



CLOSED LOOP TRAVERSE
CLOSING RATIO = 1:17,305

DESCRIPTION
RECORDED IN OFFICIAL RECORD BOOK 4267, PAGES 339 AND 340
(DESCRIPTION FOUND ON PAGE 340)

A tract or parcel of land lying in Government Lot 4, Section 3, and Government Lot 7, Section 2, Township 46 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

Beginning at the concrete monument marking the intersection of the southwesterly line of Sanibel Captiva Road with a line parallel with and 3,540 feet south of (as measured on a perpendicular) the north line of Government Lot 3, Section 3, Township 46 South, Range 21 East, run southeasterly along said southwesterly line for 102.35 feet to a concrete monument, thence deflect 108°58'57" to the right run northwesterly along the centerline of a walkway easement 5 feet wide for 171.85 feet; thence deflect 16°12'00" to the left and run southwesterly along said centerline of said walkway easement for 287 feet more or less to the mean high water line of the Gulf of Mexico and the end of the herein described walkway easement passing through a concrete monument at 246.92 feet; thence run northwesterly along said mean high water line to an intersection with said line parallel with and 3,540 feet south of the north line of Government Lot 3, Section 3; thence run easterly along said parallel line to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH the hereinabove described walkway easement.

VEGETATION CLASSIFICATIONS:
(PER CHAPTER 62B-33.008(1)(U), FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS)

1. BEACH DUNE (GRASSES AND GROUND COVERS)
2. COASTAL STRAND (SAW PALMETTO AND SALT PRUNED SHRUBS)
3. HAMMOCK (OVERHEAD FOREST CANOPY)
4. WETLAND (MANGROVE, MARSH OR SWAMP)
5. EXOTICS (GREATER THAN 50 PERCENT AUSTRALIAN PINE, BRAZILIAN PEPPER, AUSTRALIAN SCAEVOLA, OR OTHER INVASIVE NUISANCE SPECIES)

[V.C. 1] = VEGETATION CLASSIFICATION AND NUMBER

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

JAMES ANTHONY HESSLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 6410
(FOR THE FIRM)

- 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.

TIES TO COASTAL CONSTRUCTION CONTROL LINE:		CORNER # DISTANCE*		CORNER # DISTANCE*	
1	105.6'	5	175.6'		
2	77.7'	6	68.6'		
3	74.5'	7	53.1'		
4	164.2'	8	75.8'		

* ALL DISTANCES ARE PERPENDICULAR TO COASTAL CONSTRUCTION CONTROL LINE. THE BEARING FOR ALL TIES IS NORTH 77°43'56" EAST

FEDERAL EMERGENCY MANAGEMENT AGENCY	
NATIONAL FLOOD INSURANCE PROGRAM	
FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	125124
PANEL NUMBER	120271C0508F
DATE OF FIRM INDEX	8-28-2008
FIRM ZONE	AE AND VE
BASE FLOOD ELEVATION	11' AND 13'

REVISIONS	
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Bean, Whitaker, Lutz & Kareh, Inc.	
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS	
13041-1 MCGREGOR BOULEVARD, FORT MYERS, FL 33919 (239) 481-1331	
AUTHORIZATION NUMBER: EB4919 AND LB4919	
DRAFTING BY: J.A.H.	DATE OF LAST FIELD WORK: 7-15-2013
PROJECT NUMBER: 42405	DATE OF DRAWING: 7-16-2013
DRAWING FILE NAME: SR42405.DWG	

OWNER OF RECORD: NEIL AND KIMBERLY NICASTRO	
STREET ADDRESS OF PARCEL: 16814 CAPTIVA DRIVE	
SURVEY PLAT	
OF	
A TRACT OR PARCEL OF LAND	
DESCRIBED IN OFFICIAL RECORD BOOK 4267, PAGE 339	
LYING IN GOVERNMENT LOTS 4 AND 7	
SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 21 EAST	
CAPTIVA ISLAND, LEE COUNTY, FLORIDA	
SURVEY/03-46-21-00-00024.0000/16814 CAPTIVA DRIVE/3-46-21	