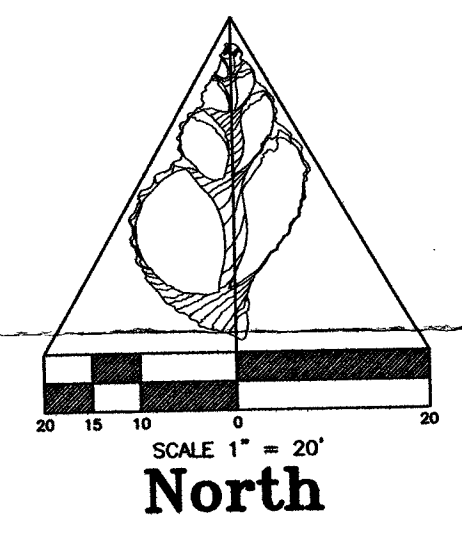
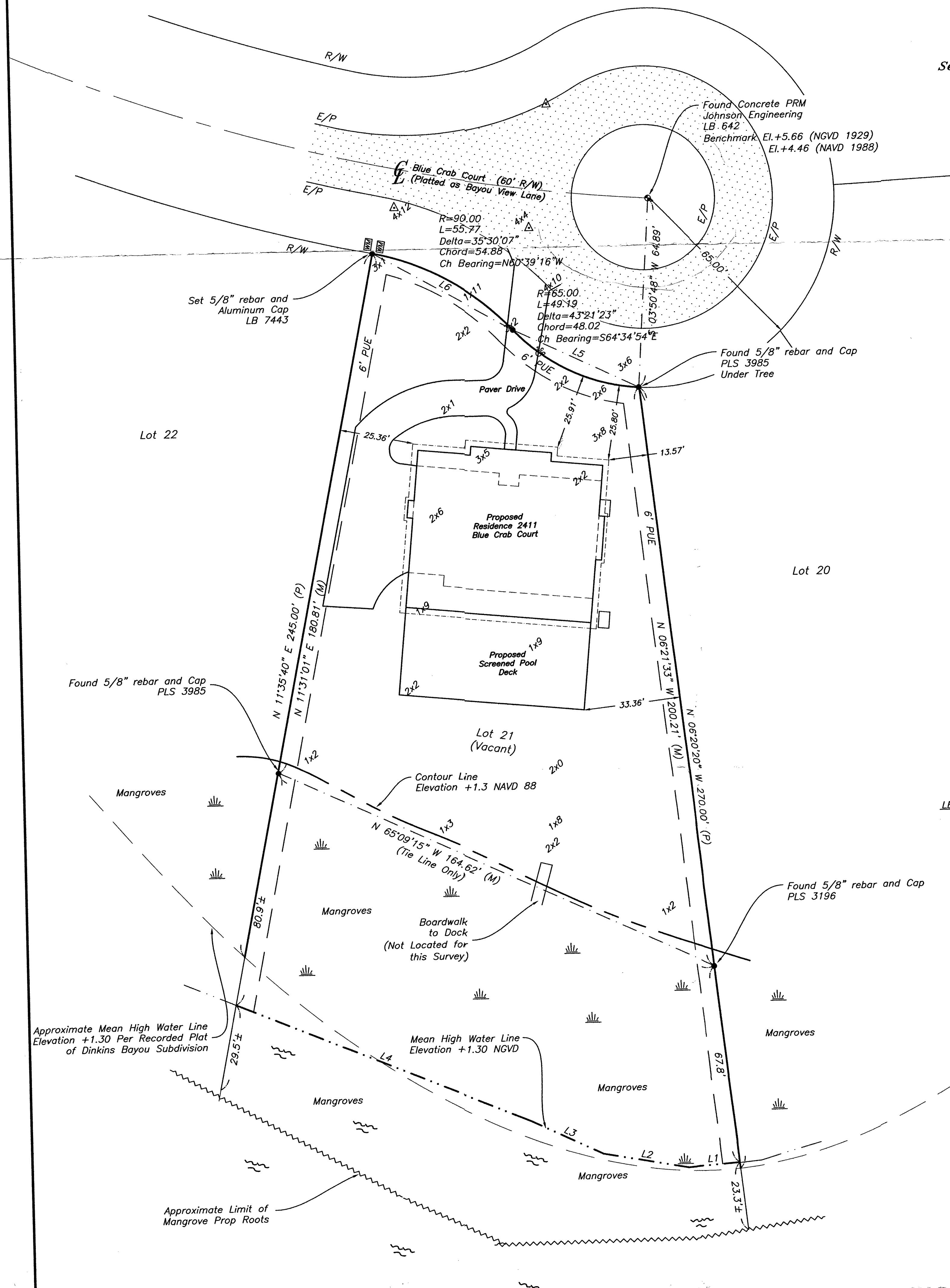


Boundary and Topographic Survey with Proposed Site Plan for:
2411 Blue Crab Court
Lot 21 and a 1/25 Interest in
Lots 28 and 28-A, Block B
Dinkins Bayou Subdivision
Lot Block Subdivision Name
 (Plat Book 30, Page 3)
 Section 11, Township 46 South, Range 21 East
 City of Sanibel, Lee County, Florida



LEGAL DESCRIPTION:

LOT 21, BLOCK B, OF THAT CERTAIN SUBDIVISION KNOWN AS DINKINS BAYOU, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/25TH INTEREST IN AND TO LOTS 28 AND 28-A OF DINKINS BAYOU SUBDIVISION AS DESCRIBED ABOVE.

LINE	LENGTH	BEARING
L1	18.38	N85°38'14"E
L2	29.91	N79°44'04"W
L3	27.12	N64°34'00"W
L4	109.45	N67°31'05"W
L5	48.02	N64°34'54"W
L6	54.88	N60°39'16"W

Approximate Mean High Water Line Elevation +1.30 Per Recorded Plat of Dinkins Bayou Subdivision

Approximate Limit of Mangrove Prop Roots

DINKINS BAYOU

Proposed Coverage Calculations for 2411 Blue Crab Court

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

Net Square footage of the Parcel	= 36,114.00 Sq. Ft.	= 0.83 Acres
Total Impervious Allowed	= 9028.5 Sq. Ft.	
Total Impervious Used	= 7741.0 Sq. Ft.	
Impervious Area Remainder	= 1287.5 Sq. Ft.	
Total Developed Allowed	= 10834.2 Sq. Ft.	
Total Developed Used	= 7741.0 Sq. Ft.	
Developed Area Remainder	= 3093.2 Sq. Ft.	
Calculations of Improvements	= 3576.0 Sq. Ft.	
Impervious Area	= 1920.0 Sq. Ft.	
House	= 40.0 Sq. Ft.	
Pool	= 100.0 Sq. Ft.	
Equipment Pads	= 2205.0 Sq. Ft.	
Paver Drive and Walk	= 7741.0 Sq. Ft.	
Total Impervious	= 7741.0 Sq. Ft.	
Developed Area	= 7741.0 Sq. Ft.	
Impervious Area	= 0.0 Sq. Ft.	
None at this time	= 7741.0 Sq. Ft.	
Total Impervious and Developed	= 7741.0 Sq. Ft.	

SURVEY NOTES:

- 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.

NATIONAL FLOOD INSURANCE INFORMATION:
 COMMUNITY NUMBER 120-402
 PANEL NUMBER 1001
 SUFFIX E
 EFFECTIVE DATE 11/04/92
 FIRM ZONE A-3
 BASE FLOOD ELEVATION +9'

6. BEARINGS ARE BASED ON THE RIGHT-OF-WAY OF BLUE CRAB COURT, AS MONUMENTED IN THE FIELD.

7. DATE OF LAST-FIELD WORK : 10/25/16

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 2016, 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

SYMBOL KEY:
 ○ = MONUMENT AS NOTED
 ● = CONCRETE MONUMENT
 △ = NAIL AND DISK
 □ = WATER METER
 W = 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

REVISIONS

REVISIONS	DATE
Boundary Survey	2/2007
Proposed Site	10/25/16
Proposed Site	12/8/16

Certified to:

Sanibel Surveys
 2410 Palm Ridge Road
 Sanibel Florida 33957
 472-0095
 sanibelsurveys@gmail.com
 Licensed Business No. 7443

Andrew D. Johnson, PSM 6236
 Not Valid Without Signatures and Raised Seal
 Date Signed: 12/21/16