30"E	25.03'
L3	S12° 33' 30"E	290.00'
L4	N12° 33' 20"W	144.00'

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

- A/C-AIR CONDITIONER
- P.O.B.-POINT OF BEGINNING
- D.E.-DRAINAGE EASEMENT
- R-RADIUS(R)
- (P)-PLAT
- ELEV-ELEVATION
- # -NUMBER
- WELL
- FENCE
- WM-WATER METER
- P.O.C.-POINT OF COMMENCEMENT
- P.U.E.- PUBLIC UTILITY EASEMENT
- O.R.B.-OFFICIAL RECORDS BOOK
- EOW-EDGE OF WATER
- FF-FINISHED FLOOR
- ASPHALT
- WATER VALVE
- PLUS OR MINUS
- AL- ARC LENGTH
- P.B.-PLAT BOOK
- L.A.E.-LIMITED ACCESS EASEMENT
- TOB-TOP OF BANK
- LS-LICENSED SURVEYOR
- CONCRETE
- OHL-OVERHEAD LINE
- LB-LICENSED BUSINESS
- CENTER LINE
- (C)-CALCULATED
- PG-PAGE
- L.M.E.-LAKE MAINTENANCE EASEMENT
- OHL-OVERHEAD LINE
- C/B-CATCH BASIN
- PAVER/BRICK
- MANHOLE
- (M)-MEASURED
- U.E.-UTILITY EASEMENT
- O.H.E.-OVERHEAD EASEMENT
- DB-DEED BOOK(D)-DEED
- C/O-CLEAN OUT
- PSM-PROFESSIONAL SURVEYOR & MAPPER
- FIRE HYDRANT
- WOOD
- X,XX -TOPOGRAPHIC ELEVATION

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. **SHEET 1 OF 1**

- SURVEY NOTES:
 - DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
 - WOOD DOCK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

FIELD DATE: 12/05/2021
DRAWN BY: C.G.
ORDER NO: 275012
REVISIONS: 12/05/2025 ADDED MHW INFO
 12/17/2025 SCALE REVISED
 12/31/2025 MHW ELEVATION ADJUSTED

NEXGEN LAND SOLUTIONS, LLC
 1547 PROSPERITY FARMS ROAD,
 WEST PALM BEACH, FL 33403
 NEXGENLOGIX.COM LB#8642
 PHONE: 561.508.6272
 FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939
 FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.