

ALTA/NSPS LAND TITLE SURVEY

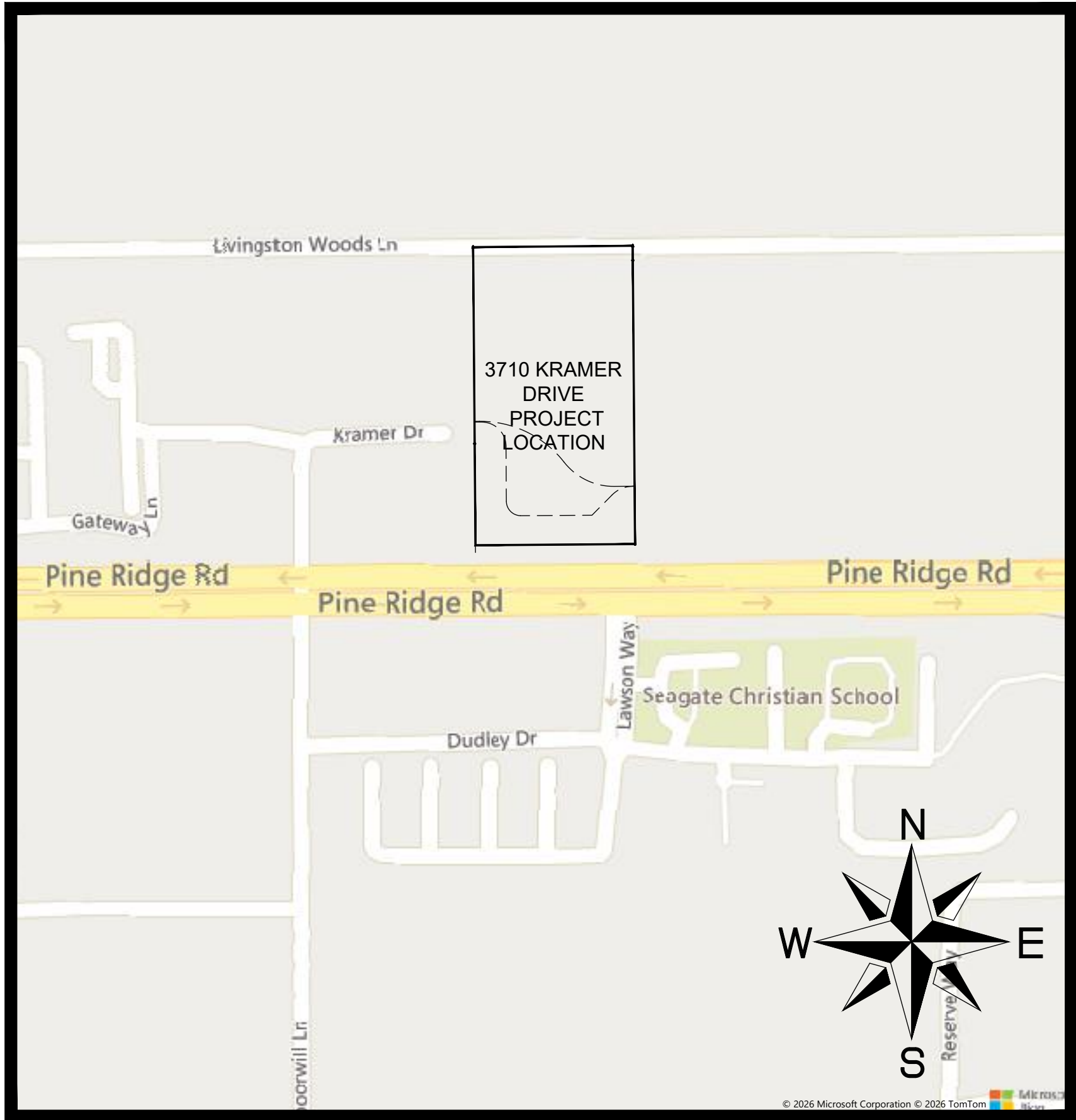
3710 KRAMER DRIVE
NAPLES, FLORIDA, 34109
LYING IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

GENERAL NOTES

1. ● = FOUND 5/8" IRON PIN AS NOTED.
2. ▲ = FOUND PK NAIL AND DISC STAMPED AS NOTED.
3. BEARINGS BASED ON A GRID BEARING OF N00°26'43"W ON THE WEST LINE OF TRACT 76.
4. DESCRIBED PROPERTY LIES IN FLOOD ZONE AH, ELEVATION 12 PER F.I.R.M. COMMUNITY PANEL NO. 120067 MAP NO. 12021C 0403J DATED FEBRUARY 08, 2004.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
6. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
7. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
8. PROPERTY INFORMATION REPORT, SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 24, 2026, WAS REVIEWED BY THE UNDERSIGNED SURVEYOR. THE FOLLOWING ITEMS ARE LISTED IN THE ABOVE-REFERENCED REPORT.

ENCUMBRANCES

- A) MATTERS SHOWN ON THE PLAT OF GOLDEN GATE ESTATES UNIT 35 RECORDED IN PLAT BOOK 7, PAGE 85. **(PLOTTED HEREON)**
- B) OIL, GAS AND MINERAL RIGHTS RESERVATIONS AS CONTAINED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 30, PAGE 91.
- C) RIGHT-OF-WAY EASEMENT BY AND BETWEEN GULF AMERICAN CORPORATION AND ALL FUTURE OWNERS RECORDED IN BOOK 245, PAGE 515 AND AS AFFECTED BY NOTICES OF CLAIM RECORDED IN BOOK 2356, PAGE 2891 AND BOOK 2595, PAGE 3216. **(DOES NOT AFFECT THE PROPERTY)**
- D) EASEMENT FOR ACCESS AS SET FORTH IN ROADWAY EASEMENT RECORDED IN BOOK 2330, PAGE 1394, AS AFFECTED BY FIRST AMENDMENT TO ROADWAY EASEMENT AGREEMENT RECORDED IN BOOK 5545, PAGE 2437. **(PLOTTED HEREON)**
- E) EASEMENT FOR TEMPORARY CONSTRUCTION RECORDED IN BOOK 5545, PAGE 2451. **(PLOTTED HEREON)**
- F) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED BOOK 5768, PAGE 412.
- G) CROSS ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 6333, PAGE 3491. **(PLOTTED HEREON)**
- H) SECOND AMENDMENT TO ROADWAY EASEMENT AGREEMENT RECORDED IN BOOK 6433, PAGE 2822.
- I) RESTRICTIVE COVENANT AGREEMENT RECORDED IN BOOK 6433, PAGE 2846.
- J) MEMORANDUM OF RIGHT OF FIRST REFUSAL RECORDED IN BOOK 6433, PAGE 2853.
- K) SUPPLEMENT TO SECOND AMENDMENT TO ROADWAY EASEMENT AGREEMENT RECORDED IN BOOK 6435, PAGE 2194.
- L) INGRESS, EGRESS AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 6524, PAGE 655.



LYING IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

TRACT 76, UNIT 35, GOLDEN GATE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 85, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 15.00 FEET OF TRACT 76 TAKEN FOR ROAD RIGHT-OF-WAY FOR PINE RIDGE ROAD PURSUANT TO ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGE 150 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

ALTA/NSPS SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO THE FOLLOWING:

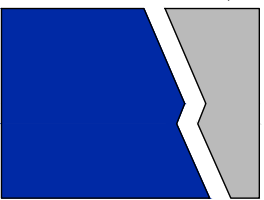
LAND X76, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
WOODS, WEIDENMILLER, MICETTI AND RUDNICK

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(A), 14, AND 18 OF TABLE A THEREOF.
2. THE SURVEY WAS MADE ON THE GROUND ON MAY 18, 2026, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION OF UTILITIES OBSERVED OR SHOWN ON RECORD DOCUMENTS AS SERVING THE SUBJECT PROPERTY AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE PROPERTY INFORMATION REPORT FILE NO. 111230608, DATED APRIL 24, 2026, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THAT REPORT.
4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS INDICATED ON THE SURVEY

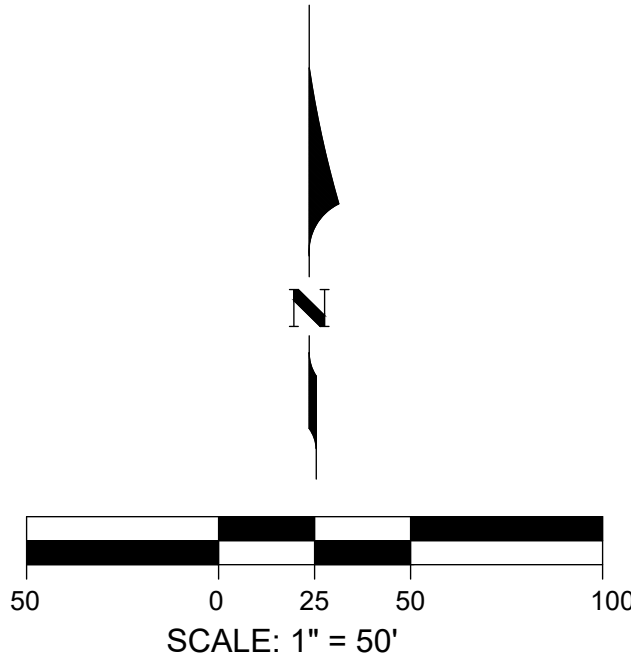
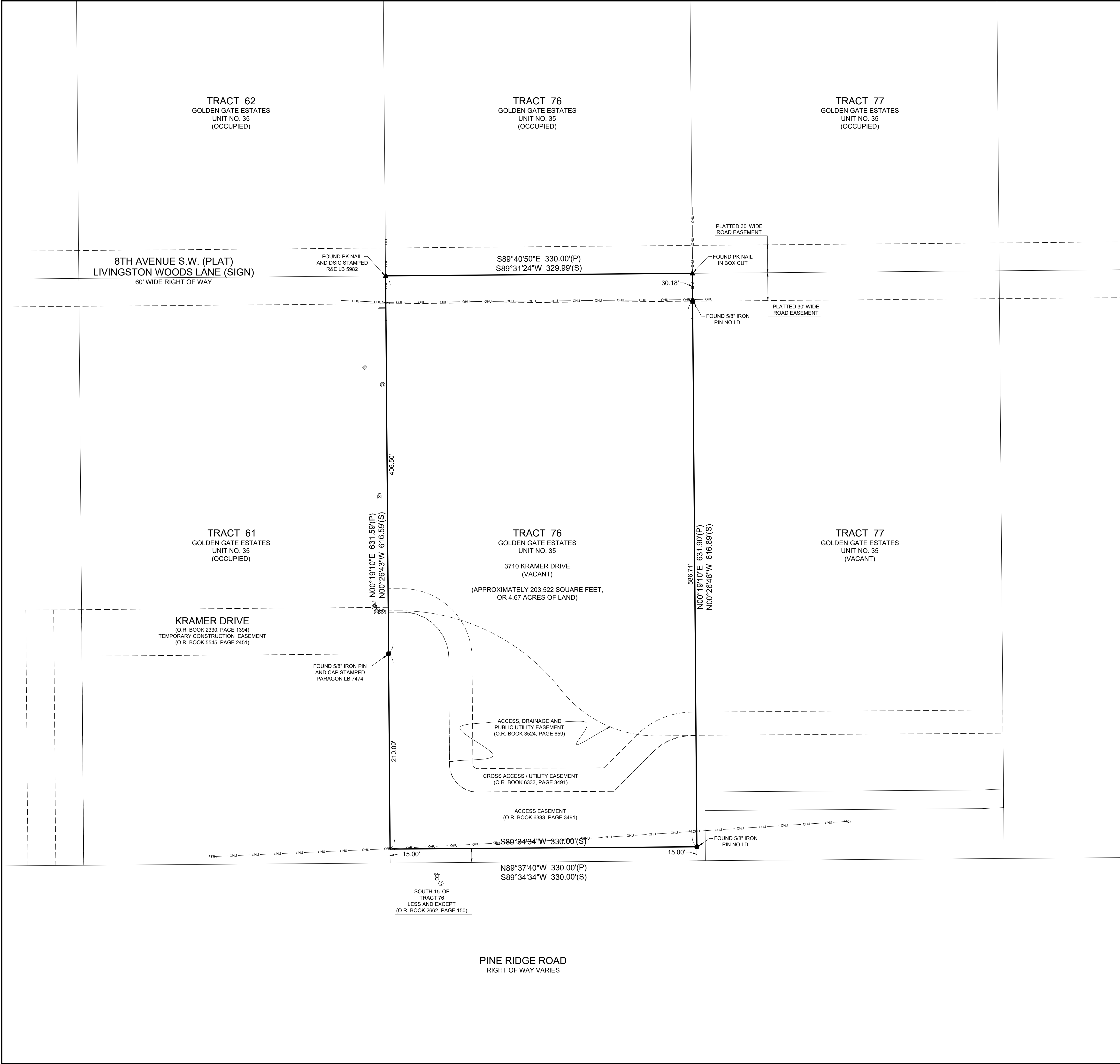
 CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104	SHEET 1 OF 2		FILE NO.: 26.156		
	CLIENT: LAND X76, LLC				
	DATE: 05/19/26 SCALE: 1" = 50'				
	DRAWN: MMW / F.B. K709				
	CHECKED: RJE PG. 81				
TITLE: ALTANSPS LAND TITLE SURVEY OF TRACT 76, UNIT 35, GOLDEN GATE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 85, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.		SEC. 7 TWP. 49S RNG. 26E		ACAD NO. 26.156	
PHONE: (239) 643-2324 FAX: (239) 643-1143 www.coastalengineering.com E-Mail: info@cecfll.com		REF. NO.		NO. DATE BY REVISION DESCRIPTION	
		26.156			

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 05/19/2026
DATE OF SIGNATURE:



SHEET 1 OF 2
FILE NO.: 26.156



LEGEND
(P) = PLAT DATA
(S) = SURVEY DATA
(D) = DESCRIPTION DATA
(C) = CALCULATED DATA
(TYP.) = TYPICAL
OHU = OVERHEAD UTILITY LINE

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 COASTAL ENGINEERING CONSULTANTS INC. Serving Florida Since 1977 28421 BONITA CROSSINGS BOULEVARD BONITA SPRINGS, FLORIDA 34135	COASTAL AND MARINE ENGINEERING ENVIRONMENTAL AND GEOLOGICAL SERVICES LAND AND MARINE SURVEY AND MAPPING		CLIENT: LAND X76, LLC		DATE: 05/19/26	SCALE: 1" = 50'	THIS DOCUMENT AND THE CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING CONSULTANTS, INC. (CECI) OR ITS SUBSIDIARIES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF CECI. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
	TITLE: ALTAINSPS LAND TITLE SURVEY OF TRACT 76, UNIT 35, GOLDEN GATE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 85, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.				DRAWN: MMW	F.B. K709	CHECKED: RJE	PG. 81
					SEC. 7	TWP. 49S	RNG. 26E	
					ACAD NO. 26.156			
SHEET 2 OF 2		FILE NO.: 26.156		REF. NO. 26.156	NO.	DATE	BY	REVISION DESCRIPTION