

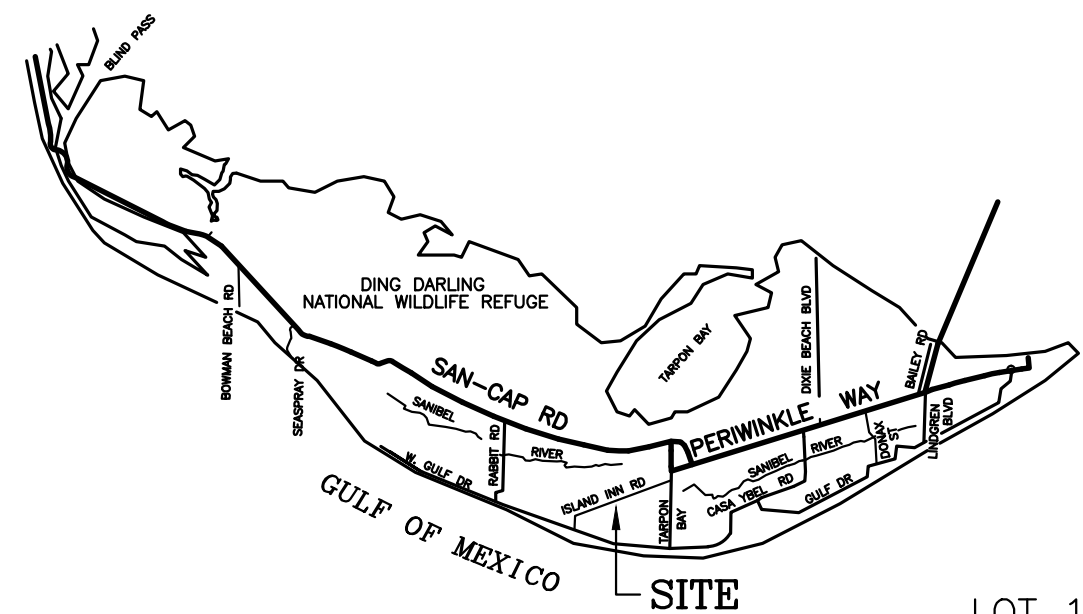
UNPLATTED

N88°28'54"E 177.00'

FND. 5/8" I.R.  
STARNES & ASSOC.

FND. 5/8" I.R.  
CORP #1399

LOT 2



**SITE AREAS**

LOT AREA = 53,034 SQUARE FEET.  
LOT AREA LESS ROADWAY EASEMENT = 48,525 SQUARE FEET.

**IMPERVIOUS COVERAGE CALCULATIONS**

ZONE "D-2" UPLAND WETLAND  
ALLOWABLE = 25% OF PARCEL AREA.  
25% OF 48,525 SQUARE FEET = 12,131 SQUARE FEET.

LIMITS OF RESIDENCE, POOL DECK, PADS, COVERED ENTRY,  
STAIRS = 9,127 SQ. FT.  
AND HALF OF THE 50% PERVIOUS BRICK DRIVEWAY = 2,684 SQUARE FEET  
TOTAL IMPERVIOUS AREA = 11,811 SQUARE FEET.

**DEVELOPED AREA CALCULATIONS**

ZONE "D-2" UPLAND WETLAND  
ALLOWABLE = 30% OF PARCEL AREA.  
30% OF 48,525 SQUARE FEET = 14,558 SQUARE FEET.

LIMITS OF RESIDENCE, POOL DECK, PADS, COVERED ENTRY,  
STAIRS = 9,127 SQ. FT.  
PLUS ALL OF THE 50% OF BRICK DRIVE SQ. FT. = 5,368 SQ. FT.  
TOTAL DEVELOPED AREA = 14,495

LOT 1

N01°21'54"W 299.39'

ELEVATED AIR CONDITIONING  
WOOD PLATFORM  
CONC PAD  
ONE STORY FRAME  
ON CONCRETE PILINGS

CONC POOL DECK  
POOL  
FLOOR ELEV. = +16.4'  
BOTTOM OF BEAM = 25.0'

ONE STORY FRAME  
SLAB ON GROUND  
COVERED BREEZEWAY

ONE STORY WOOD FRAME  
ON CONCRETE PILINGS  
(ROOF OVERHANGS ARE NOT SHOWN)  
FLOOR ELEV. = +15.8'  
BOTTOM OF BEAM  
ELEV. = +14.0'

BURIED  
PROPANE  
TANK

FLOOD ZONE AE, ELEV. 9' N.A.V.D.  
FLOOD ZONE AE, ELEV. 10' N.A.V.D.  
LOCATION OF FLOOD ZONES

LOT 3

N01°21'54"W 299.86'

FND. 5/8" I.R.  
NO IDENTIFICATION

RADIUS= 60.00'  
DELTA= 64°45'35"  
ARC= 67.82'

LOT 4

FND. 4"x4" C.M.  
TOP BROKEN  
0.18" NORTH

RADIUS= 60.00'  
DELTA= 56°20'48"  
ARC= 59.01'

FND. 4"x4" C.M.  
TOP BROKEN  
0.27" NORTH

LOT 5

FND. 5/8" I.R.  
NO IDENTIFICATION  
0.17" NORTH

RADIUS= 60.00'  
DELTA= 129°08'16"  
ARC= 135.23'

FND. 4"x4" C.M.  
WITH CHISELED "X"

LOT 6

FND. 5/8" I.R.  
NO IDENTIFICATION

RADIUS= 50.00'  
DELTA= 50°28'44"  
ARC= 44.05'

FND. 1/2" I.R.  
NO IDENTIFICATION  
BENT  
0.23' SOUTH

LOT 7

FND. 4"x4" C.M.  
WITH CHISELED "X"

FND. 5/8" I.R.  
NO IDENTIFICATION

FND. 1/2" I.R.  
NO IDENTIFICATION

TURTLE GAIT LANE

N88°38'06"E 177.00'

40' ROADWAY EASEMENT

FND. 5/8" I.R.  
& CAP LB 4919

11± WIDE GRAVEL ROAD

FND. 5/8" I.R.  
NO IDENTIFICATION

RADIUS= 50.00'  
DELTA= 50°28'44"  
ARC= 44.05'

RADIUS= 60.00'  
DELTA= 129°08'16"  
ARC= 135.23'

FND. 4"x4" C.M.  
WITH CHISELED "X"

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.

PARCEL IS LOCATED IN A SPECIAL FLOOD HAZARD  
AREA ON THE NATIONAL FLOOD INSURANCE RATE MAPS.

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	12071C (COMM.120402)
PANEL NUMBER	0537 F
DATE OF FIRM INDEX	08-28-2008
FIRM ZONE	AE 9 & AE 10
BASE FLOOD ELEVATION	+9' & +10' (NAVD 88)

1	FOUNDATION ADDED/11-28-2007
2	FINAL SURVEY 04-30-2009
3	CERTIFICATION CHANGE/5-28-09
4	
5	
6	
7	
8	
9	

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

DRAFTING BY: J.R.S./J.L.L.	DATE OF LAST FIELD WORK 04-30-2009	SCALE: 1"=30'
PROJECT NUMBER: 38289	DATE OF DRAWING 03-31-06	DRAWING FILE NAME SR38289.DWG

CERTIFIED TO:  
SANIBEL CAPTIVA COMMUNITY BANK, ISAOA  
RUDOLF Y. AND NANCY Y. MOSNY  
BARRIER ISLAND TITLE SERVICES, INC.  
TICOR TITLE INSURANCE COMPANY

**SURVEY PLAT**

OF  
LOT 2  
UNRECORDED CARDINAL RIDGE SUBDIVISION  
OFFICIAL RECORDS BOOK 910, PAGE 467  
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 22 EAST  
CITY OF SANIBEL, LEE COUNTY, FLORIDA

**NOTES**

SURVEY BASIS:  
RECORD PLAT AND EXISTING MONUMENTATION.

ELEVATIONS ARE BASED ON THE N.G.V.D. OF  
1929 AND U.S.C. & G.S. BENCH MARK U-242

CL = 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.  
COMM. = COMMUNITY.  
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

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.

VEGETATION AND WILDLIFE ARE NOT ADDRESSED  
ON THIS SURVEY

**SYMBOLS**

