

SURVEYOR'S REPORT:

1. MAP OF ALTA/NSPS LAND TITLE SURVEY. Fieldwork date of data acquisition: May 11th, 2023.

2. LEGAL DESCRIPTION

Parcel One:
Lots 42 and 43, of that certain subdivision known as UNIT NO. 4, SANIBEL ESTATES, according to the map or plat thereof on file and recorded in O.R. Book 234, Pages 166 and 167, public records of Lee County, Florida.

Parcel Two:
Lot 64, UNIT 4, SANIBEL ESTATES, being more particularly described as follows: Beginning at the intersection of the centerline of State Road 867 (Sanibel-Captiva Road) and the West line of Block 4 produced at UNIT # 1 OF SANIBEL ESTATES as recorded in Plot Book 9, Page 115 (hereinafter shown as 15 in prior deed) Public Records of Lee County, Florida; thence N75°24'02"E along the centerline of State Road 867 a distance of 128.75 feet to the intersection of North Yachtsman Drive, thence N14°35'58"W, 153.06 feet to a point; thence 70.68 feet along a circular arc to the left of a radius 25 feet with an interior angle of 80°59'35" (erroneously shown as 60°59'35" in prior deeds) to a point; thence South 84°24'27"W, 167.70 feet to a point; thence N87°22'18"W, 890.41 feet to a point; thence 73.81 along a circular arc to the left a radius 50 feet with an interior angle of 84°34'28" to a point; thence S80°31'4"W, 158.89 feet to a point; thence N81°56'46"W, 25 feet to the Northeast corner of the property herein described and the P.O.B. of this description; thence continue N81°56'46"W, 165 feet along the North line of the property herein described to the Mean Tide Line of a waterway running along the West side of the property herein described to a point; thence South along said high tide line to its intersection with line bearing N81°56'46"W, 100 feet South of said North line; thence S81°56'46"E, 160 feet more or less to the intersection of a line bearing S80°31'4"W, from the P.O.B., thence N80°31'4"E, 100 feet to the P.O.B.

Parcel Three:
Lots 65, 66 and 67, SANIBEL ESTATES, UNIT 4 (unrecorded) and more particularly described as follows: take for a point of reference the SW corner of Section 20, Township 46 South, Range 23 East; thence N0°08'53"E along the W line of said Section 20 for 1317.09 feet; thence along the centerline of State Road No. 867, N66°18'20"E a distance of 19.91 feet; thence along the centerline of State Road No. 867 N73°40'10"E a distance of 1925.49 feet; thence along the centerline of State Road No. 867 N75°24'02"E, a distance of 1122.02 feet; (Lot 65) thence N80°31'4"E a distance of 354.18 feet to the P.O.B. of land herein described; thence continue along the last mentioned course N80°31'4"E a distance of 100.0 feet; thence N81°56'46"W a distance of 170 feet, more or less; thence S81°56'46"E a distance of 180 ft., more or less; thence S81°56'46"E a distance of 153.07 feet; thence with a circular curve to the right, having for its element an interior angle of 33°14'11", a radius of 75 ft. and an arc distance of 45.51 feet a chord distance of 42.90 feet; thence N81°56'57"W a distance of 180 ft., more or less; thence S81°56'46"E a distance of 513.07 feet; thence with a circular curve to the right, having for its element an interior angle of 33°14'11", a radius of 75.0 feet, an arc distance of 43.51 feet, a chord distance of 42.90 feet to the P.O.B. of the land therein described; continue along said circular curve with an interior angle of 51°20'17", a radius of 75.0 feet, an arc distance of 67.20 feet, a chord distance of 64.98 feet; thence N13°52'46"W a distance of 69.64 feet, more or less, thence N4°15'07"E a distance of 215.0 feet, more or less; thence southwestwly with said canal 80.0 feet; thence S81°56'46"E distance of 180.0 feet, more or less, to the Point of Beginning.

Parcel Fourth: Portions of Lots 57, 58 and 59

Beginning at the NW corner of Lot 57, SANIBEL ESTATES, Unit 4, Section 20, Township 46 south, Range 23 east, run S2°37'42"W, along the West line of said Lot 57; 125.00 feet to the SW corner of Lot 57; thence run S87°22'18"E, along south line of said Lot 57, 13.69 feet to the NW corner of Tract "A"; said SANIBEL ESTATES, UNIT 4 thence S80°31'4"W, along West line of said tract "A", 40.0 feet, thence N72°44'37"E, 117.07 feet to a point on South line of Lot 56, said SANIBEL ESTATES, UNIT 4; said point lies N87°22'18"W, 80.0 feet of the SE corner of said lot 56; thence N19°10'23"W 134.63 feet to a point N87°22'18"W 130.0 feet of the NE corner of said Lot 56; thence N 87°22'18"W, 70.0 feet to the Point of Beginning.

And

Lot 58 Tract A UNIT 4 SANIBEL ESTATES unrecorded as shown in the Official Records Book 113, Page 652 Public Records of Lee County Florida.

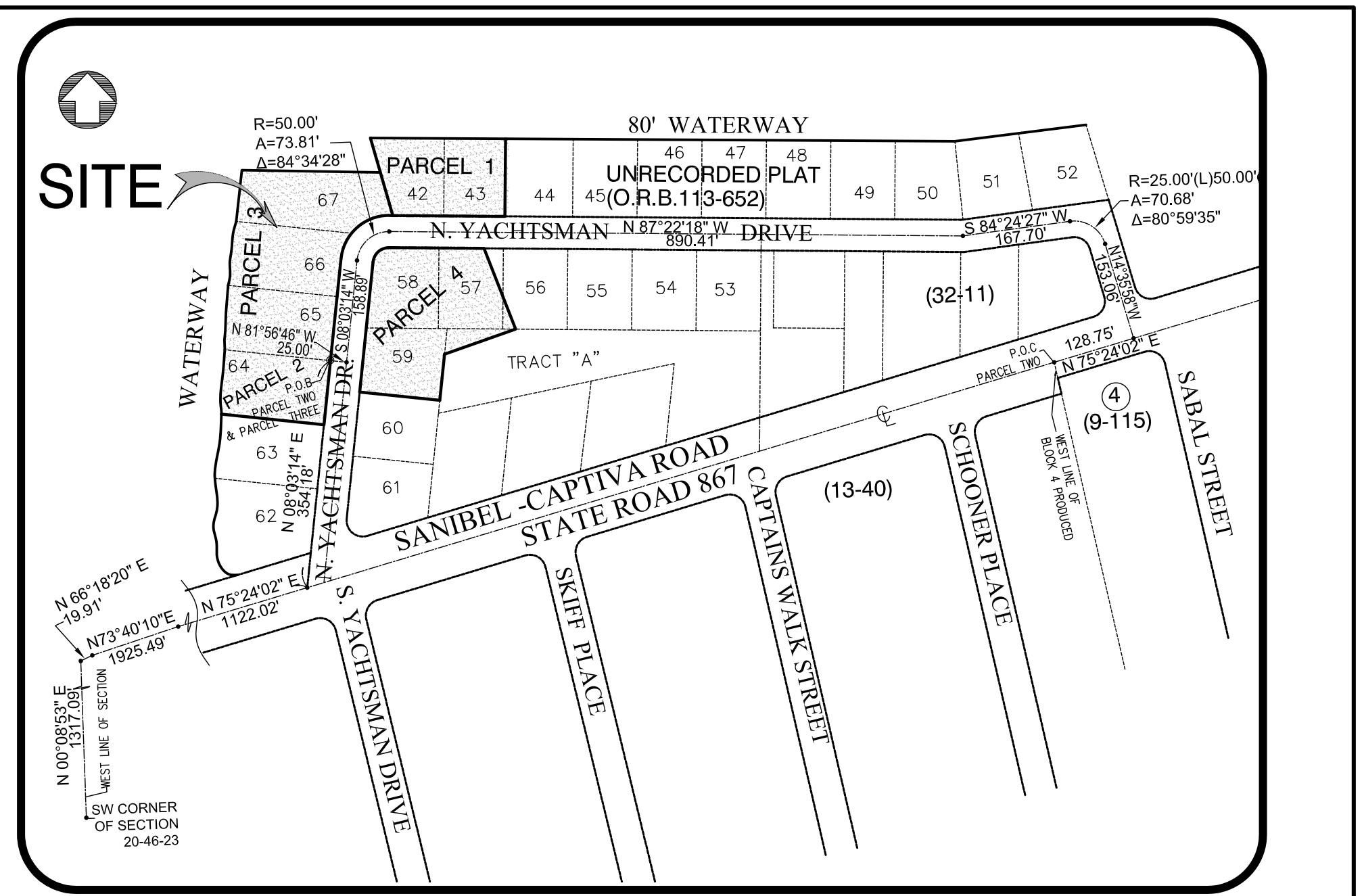
And

Lot 59 SANIBEL ESTATES, UNIT 4 Unrecorded in Section 20, Township 46 south, Range 23 East, Lee County Florida.

3. AREA (Gross Area):
Parcel 1: 23.636 SqFt. Parcel 2: 16.250 SqFt. Parcel 3: 52.418 SqFt. Parcel 4: 40,368 SqFt.
Containing 133,503 Square Feet or 3.06 Acres more or less by calculations.

4. ACCURACY:
The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:
HORIZONTAL CONTROL:
—North Arrow and Bearings refer to an assumed value of N75°24'02"E, along the C/L of Sanibel—Captiva Road (State Road 867), as per P.B. 32 Pg. 11, of the Public Records of Lee County, Florida. This line is considered well-established and monumented.
—Plot of UNIT 1 OF SANIBEL ESTATES, recorded in Plot Book 9, Page 115, of the Public Records of Lee County, Florida.
—Plot of UNIT 3 OF SANIBEL ESTATES, recorded in Plot Book 13, Page 40, of the Public Records of Lee County, Florida.
—Plot of NORTH YACHTSMAN PORT, recorded in Plot Book 32, Page 11, of the Public Records of Lee County, Florida.
—Plot of UNIT 4 SANIBEL ESTATES (UNRECORDED PLAT), recorded in Official Records Book 113, Page 653, of the Public Records of Lee County, Florida.



VERTICAL CONTROL:
Elevations are referred to N.A.V.D. 1988.

Benchmark used:
NGS Benchmark Designation DL8729, Elevation=3.31' (N.A.V.D. 1988)
Lee County Control Point
Point ID 5535, Elevation=3.10' (N.A.V.D. 1988)

6. FLOOD INFORMATION:
By scale determination this property is located in Flood Zone AE, Base Flood Elevation 9 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Sanibel and Community Number 120402 Map/Panel Number 12071C0534, Suffix G, FIRM Panel Effective/Revised Date 11-17-2022.

7. LIMITATIONS:
—Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this report that may be found in the Public Records of Lee County, Florida or the records of any other public and private entities as their jurisdictions may appear.
—No determination was made as to how the site can be served with utilities.
—Fences and walls ownership by visual means only, legal ownership not determined.
—No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:
No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:
This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:
Brandt O'Kelley
Associate – Investments
Acme Marina Company
266 Coleman Blvd, Suite 101
Mt Pleasant, SC 29464

10. ADDITIONAL NOTES:
1.— Present Zoning: Special Zoning District under Ordinance No. 86-42 City of Sanibel
2.— No visible or apparent encumbrances lying within the subject property.
3.— Utilities available for this site as shown on Sketch, and should be verified before construction.
4.— Adequate ingress and egress to the premises is provided by N Yachtsman Drive (Public Road) Maintained by City of Sanibel.
5.— The Subject property is the same property as the title/record legal.
6.— All the parcels are contiguous and that there are no gaps or gaps.

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:
SUBJECT TO:
The exceptions of Schedule B-II appeared on Commitment File No. NCS-1177235-DC72, prepared by First American Title Insurance Company, effective date: May 4 at 7:30 AM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:
Item # 1 to 9: Not Addressed.

10. Restrictions, Amendments and ratifications and Easements in Misc Book 58, Page 83 and in Official Records Book 126, page 312, Official Records Book 133, Page 673, Official Records Book 145, page 562, and official Records Book 145, Page 584 and Official Records Book 174, page 242. Does apply to the Subject Property as shown.

11. Lee County Ordinance No. 86-14 recorded November 30, 1990, in Official Records Book 2189, Page 3281; and amended by Ordinance No. 86-38 in Official Records Book 2189, Page 3334, Public Records of Lee County, Florida. Does apply to the Subject Property containing blanket conditions.

12. All matters contained on the Plot of Unit No. 4, Sanibel Estates, as contained in documents recorded in Official Records Book 113, Page 652 and Official Records Book 234, Page 166, Public Records of Lee County, Florida. Does apply to the Subject Property as shown.

13. Easement in favor of Lee County Electric Cooperative, inc. recorded in Official Records Book 1141, Page 260, Public Records of Lee County, Florida. Does apply to the Subject Property as shown.

14. Easement in favor of the Sanibel Island Fire Control District recorded in Official Records Book 1955, Page 2698, Public Records of Lee County, Florida. Does apply to the Subject Property containing blanket conditions.

15. Wastewater Collection and Transmission System Easement as recorded in Official Records Book 3380, Page 168, Public Records of Lee County, Florida. Does apply to the Subject Property as shown.

16. Perpetual utility easement as recorded in Official Records Book 3402, Page 2666, Public Records of Lee County, Florida. Does apply to the Subject Property as shown.

17. Dedication of Easement recorded in Official Records Book 171, Page 681, Public Records of Lee County, Florida. Does apply to the Subject Property as shown.

18. Grant of Private Easement recorded in Official Records Book 406, Page 452, Public Records of Lee County, Florida. Does apply to the Subject Property containing blanket conditions.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Lee County, unless otherwise noted.

SURVEYOR'S CERTIFICATE:

This is to certify that this Map or Plot and the survey on which it is based were made in accordance with the 2016 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, 5, 6, 8, 11, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys were adopted by:
Board of Governors, American Land Title Association on October 8, 2015.
American Land Title Association, 1828 L. St. N.W. Suite 705, Washington, D.C. 20036. www.alta.org
Board of Directors, National Society of Professional Surveyors on October 9, 2015.
National Society of Professional Surveyors, Inc. 5119 Pegasus Court, Suite Q, Frederick, MD 21704 www.nsps-us.com
Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

FormTech
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State of Florida LB # 7380
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Digitally signed by Eugenia L. Formoso
Date: 2023.06.22
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