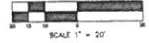


BOUNDARY & LOCATION SURVEY OF  
5615 BALTUSROL COURT  
**LOTS 71 & 72**  
**PHASE 2B**  
**THE SANCTUARY AT WULFERT POINT**

A SUBDIVISION IN  
SECTION 12, TOWNSHIP 48 SOUTH, RANGE 21 EAST  
PLAT BOOK 52, PAGE 1-7  
CITY OF SANBELL LEE COUNTY, FLORIDA



NOTE:  
ROOF OVERHANGS ARE 2' TYPICAL

DENSITY CALCULATIONS:  
ECOLOGICAL ZONE PLUS WHICH ALLOWS 50% DEVELOPED AREA AND 45% IMPERVIOUS TOTAL SQUARE FOOTAGE OF LOTS 71 & 72 FROM ROAD RIGHT-OF-WAY TO NORTH LINE OF PLAT IS 36,338.46 SQ FT OF 0.83 ACRES  
IMPERVIOUS COVERAGE ALLOWED = 18,169.23 SQ FT  
IMPERVIOUS COVERAGE USED = 800.88 SQ FT  
IMPERVIOUS NOT USED = 18,169.23 SQ FT  
DEVELOPED AREA ALLOWED = 18,169.23 SQ FT  
EXISTING COVERAGE (DEVELOPED) = 16,271.90 SQ FT  
AREA NOT DEVELOPED = 1,897.33 SQ FT

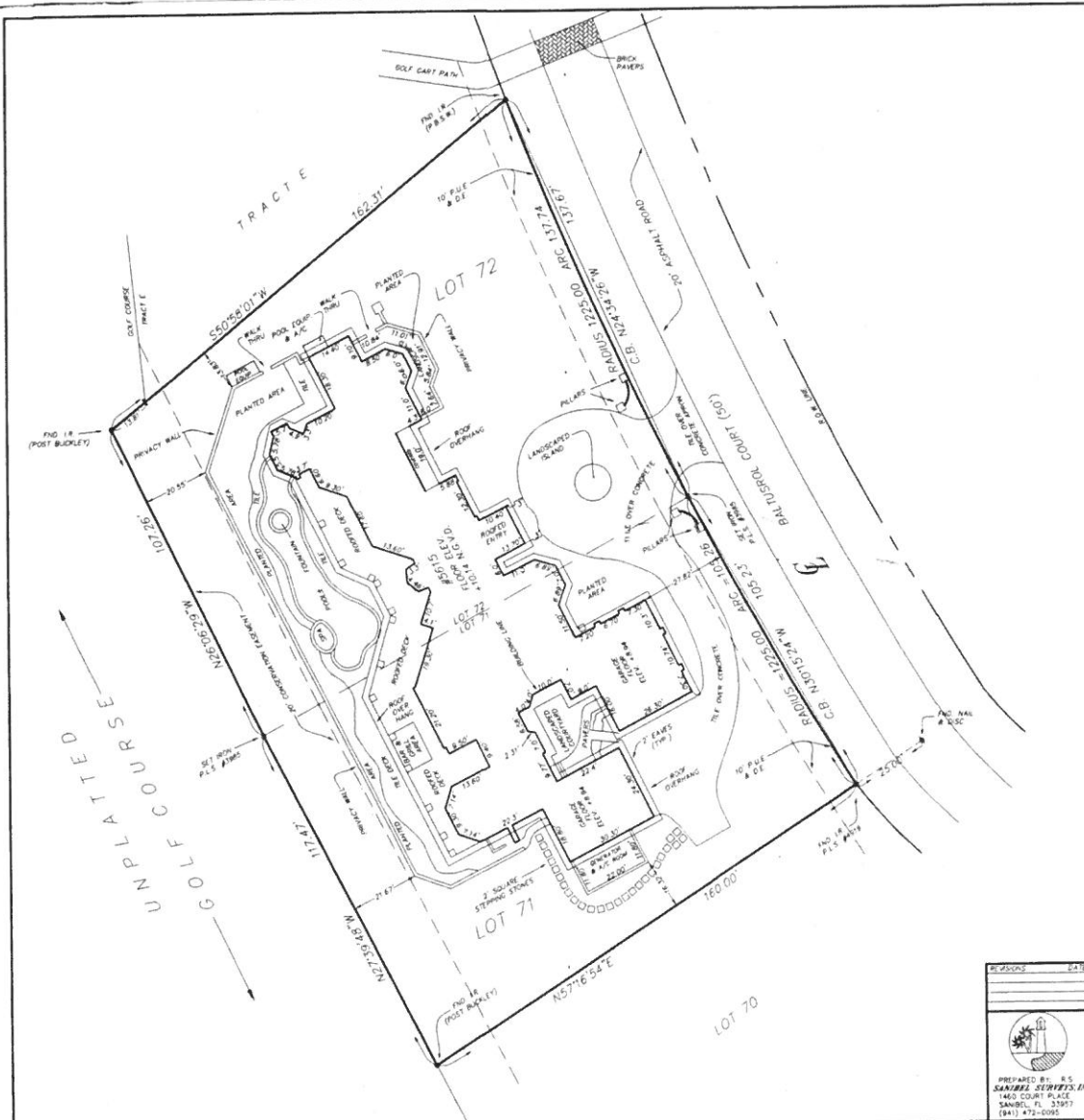
CALCULATIONS OF IMPROVEMENTS:  
IMPERVIOUS AREA = 8,910.40 SQ FT  
WALK, GARAGE & REAR DECK & WALKS = 1,019.50 SQ FT  
MISC. GROUND LEVEL DECKS & WALKS = 1,523.00 SQ FT  
POOL & DECK AROUND POOL = 3,800.00 SQ FT  
DRIVEWAY PAVEMENT = 1,000.00 SQ FT  
GENERATOR PAD, A.C. & POOL EQUIP. PAD, PRIVACY WALLS, PILLARS, WALKS = 700.00 SQ FT  
TOTAL IMPERVIOUS = 15,553.90 SQ FT  
DEVELOPED AREA = 720.00 SQ FT  
TOTAL DEVELOPED AREA (IMP+DEV) = 16,273.90 SQ FT

| SYMBOL | DESCRIPTION              | SYMBOL | DESCRIPTION               |
|--------|--------------------------|--------|---------------------------|
| ●      | FOUND IRON ROD (F.I.R.)  | REC    | AS PER RECORDED           |
| ○      | SET FROM ROD (S.F.R.)    | ME     | AS PER MEASURED           |
| ■      | CONCRETE MONUMENT (C.M.) | E.O.P. | EDGE OF PAVEMENT          |
| +      | FOUND                    | P.O.B. | POINT OF BEGINNING        |
| R/W    | RIGHT-OF-WAY             | P.F.   | POWER POLE                |
| N/T    | NAIL & TAB               | D/H    | DRILL HOLE                |
| PL     | PLATTED LINE             | A/C    | AIR CONDITONER            |
| ○      | CENTERSIC                | O/H    | OVERHEAD LINES            |
| F      | FENCE                    | W      | WATER METER               |
| BM     | BENCH MARK               | TEL    | TELEPHONE BOX             |
| D      | DELTA OF CURVE           | E.B.   | ELECTRIC BOX              |
| R      | RADIUS OF CURVE          | P.U.E. | PUBLIC UTILITY EASEMENT   |
| A      | ARC OF CURVE             | D.E.   | DRAINAGE EASEMENT         |
| C      | CURVE NUMBER             | P.C.P. | PERMANENT REFERENCE POINT |
|        |                          | W.H.L. | WATER HIGH WATER LINE     |

**SUBJECT NOTES:**  
1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE RECORDED PLAT OF THE SANCTUARY AT WULFERT POINT.  
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.  
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.  
4. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SEALERS EMBOSSED SURVEYOR'S SEAL.  
5. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.)  
6. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.  
7. NATIONAL FLOOD INSURANCE DATUM COMMUNITY NUMBER 120402  
PANEL NUMBER 0001, SUFFIX E, PRV ZONE A-B  
BASE FLOOD ELEVATION, EBF, EFFECTIVE DATE, 3/29/08  
T-SHAPE NUMBER 12442, 100, 000, 0712

**LEGAL DESCRIPTION:**  
LOTS 71 & 72, PHASE 2B  
THE SANCTUARY AT WULFERT POINT  
A SUBDIVISION IN  
SECTION 12, TOWNSHIP 48 SOUTH, RANGE 21 EAST  
CITY OF SANBELL, LEE COUNTY, FLORIDA  
AS RECORDED IN PLAT BOOK 52, PAGE 1-7

|  |                |  |                |  |
|--|----------------|--|----------------|--|
| PREPARED BY:<br>B.S. SANBELL SERVICES, INC.<br>1460 COURT PLACE<br>SANBELL, FL 33597<br>(841) 472-0085 | DATE:<br>_____ | CERTIFIED TO:<br>NICHOLAS LAPARDO<br>CITY OF SANBELL | DATE:<br>_____ | BY:<br>WALTER L. BRAXER, P.L.S., R.O.S.S.<br>FIELD COMPLETION DATE: 11/21/08 |
|--|----------------|--|----------------|--|



UNPLATTED GOLF COURSE