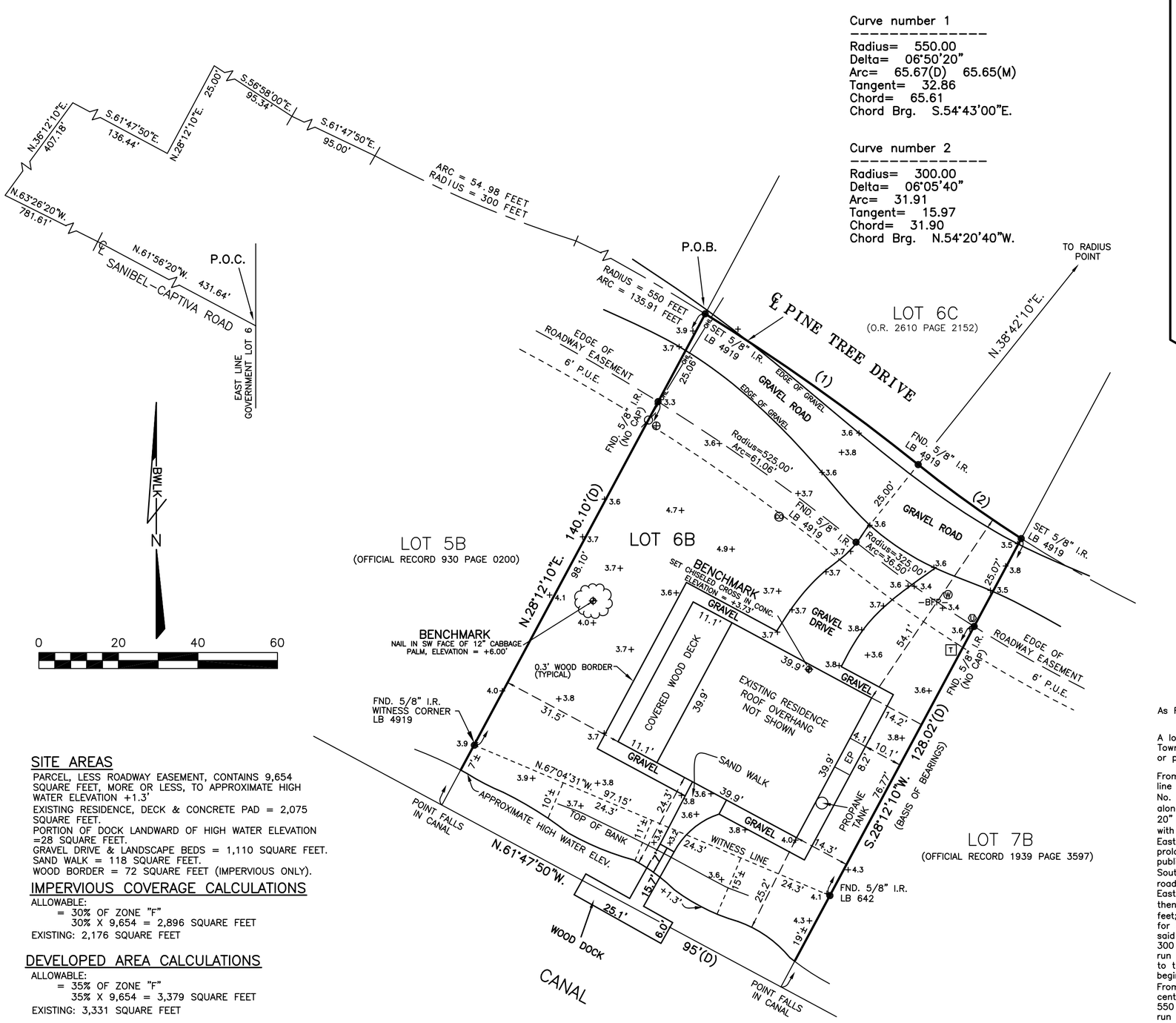
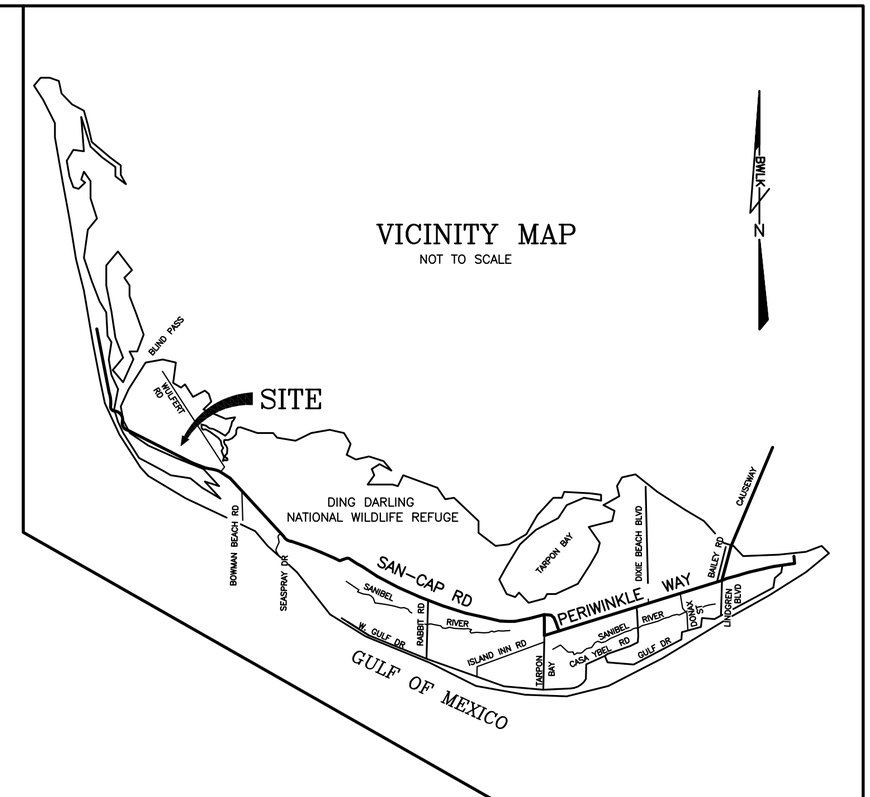


Curve number 1

Radius= 550.00
Delta= 06°50'20"
Arc= 65.67(D) 65.65(M)
Tangent= 32.86
Chord= 65.61
Chord Brg. S.54°43'00"E.

Curve number 2

Radius= 300.00
Delta= 06°05'40"
Arc= 31.91
Tangent= 15.97
Chord= 31.90
Chord Brg. N.54°20'40"W.



NOTES

SURVEY AND BEARINGS ARE BASED ON UNRECORDED PLAT OF CASTAWAY ESTATES, DESCRIPTION AND EXISTING MONUMENTATION.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND U.S.C. & G.S. BENCHMARK X-242.

℄ = CENTERLINE.
ELEV. = ELEVATION.
FND. = FOUND.
M.H. = MANHOLE.
N/D = NAIL AND DISK.
P.O.B. = POINT OF BEGINNING.
P.O.C. = POINT OF COMMENCEMENT.
B.M. = BENCHMARK.
I.R. = IRON ROD.
I.P. = IRON PIPE.
C.M. = CONCRETE MONUMENT
P.C.P. = PERMANENT CONTROL POINT.
P.R.M. = PERMANENT REFERENCE MONUMENT.
CONC. = CONCRETE.
E.O.P. = EDGE OF PAVEMENT.
(R) = RADIAL LINE.
(M) = MEASURED.
(D) = DEED CALL.
(P) = PLAT CALL.
(P.U.E.) = PUBLIC UTILITY EASEMENT.
(D.E.) = DRAINAGE EASEMENT.
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #4919

THE F.E.M.A. 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 THIS INFORMATION.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY, (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

UNDERGROUND AND ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.

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 OR BOARD.

SITE AREAS

PARCEL, LESS ROADWAY EASEMENT, CONTAINS 9,654 SQUARE FEET, MORE OR LESS, TO APPROXIMATE HIGH WATER ELEVATION +1.3'
EXISTING RESIDENCE, DECK & CONCRETE PAD = 2,075 SQUARE FEET.
PORTION OF DOCK LANDWARD OF HIGH WATER ELEVATION =28 SQUARE FEET.
GRAVEL DRIVE & LANDSCAPE BEDS = 1,110 SQUARE FEET.
SAND WALK = 118 SQUARE FEET.
WOOD BORDER = 72 SQUARE FEET (IMPERVIOUS ONLY).

IMPERVIOUS COVERAGE CALCULATIONS

ALLOWABLE:
= 30% OF ZONE "F"
30% X 9,654 = 2,896 SQUARE FEET
EXISTING: 2,176 SQUARE FEET

DEVELOPED AREA CALCULATIONS

ALLOWABLE:
= 35% OF ZONE "F"
35% X 9,654 = 3,379 SQUARE FEET
EXISTING: 3,331 SQUARE FEET

Description

As Recorded in Official Record Book 3149 at Page 3042:

A lot or parcel of land lying in Government Lot 6 of Section 11, Township 46 South, Range 21 East, Lee County, Florida, which lot or parcel is described as follows:

From a steel pin marking the point of intersection of the East line of said Lot 6 with the centerline of former State Road No. S-867 (Sanibel-Captiva Road) run North 61°56'20" West along said centerline for 431.64 feet; thence run North 63°26' 20" West along said centerline for 781.61 feet to an intersection with a southwesterly prolongation of a line known as "Oster's Easterly Line"; thence run North 36°12'10" East along said prolongation and said line, and along the Northwesterly line of a public roadway easement 50 feet wide for 407.18 feet; thence run South 61°47'50" East along the Southerly line of said public roadway easement for 136.44 feet; thence run North 28°12'10" East for 25 feet to the centerline of said roadway easement; thence run South 56°58'00" East along said centerline for 95.34 feet; thence run South 61°47'50" East along said centerline for 95 feet to a point of curvature; thence run Southeasterly along said centerline, along the arc of a curve to the left of radius 300 feet for 54.98 feet to a point of reverse curvature; thence run Southeasterly along said centerline, along the arc of a curve to the right of radius 550 feet for 135.91 feet to the point of beginning.
From said point of beginning continue Southeasterly along said centerline, along the arc of said curve to the right of radius 550 feet for 65.67 feet to a point of reverse curvature; thence run Southeasterly along said centerline, along the arc of a curve to the left of radius 300 feet for 31.90 feet; thence run South 28°12'10" West for 128.02 feet to the waters of a boat canal; thence run North 61°47'50" West along said waters for 95 feet; thence run North 28°12'10" East for 140.10 feet to the point of beginning.
SUBJECT TO the hereinabove described roadway easement 50 feet wide and SUBJECT TO an easement for public utilities over and across a strip of land 6 feet wide lying Southerly and adjacent to the South line of the hereinabove described roadway easement.
TOGETHER WITH the hereinabove described roadway easement 50 feet wide.

SYMBOLS

= FIRE HYDRANT
= SANITARY SEWER MANHOLE
= WOOD UTILITY POLE
= WATER METER
= LIGHT POLE
= ANCHOR
= SEWER CLEANOUT
= P-K NAIL & DISK
= TELEPHONE BOX
= ELECTRIC TRANSFORMER
= CABLE TV BOX
= CONCRETE UTILITY POLE
= CATCH BASIN
-BFP- = BACKFLOW PREVENTER
C = CONCRETE PAD.
= STAIRS.
= DRAINAGE PIPE.
= SWALE.
UGL = UNDERGROUND UTILITY LINE.
OHL = OVERHEAD UTILITY LINE.
X = FENCE.

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

JOSEPH L. LUTZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 3375
(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.

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	120402
PANEL NUMBER	12071C0506F
DATE OF FIRM INDEX	08-28-2008
FIRM ZONE	AE
BASE FLOOD ELEVATION	10'

REVISIONS
1
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Bean, Whitaker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041-1 McGREGOR BLVD., FORT MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919 AND LB4919

DRAFTING BY:	DATE OF LAST FIELD WORK	SCALE:
MGV	11-22-2016	1"=20'
PROJECT NUMBER:	DATE OF DRAWING	DRAWING FILE NAME
44044	11-23-2016	SR44044

SURVEY PLAT
OF
5835 PINETREE DRIVE
LOT 6B IN CASTAWAY ESTATES, UNRECORDED PLAT
SECTION 11, TOWNSHIP 46 SOUTH, RANGE 21 EAST
CITY OF SANIBEL, LEE COUNTY, FLORIDA