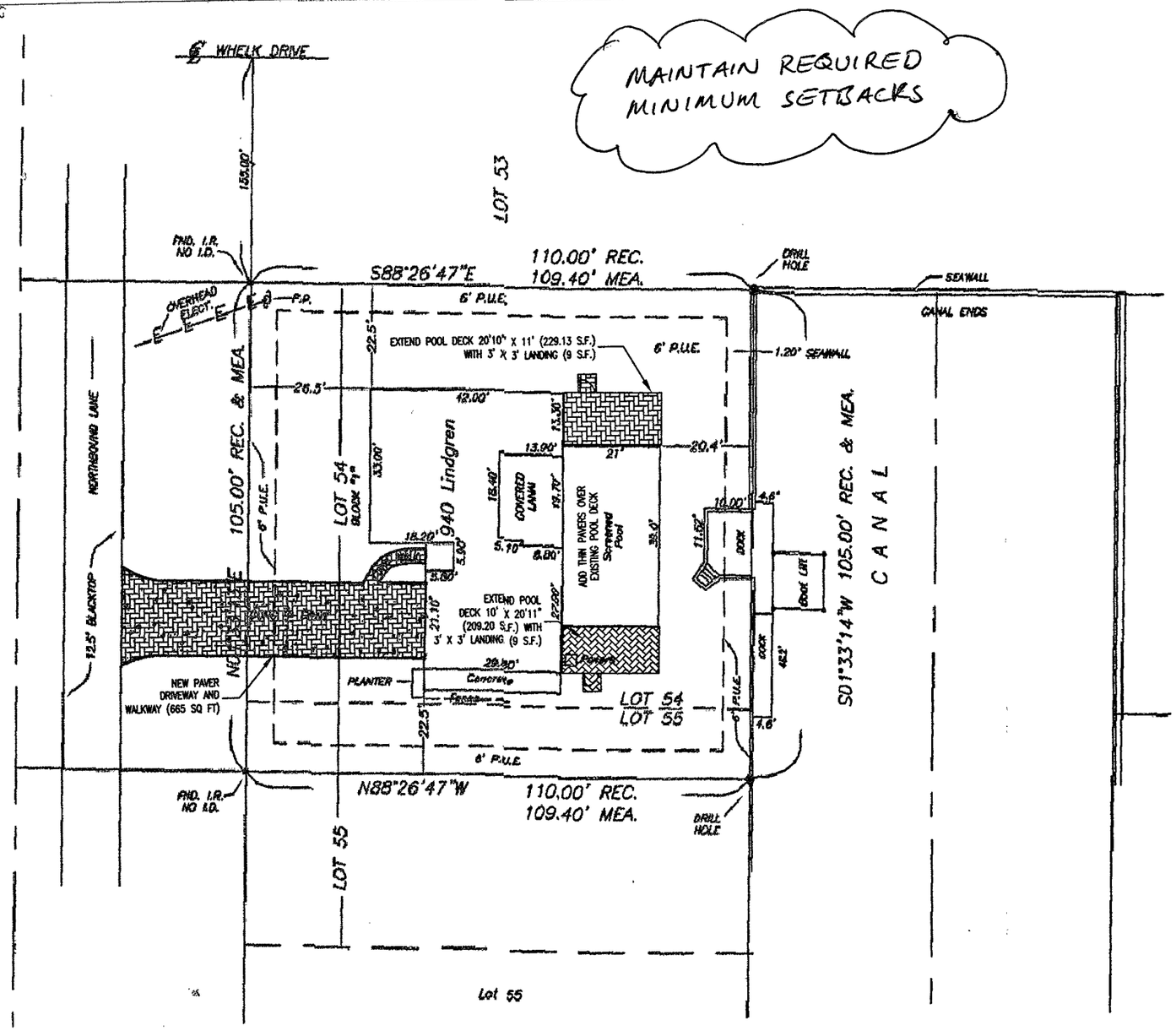

SCALE 1" = 20'

North

Boundary Survey of:
940 Lindgren Boulevard
Lot 54 and Part of Lot 55
Block "1", Shell Harbor

(Plat Book 23, Page 79)
Section 20, Township 46 South, Range 23 East
City of Sanibel, Lee County, Florida

Legal Description:

Lot 54 and the Northerly 15 feet of Lot 55, Block 1, Shell Harbor Subdivision, according to the map or plat thereof recorded in Plat Book 23, Page 79, of the Public Records of Lee County, Florida.

SURVEY NOTES:

1. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH SIGNERS EMBOSSED SURVEYOR'S SEAL.
5. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER 120 402
PANEL NUMBER 0533
SUFFIX F
EFFECTIVE DATE 08/28/2008
FIRM ZONE AE
BASE FLOOD ELEVATION +13'

6. BEARINGS ARE BASED ON THE CENTERLINE OF LINDGREN BOULEVARD, AS MONUMENTED IN THE FIELD.
7. DATE OF LAST FIELD WORK : 10/21/2010
8. THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
9. 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 2010, ANDREW D. JOHNSON, PSM, ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ANDREW D. JOHNSON, PSM.
10. THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

ABBREVIATIONS:

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

SYMBOL KEY:

- ● = MONUMENT AS NOTED
- ■ = CONCRETE MONUMENT
- △ = NAIL AND DISK
- WM = WATER METER
- WV = WATER VALVE
- = FIRE HYDRANT
- CB = CATCH BASIN
- = CONCRETE POWER POLE
- = WOOD POWER POLE
- = GUY ANCHOR
- = LAMP
- = STORM SEWER MANHOLE
- S = SANITARY SEWER MANHOLE
- = SEWER CLEAN OUT
- T = TELEPHONE PEDESTAL
- TV = CABLE TELEVISION PEDESTAL
- = 240 VOLT ELECTRIC SERVICE
- = BENCHMARK

RECEIVED
JAN 21 2011
PLANNING DEPT.
CITY OF SANIBEL

X SITE ~~WASTE WATER~~ PLAN APPROVAL

THIS PLAN HAS BEEN SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE AND APPROVED WITH THE CONDITIONS LISTED ON D.P. NO. 10-6019 ~~W.M.P. NO.~~

BY _____ ON 26 Jan. 2011
PLANNING DEPT. DATE

REVISED CALCULATIONS OF IMPROVEMENTS:

IMPERVIOUS AREA			
HOUSE	=	2185 SF	
POOL	=	813 SF	
CONCRETE WALK	=	131 SF	
CONCRETE DRIVE AND WALK	=	332.5 SF	
PAVER POOL DECK EXTENSION (NORTH)	=	114.57 SF	129.99
PAVER POOL DECK EXTENSION (SOUTH)	=	104.15 SF	119.11
(2) 3' X 3' PAVER LANDINGS	=	9 SF	
CONCRETE PATIO AT DOCK	=	171 SF	
TOTAL IMPERVIOUS	=	3860.22 SF	
			3890.6 ✓
ex. dev.		3965	
new dev. Deck N		229.93	
Deck S		209.2	
Lands		98	4421.53 ✓

Density Calculations for 940 Lindgren Boulevard

Ecological Zone "G" Altered Land, Coverage Allowed for Impervious is 35% for First 10,000 SQ.FT. and 30% for the Balance. Developed is 40% for the First 10,000 SQ.FT. and 35% for the Balance.

Total Square Footage of Parcel	= 11550 Sq. Ft. = 0.27 Acres
Total Impervious Allowed	= 3965 Sq. Ft. ✓
Total Impervious Used	= 3965 Sq. Ft.
Impervious Remainder	= 0 Sq. Ft.
Total Developed Area Allowed	= 4543 Sq. Ft. ✓
Total Coverage Area Used (Imp. & Dev.)	= 3985 Sq. Ft.
Developed Remainder	= 578 Sq. Ft.

Calculations of Improvements:

Impervious Area	
House	= 2185 Sq. Ft.
Pool	= 813 Sq. Ft.
Concrete Walk	= 131 Sq. Ft.
Concrete Drive and Walk	= 665 Sq. Ft.
Concrete Patio at Dock	= 171 Sq. Ft.
Total Impervious	= 3965 Sq. Ft.
Developed Area	
Impervious Area	= 3985 Sq. Ft.
None at this Time	= 0 Sq. Ft.
Total Developed	= 3985 Sq. Ft.

REVISIONS DATE

Certified to:
David Lewis

SANIBEL SURVEYS
2410 Palm Ridge Road
Sanibel Florida 33957
472-0085
sanibelsurveys@gmail.com
Licensed Business No. 7443

Job #08260

Valid only with embossed seal

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 pursuant to the Florida Statutes.

By: _____
Andrew D. Johnson, PSM 6258

Date Signed: _____