

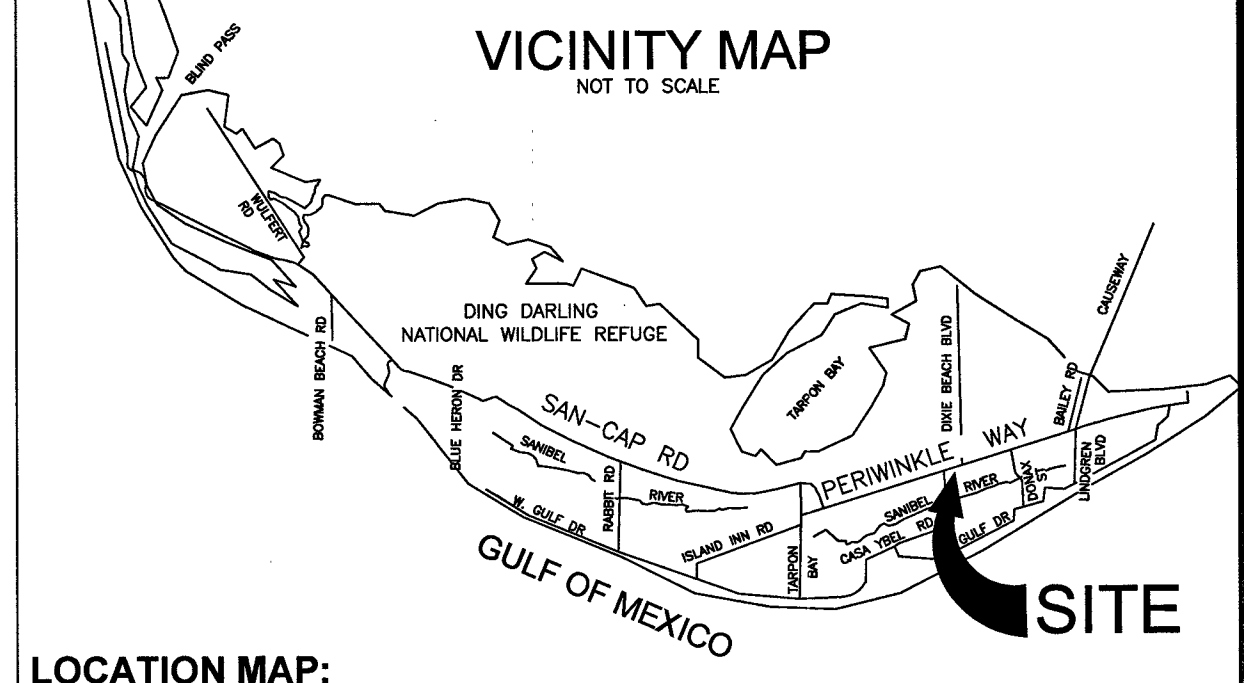
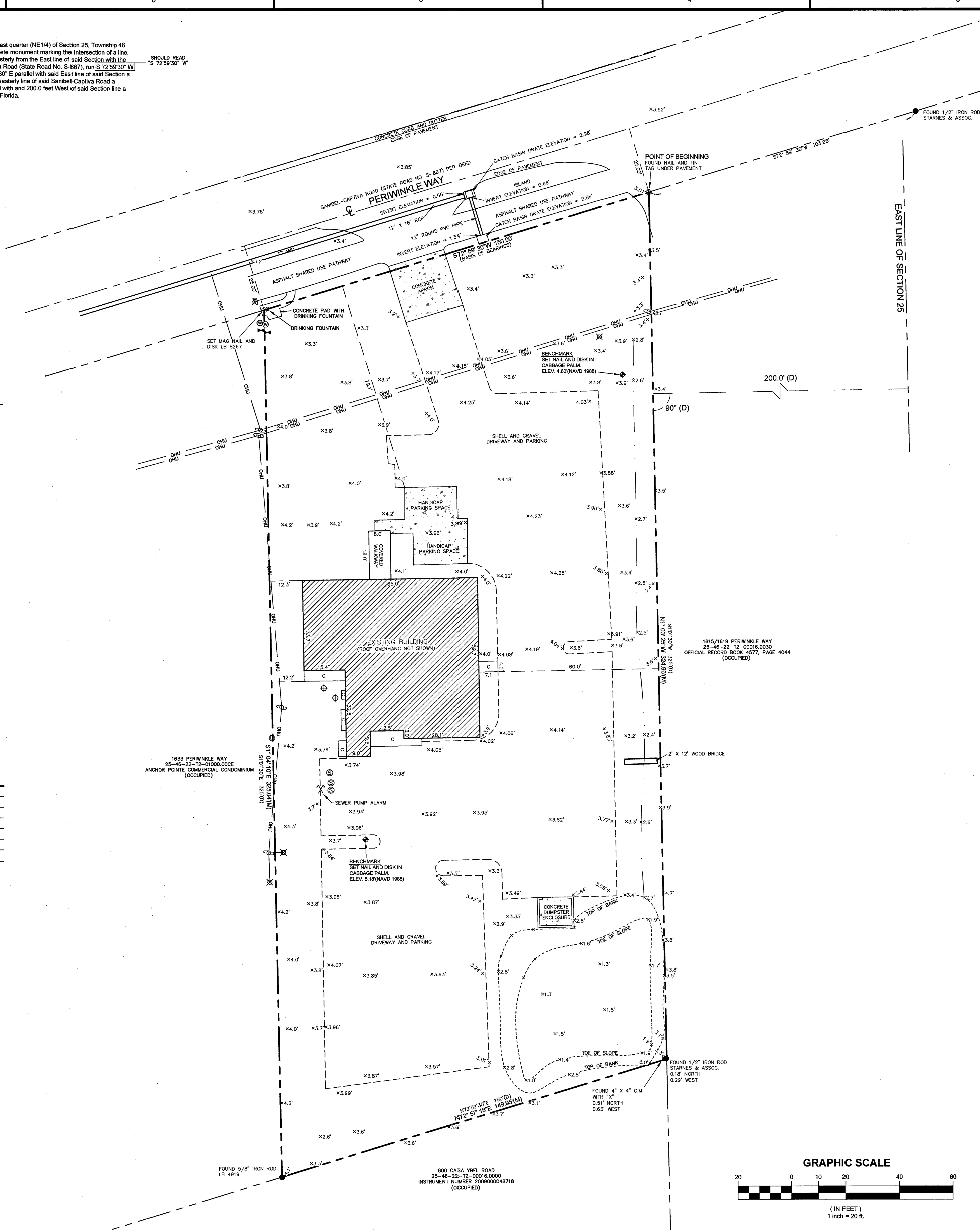
DESCRIPTION  
AS SHOWN IN INSTRUMENT NUMBER 2008000220654

A tract or parcel of land lying in the East half (E1/2) of the Northeast quarter (NE1/4) of Section 25, Township 46 South, Range 22 East described as follows: Beginning at a concrete monument marking the intersection of a line parallel with and 200.0 feet from the East line of said Section with the Southeastery line (25 feet from the centerline) of Sanibel-Captiva Road (State Road No. S-867), run S 72°59'30" W along said Southeastery line for 150 feet; thence S 1 degree 01'30" E parallel with said East line of said Section a distance of 325 feet; thence N 72°59'30" parallel with said Southeastery line of said Sanibel-Captiva Road a distance of 150 feet; thence N 1°01'30" along said line, parallel with and 200.0 feet West of said Section line a distance of 325 feet to the point of beginning. All in Lee County, Florida.

**LEGEND:**  
DESCRIPTION EXISTING

- BACK FLOW PREVENTER
- BENCHMARK
- CATCH BASIN
- CABLE TV BOX
- CLEANOUT
- CONCRETE PAD
- DRAINAGE MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GUY
- GAS MANHOLE
- GAS VALVE
- HYDRANT
- IRRIGATION VALVE
- JUNCTION BOX
- LIGHT
- LIGHT POST
- MONUMENT
- MAILBOX
- UNKNOWN MANHOLE
- NAIL AND DISK FOUND
- PIN OR PIPE FOUND
- SURVEY STATION
- SET 5/8" IRON ROD WITH CAP LB 8267
- SET NAIL AND DISK LB 8267
- SIGN
- SEWER MANHOLE
- SPOT ELEVATION
- TRANSFORMER
- TELEPHONE BOX
- UTILITY POLE
- WELL
- WATER VALVE
- WATER METER
- PROPERTY LINE
- DEED LINE / PLAT LOT LINE
- OVERHEAD UTILITY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CENTERLINE
- EASEMENT
- FENCE

- ABBREVIATIONS**
- (C) = CALCULATED
  - (D) = DEED
  - (F) = CALCULATED FROM FIELD MEASUREMENTS
  - (M) = MEASURED
  - (NR) = NON RADIAL
  - (P) = PLAT
  - (R) = RADIAL
  - A/C = AIR CONDITIONER
  - BM = BENCH MARK
  - CBS = CONCRETE BLOCK STRUCTURE
  - CCMB = COUNTY COMMISSIONERS MINUTE BOOK
  - CLF = CHAINLINK FENCE
  - CM = CONCRETE MONUMENT
  - CONC = CONCRETE
  - COR = CORNER
  - CPP = CORRUGATED PLASTIC PIPE
  - DE = DRAINAGE EASEMENT
  - DH = DRILL HOLE
  - ELEV = ELEVATION
  - EOP = EDGE OF PAVEMENT
  - ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
  - FCM = FOUND CONCRETE MONUMENT
  - FTE = FINISHED FLOOR ELEVATION
  - FIRC = FOUND IRON ROD WITH CAP
  - FND = FOUND
  - IE = INVERT ELEVATION
  - IR = IRON ROD
  - IRC = IRON ROD & CAP
  - INSTR = INSTRUMENT NUMBER
  - MHW = MEAN HIGH WATER LINE
  - N/D = NAIL & DISK
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - OR = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PC = POINT OF CURVE
  - PCP = PERMANENT CONTROL POINT
  - PG = PAGE
  - PI = POINT OF INTERSECTION
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT-OF-WAY
  - TOB = TOP OF BANK
  - TOE = TOP OF SLOPE
  - UE = UTILITY EASEMENT



- GENERAL SURVEY NOTES:**
- SURVEY BASED ON THE DESCRIPTION SHOWN HEREON AND EXISTING MONUMENTATION.
  - BEARINGS ARE BASED ON THE DESCRIPTION SHOWN HEREON AND THE SOUTHERLY LINE OF PERIWINKLE WAY AS BEARING SOUTH 72°59'30" WEST.
  - DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - ROOF OVERHANGS NOT SHOWN UNLESS OTHERWISE NOTED.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND NATIONAL GEODETIC SURVEY (NGS) BENCHMARK Z-241.
  - PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 10 (NAVD 1988) PER FLOOD INSURANCE RATE MAP NUMBER 12071C0533G, (COMMUNITY NAME: CITY OF SANIBEL AND COMMUNITY NUMBER 120402), INDEX DATE 11/17/2022, PANEL 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).
  - ANY ECOLOGICAL ZONE INFORMATION SHOWN 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.
  - IRON RODS "SET" ARE 5/8" X 18" REBAR WITH PLASTIC CAP BEARING CORPORATION NO. LB8267.
  - UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
  - WILDLIFE AND/OR ENVIRONMENTAL ISSUES, IF ANY, ARE NOT ADDRESSED ON THIS SURVEY.
  - 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.
  - PARCEL ADDRESS: 1625 PERIWINKLE WAY, SANIBEL FL 33957
  - PARCEL STRAP No.: 25-46-22-T2-00016.0050
  - DATE OF LAST FIELD WORK: 04-24-2023

**SITE AREAS**  
PARCEL LIES WITHIN THE COMMERCIAL DISTRICT.  
GROSS AREA OF PARCEL = 46,883 SQUARE FEET.  
MAXIMUM LAND AREA TO BE COVERED WITH IMPERMEABLE SURFACES SHALL NOT EXCEED 45% OF THE LOT AREA.  
45% OF 46,883 = 21,088 SQUARE FEET  
EXISTING BUILDING, PADS AND ENTRY = 3,892 SQUARE FEET  
CONCRETE DRIVEWAY ENTRY = 438 SQUARE FEET  
CONCRETE PARKING AREA = 636 SQUARE FEET  
CONCRETE DUMPSTER AREA = 153 SQUARE FEET  
BRIDGE = 24 SQUARE FEET  
50% OF SHELL AND GRAVEL PARKING AREA = 8,782 SQUARE FEET  
TOTAL = 13,892 SQUARE FEET  
IMPERMEABLE AREA REMAINDER = 7,196 SQUARE FEET  
MAXIMUM LAND AREA TO BE USED AS DEVELOPED AREA AND THE MAXIMUM LAND AREA TO BE CLEARED OF VEGETATION SHALL NOT EXCEED 50% OF GROSS AREA OF THE PARCEL.  
50% OF 46,883 = 23,431 SQUARE FEET  
EXISTING IMPERMEABLE AREA = 13,892 SQUARE FEET  
REMAINDER OF SHELL AND GRAVEL PARKING AREA = 8,782 SQUARE FEET  
TOTAL = 22,674 SQUARE FEET  
DEVELOPED AREA REMAINDER = 757 SQUARE FEET  
\*CONCRETE PAD AND DRINKING FOUNTAIN NOT INCLUDED IN SITE AREA CALCULATIONS\*

REV.	DATE	DESCRIPTION	BY	CHK.
2	2023.04.24	CATCH BASIN ADDED, CATCH BASIN DETAILS ADDED	JAH	—
1	2023.04.14	ADDITIONAL UTILITIES LOCATED	JAH	—

**BOUNDARY SURVEY**

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

**SURVEY PLAT**  
OF  
A TRACT OR PARCEL OF LAND  
DESCRIBED IN INSTRUMENT NUMBER 2008000220654  
LYING IN  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 22 EAST,  
CITY OF SANIBEL, LEE COUNTY, FLORIDA

DATE	SCALE
2022.12.12	1"=20'
DRAWN BY JAH	CHECKED BY JWB
CERTIFICATE OF AUTHORIZATION No. EB32864 & LB8267	S.T.A. No. 25-46-22
PROJECT No. 2010419.011	DRAWING No. V101

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (PSM)

JAMES ANTHONY HESSLER (FOR THE FIRM OF HALEY WARD, INC. - LB 8267)  
PROFESSIONAL SURVEYOR AND MAPPER (PSM), STATE OF FLORIDA - LS 5410

- THIS CERTIFICATION IS ONLY FOR THE LAND DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM FROM ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

