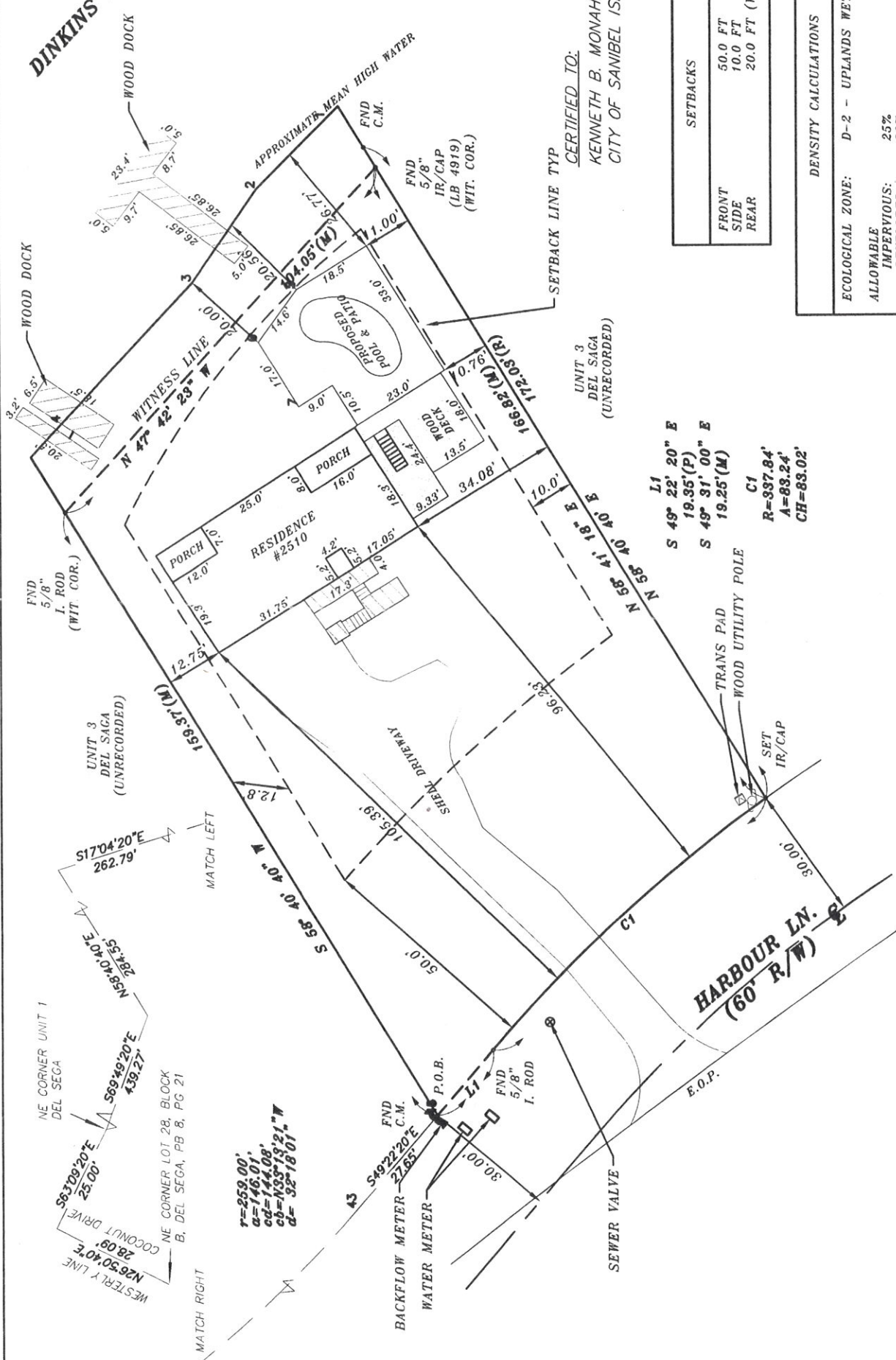


DINKINS BAYOU



$$r = 859.00'$$

$$a = 146.01'$$

$$c_1 = 144.08'$$

$$c_2 = 135.18'$$

$$c_3 = 181.01'$$

$$\alpha = 32^\circ 18' 01''$$

CERTIFIED TO:
KENNETH B. MONAHAN
CITY OF SANIBEL ISLAND

SETBACKS	
FRONT	50.0 FT
SIDE	10.0 FT
REAR	20.0 FT (WATER)

DENSITY CALCULATIONS

ECOLOGICAL ZONE: D-2 - UPLANDS WETLANDS ZONE	
ALLOWABLE IMPERVIOUS DEVELOPED	25%
	30%
LOT AREA	GROSS R/W
	NET
ALLOWABLE IMPERVIOUS TOTAL	0.25 x 17,552.3 SF = 4,388.1 SF
DEVELOPED TOTAL	0.30 x 17,552.3 SF = 5,265.7 SF
EXISTING IMPERVIOUS HOUSE	= 1,394.0 SF

LEGAL DESCRIPTION:
2510 HARBOUR LANE, SANIBEL, FLORIDA 33957
FROM THE NORTHEASTERLY CORNER OF LOT 28 OF BLOCK B, UNIT 1, DEL SEGA, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 21 OF THE PUBLIC RECORDS OF LEE COUNTY RUN N 26°50'40" E ALONG A PROLONGATION OF THE WESTERLY LINE OF COCONUT DRIVE AS SHOWN ON SAID PLAT FOR 28.09 FEET; THENCE RUN S 63°09'20" E ALONG THE NORTHERLY BOUNDARY OF SAID UNIT 1, DEL SEGA FOR 25 FEET TO THE NORTHEASTERLY CORNER OF THE LANDS INCLUDED IN SAID PLAT AND A POINT ON THE CENTERLINE OF SAID COCONUT DRIVE; THENCE RUN S 69°49'20" E ALONG THE NORTHERLY LINE OF LANDS CONVEYED BY DEED RECORDED IN DEED BOOK 238, AT PAGE 31 OF SAID PUBLIC RECORDS AND THE NORTHERLY LINE OF A ROADWAY EASEMENT 25

L1
S 49° 22' 20" E
19.35'(P)
S 49° 31' 00" E
19.25'(M)
C1
R=897.84'
A=83.24'
CH=83.02'

NE CORNER UNIT 1 DEL SEGA
WESTERLY LINE
N 26°50'40"E
28.09'
COCONUT DRIVE
S 63°09'20"E
25.00'
569°49'20"E
439.27'
MATCH LEFT
517°04'20"E
262.79'

NE CORNER LOT 28, BLOCK B, DEL SEGA, PB 8, PG 21
WATER METER
WATER METER
P.O.B.
BACKFLOW METER
S 49° 22' 20" E
27.65'
FND 5/8" I. ROD
30.00'

UNIT 3 DEL SEGA (UNRECORDED)
159.37'(M)
172.09'(R)
166.89'(M)

HARBOUR LN.
(60' R/W)
E.O.P.
SEWER VALVE
TRANS PAD
WOOD UTILITY POLE
SET IR/CAP
30.00'