

9307 Dimmick
Parent Parcel 1
 Instrument Number 2006-000-255-499
 A tract of land being part of Government Lot 6, Section 20, Township 46 South, Range 22 East, City of Sanibel, Lee County, Florida.
 Commencing at the Southwest corner of said Government Lot 6;
 Thence run N89°50'50"E for 633.37 feet;
 Thence run N01°04'30"W for 598.64 feet to the Point of Beginning;
 Thence continue N01°04'30"W for 121.75 feet;
 Thence run N88°52'10"E for 139.06 feet;
 Thence run S02°05'00"W for 170.22 feet;
 Thence run N70°44'05"W for 138.31 feet to the Point of Beginning.
 Subject to Existing roadway, drainage and public utility easements.
 ALSO: Subject to a 6 foot utility easement over the westerly 6 feet of the easterly 23.5 feet of the above described tract, Except the Northerly 11.75 feet thereof.

Parent Parcel 2
 Instrument Number 2008-000-104-331
 The South one-third of Parcel "A" being part of Government Lot 6, Section 20, Township 46 South Range 22 East, City of Sanibel, Lee County, Florida, described as follows:
 Commencing at the Southwest corner of said Government Lot 6;
 Thence run N89°50'50"E for 633.37 feet;
 Thence run N01°04'30"W for 720.39 feet to the Point of Beginning;
 Thence continue N01°04'30"W for 59.41 feet;
 Thence run N88°52'10"E for 140.03 feet;
 Thence run S01°07'50"E for 41.16 feet;
 Thence run S02°05'00"W for 18.28 feet;
 Thence run S88°52'10"W for 139.06 feet to the Point of Beginning

Parent Parcel 3
 Instrument Number 2010-000-196-148
 A tract of land being part of Government Lot 6, Section 20, Township 46 South Range 22 East, City of Sanibel, Lee County, Florida.
 The South one-half (S 1/2) of the North two-thirds (N 2/3) of Parcel "A", being more particularly described as follows:
 Commencing at the Southwest corner of said Government Lot 6;
 Thence run N89°50'50"E for 633.37 feet;
 Thence run N01°04'30"W for 779.80 feet to the Point of Beginning;
 Thence continue N01°04'30"W for 32.44 feet;
 Thence run N01°07'50"W for 26.98 feet;
 Thence run N88°52'10"E for 140.00 feet;
 Thence run S01°07'50"E for 59.42 feet;
 Thence run S88°52'10"W for 140.03 feet to the Point of Beginning.

Combined Lands "Tract X"
 A tract of land being part of Government Lot 6, Section 20, Township 46 South, Range 22 East, City of Sanibel, Lee County, Florida.
 Commencing at the Southwest corner of said Government Lot 6;
 Thence run N89°50'50"E for 633.37 feet;
 Thence run N01°04'30"W for 598.64 feet to the Point of Beginning;
 Thence continue N01°04'30"W for 213.60 feet;
 Thence run N01°07'50"W for 26.98 feet;
 Thence run N88°52'10"E for 140.00 feet;
 Thence run S01°07'50"E for 100.58 feet;
 Thence run S02°05'00"W for 188.50 feet;
 Thence run N70°44'05"W for 138.31 feet to the Point of Beginning.
 Subject to Existing roadway, drainage and public utility easements.
 ALSO: Subject to a 6 foot utility easement over the westerly 6 feet of the easterly 23.5 feet of the southerly 158.20 feet of the above described tract.

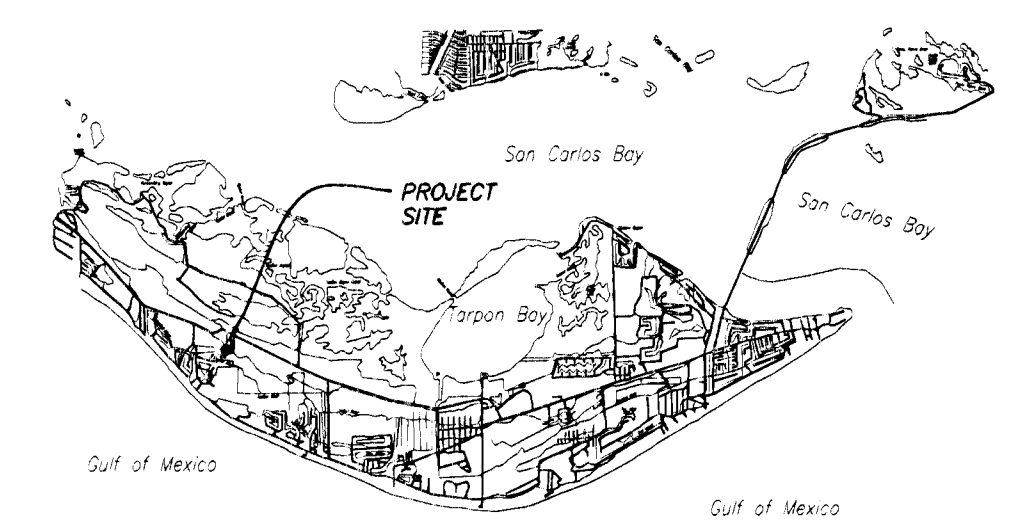
Pursuant to the Development Intensity Map of the "Sanibel Plan" and Development Permit 84-3113, the parcel known as Building Site No. 16 is permitted One (1) Dwelling Unit and Parcel "A" is permitted Zero (0) Dwelling Units.
 The allocation of density by this minor subdivision is:
 One (1) Dwelling Unit for Tract "X"
 and
 Zero (0) Dwelling Units for any remainder tract.
 At the time of recording of this minor subdivision, the allocated Dwelling Unit density for Tract "X" is fully utilized.

PARCEL SIZE:
 PARENT PARCEL 1 Net = 12,681 SQ.FT. OR 0.29 ACRES±
 PARENT PARCEL 2 Net = 5,457 SQ.FT. OR 0.13 ACRES±
 PARENT PARCEL 3 Net = 5,433 SQ.FT. OR 0.12 ACRES±
 TRACT "X" = 23,571 SQ.FT. OR 0.54 ACRES±

I HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT CONFORMS TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF SANIBEL.
 02/03/14
 DATE
 CITY MANAGER OR DIR. OF PLANNING
 RECEIVED AND FILED AS AN UNRECORDED MAP IN ACCORDANCE WITH SECTION 177.132, FLORIDA STATUTES.
 2/5/14
 DATE
 CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.

THIS IS NOT A RECORD PLAT

Thomas Pfeifer and Judy Brown
Minor Subdivision Plat
9307 Dimmick Drive
Building Site 16 and
Parts of "Parcel A" Belle Meade Subdivision
(Unrecorded)
Section 20, Township 46 South, Range 22 East
City of Sanibel, Lee County, Florida



LOCATION MAP
 NOT TO SCALE

Proposed Coverage Calculations for Tract "X"

The Parcel is in the Ecological Zone "D-2" (Upland Wetlands) which allows for an Impervious coverage area of 25% and a Developed coverage area of 30% of the Parcel

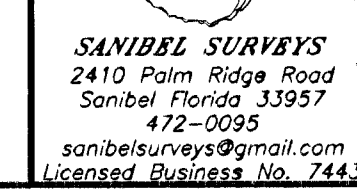
Total Square footage of the Parcel	= 23,571.00 Sq. Ft.
	= 0.54 Acres
Total Impervious Allowed	= 5892.8 Sq. Ft.
Total Impervious Used	= 1739.0 Sq. Ft.
Impervious Area Remainder	= 4153.8 Sq. Ft.
Total Developed Allowed	= 7071.3 Sq. Ft.
Total Developed Used	= 3358.0 Sq. Ft.
Developed Area Remainder	= 3713.3 Sq. Ft.

Calculations of Improvements

Impervious Area	= 1606.0 Sq. Ft.
House	= 124.0 Sq. Ft.
Stairs and Landings	= 9.0 Sq. Ft.
A/C Pad	= 9.0 Sq. Ft.
Total Impervious	= 1739.0 Sq. Ft.
Developed Area	= 1739.0 Sq. Ft.
Impervious Area	= 1619.0 Sq. Ft.
Driveway	= 9.0 Sq. Ft.
Total Impervious and Developed	= 3358.0 Sq. Ft.

<p>SURVEY NOTES:</p> <ol style="list-style-type: none"> MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SIGNERS EMBOSSED SURVEYOR'S SEAL. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS. <p>NATIONAL FLOOD INSURANCE INFORMATION: COMMUNITY NUMBER 120 422 PANEL NUMBER 0509 SUFFIX EFFECTIVE DATE 08/28/2008 FIRM ZONE AE BASE FLOOD ELEVATION +8' NAVD 88</p> <ol style="list-style-type: none"> BEARINGS ARE BASED ON THE CENTERLINE OF DIMMICK DRIVE, AS MONUMENTED IN THE FIELD. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2014, ANDREW D. JOHNSON, PSM, ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ANDREW D. JOHNSON, PSM. THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREIN AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED. 	<p>ABBREVIATIONS:</p> <ul style="list-style-type: none"> D = PER DEED P = PER PLAT M = AS MEASURED E/P = EDGE OF PAVEMENT A/C = AIR CONDITIONER OHW = OVERHEAD WIRES UE = UTILITY EASEMENT PUE = PUBLIC UTILITY EASEMENT DE = DRAINAGE EASEMENT R/W = RIGHT-OF-WAY C = CENTERLINE OR = OFFICIAL RECORDS BOOK PG = PAGE CONC = CONCRETE <p>SYMBOL KEY:</p> <ul style="list-style-type: none"> ● = MONUMENT AS NOTED ■ = CONCRETE MONUMENT △ = NAIL AND DISK ⊞ = WATER METER ⊞ = WATER VALVE ⊞ = FIRE HYDRANT ⊞ = CATCH BASIN ⊞ = CONCRETE POWER POLE ⊞ = WOOD POWER POLE ⊞ = GUY ANCHOR ⊞ = LAMP ⊞ = STORM SEWER MANHOLE ⊞ = SANITARY SEWER MANHOLE ⊞ = SEWER CLEAN OUT ⊞ = TELEPHONE PEDESTAL ⊞ = CABLE TELEVISION PEDESTAL ⊞ = 240 VOLT ELECTRIC SERVICE ⊞ = BENCHMARK
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<p>REVISIONS</p> <p>DATE</p>	<p>Certified to: Thomas W. Pfeifer and Judy Brown City of Sanibel</p>
<p>JOB 0311858</p> <p>DATE SIGNED: 1/17/2014</p>	<p>I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 55-17.051 of the Florida Administrative Code, part of Section 472.0027 of the Florida Statutes.</p> <p>By: Andrew D. Johnson, PSM Not Valid Without Signature and Sealed Seal</p>



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