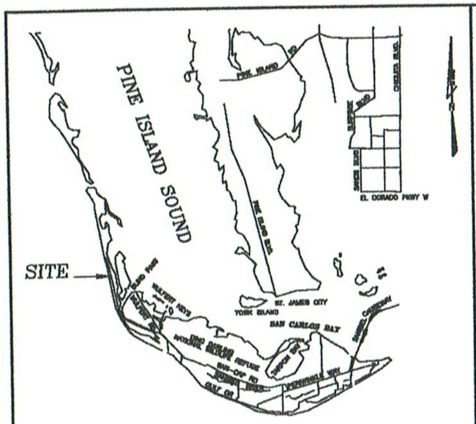
SURVEY PLAT

OF

A PARCEL LYING IN LOT 10,
JOHN R. DICKEY'S SUBDIVISION,
PLAT BOOK 4, PAGE 6, SECTION 35,
TOWNSHIP 45 SOUTH, RANGE 21 EAST,
CAPTIVA ISLAND, LEE COUNTY, FLORIDA



GULF OF MEXICO

VICINITY MAP

N.T.S.

DESCRIPTION

Of a Parcel of Land
Lying in Section 35, Township 45 South, Range 21 East
Lee County, Florida
(Parcel 2)

All that part of the North One Half (N 1/2) of Lot 10, John R. Dickey's Subdivision in Government Lot 2, Section 35, Township 45 South, Range 21 East, Captiva Island, according to a map or plat thereof recorded in Plat Book 4 at Page 6 of the Public Records of Lee County, Florida, lying easterly and westerly from Captiva Drive S.W.

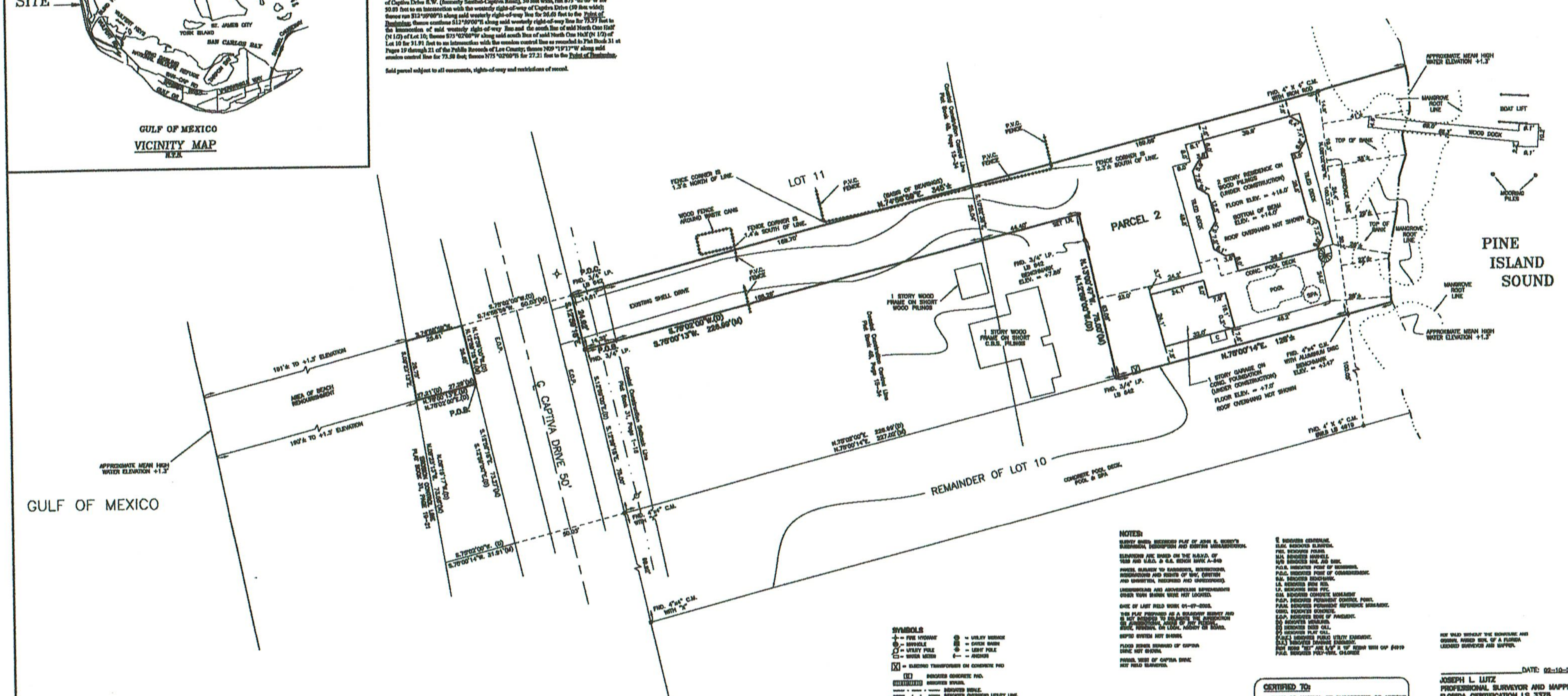
LESS THE FOLLOWING PARCEL:

Commencing at the intersection of the north line of said Lot 10 with the easterly right-of-way line of Captiva Drive S.W. (formerly Sanibel-Captiva Road), 50 feet wide, run S12°59'00"E along said easterly right-of-way line for 24.92 feet to the Point of Beginning of the herein described parcel; from said Point of Beginning continue S12°59'00"E along said easterly right-of-way line for 75.00 feet to the intersection of said easterly right-of-way line and the south line of said North One Half (N 1/2) of Lot 10; thence run N75°02'00"E along said south line of said North One Half (N 1/2) of Lot 10 for 226.99 feet; thence run N12°59'00"W parallel with said easterly right-of-way line for 75.00 feet; thence run S75°02'00"W parallel with the north line of said Lot 10 for 226.99 feet to the Point of Beginning.

ALSO LESS:

Commencing at the intersection of the north line of said Lot 10 with the easterly right-of-way line of Captiva Drive S.W. (formerly Sanibel-Captiva Road), 50 feet wide, run S75°02'00"W for 50.03 feet to an intersection with the westerly right-of-way of Captiva Drive (50 feet wide); thence run S12°59'00"E along said westerly right-of-way line for 26.63 feet to the Point of Beginning; thence continue S12°59'00"E along said westerly right-of-way line for 73.27 feet to the intersection of said westerly right-of-way line and the south line of said North One Half (N 1/2) of Lot 10; thence S75°02'00"W along said south line of said North One Half (N 1/2) of Lot 10 for 31.91 feet to an intersection with the erosion control line as recorded in Plat Book 31 at Pages 19 through 21 of the Public Records of Lee County; thence N09°19'17"W along said erosion control line for 73.59 feet; thence N75°02'00"E for 27.21 feet to the Point of Beginning.

Said parcel subject to all easements, rights-of-way and restrictions of record.



NOTES:

SURVEY BASED: RECORDED PLAT OF JOHN R. DICKEY'S SUBDIVISION, DESCRIPTION AND EXISTING MONUMENTATION.

ELEVATIONS ARE BASED ON THE N.G.V.D. OF 1929 AND U.S.C. & G.S. BENCH MARK A-849

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.

DATE OF LAST FIELD WORK 01-07-2003.

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.

SEPTIC SYSTEM NOT SHOWN.

FLOOD ZONES SEAWARD OF CAPTIVA DRIVE NOT SHOWN.

PARCEL WEST OF CAPTIVA DRIVE NOT FIELD SURVEYED.

℄ INDICATES CENTERLINE.
ELEV. INDICATES ELEVATION.
FND. INDICATES FOUND.
M.H. INDICATES MANHOLE.
N/D INDICATES NAIL AND DISK.
P.O.B. INDICATES POINT OF BEGINNING.
P.O.C. INDICATES POINT OF COMMENCEMENT.
B.M. INDICATES BENCHMARK.
I.R. INDICATES IRON ROD.
I.P. INDICATES IRON PIPE.
C.M. INDICATES CONCRETE MONUMENT.
P.C.P. INDICATES PERMANENT CONTROL POINT.
P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
CONC. INDICATES CONCRETE.
E.O.P. INDICATES EDGE OF PAVEMENT.
(M) INDICATES MEASURED.
(D) INDICATES DEED CALL.
(P) INDICATES PLAT CALL.
(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT.
(D.E.) INDICATES DRAINAGE EASEMENT.
P.V.C. INDICATES POLY-VINYL CHLORIDE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARCEL LANDWARD OF CAPTIVA DRIVE CONTAINS 20,010 SQUARE FEET, MORE OR LESS, TO APPROXIMATE MEAN HIGH WATER ELEVATION +1.3'

PARCEL SEAWARD OF CAPTIVA DRIVE CONTAINS 864 SQUARE FEET, MORE OR LESS, TO THE EROSION CONTROL LINE.

TOTAL PARCEL CONTAINS 20,874 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:

- BANK OF AMERICA, ITS SUCCESSORS OR ASSIGNS
- THOMAS RIZZO, ESQ.
- ATTORNEY'S TITLE INSURANCE FUND
- FOYE BUILDERS, INC.
- MICHAEL & ALEXANDRA WEINER
- CHASE MANHATTAN MORTGAGE CORP.

DATE: 02-10-2003

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.

NO.	REVISIONS
1	ADDITIONAL LOCATION / 6-28-01
2	ADD CERTIFICATIONS / 10-29-01
3	NEW FOUNDATION ADDED/08-21-2002
4	UPDATE SURVEY / 01-07-03
5	CERTIFICATION ADDED / 02-10-2003
6	
7	

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	125124
PANEL NUMBER	0001 B
DATE OF FIRM INDEX	9-19-84
FIRM ZONE	V14
BASE FLOOD ELEVATION	+13'
DATA DISK	J09
DWG. FILE NAME	32627.DWG

Bean, Whitaker, Lutz & Kareh, Inc.
CIVIL ENGINEERS – SURVEYORS – PLANNERS
13041-1 McGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919
FLORIDA AUTHORIZATION # LB 4919 (941) 481-1331 FAX (941) 481-1073

DATE	PROJECT NO.	DRAWN	SCALE	SHEET	FILE LOCATION
4-02-01	32627	JAMES	1"=20'	1 of 1	35-45-21

PARCEL W/PART OF THE NORTH 1/2 LOT 10, JOHN R. DICKEY'S