LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT WEBCONNECT UPLOAD

February 12, 2025

Adam Mendez
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33901

RE: VB BTS II, LLC
Site Name: US-FL-7108 Myerlee
Project: DCI2024-00010
Response to Staff Comments Dated December 18, 2024

Dear Mr. Mendez:

On behalf of our firm's client, VB BTS II, LLC (Vertical Bridge), please find the enclosed Response to comments dated December 18, 2024, and supporting documentation:

- LCMD No Objection Letter
- Revised Photo Simulations
- Executed Shared Use Plan and Antenna-Supporting Structure Data Sheet
- Revised PUD Conditions with updated Deviations List (rev4)
- Revised Boundary Survey – 1 Digitally Signed and Sealed
- Revised Site Plan Set – 1 Digitally Signed and Sealed

Summary of Response

Vertical Bridge respectfully responds to staff comments dated December 18, 2024. For clarity, staff comments are *italicized* while Vertical Bridge's responses are **bolded**.

Comment Responses

Zoning:

1. *Please provide a letter confirming review and recommendation from the Lee County Mosquito Control District.*

Please see the enclosed LCMD No Objection Letter.

2. *Please verify all Photo Simulations Views are scaled properly. View 3, and for instance, may overestimate the scale of the tower from the distance shown.*

The Photo Simulations were re-reviewed, Simulation was found to have a scale error and was revised. Please see the enclosed revised Photo Simulations.

3. *In addition to the Intent to allow colocation affidavit provided, please complete the county form entitled "Supplement A Wireless Communications Facility Shared Use Plan Agreement and the attached Antenna-Supporting Structure Data Sheet."*

Please see the enclosed Executed Shared Use Plan and Antenna-Supporting Structure Data Sheet.

4. *The sealed fall certification letter on file indicates that in the event of structural failure, the monopole will fall within a radius of 67 feet, whereas the LDC requires it falls within the boundaries of the proposed lease area. Eliminate 67-foot fall zone from site plans. Consider revising the fall certification letter on file if the applicant deems the document necessary to provide merit to the request.*

The Monopole's designed fall zone has been reduced to 13', which will be completely contained within the compound and is depicted on Sheet C-1.1.1. A revised fall zone letter conforming with the fall zone to be approved on the plans will be provided at Building Permit review.

5. *Please ensure a site plan is provided which assesses the proposed tower setbacks from the exterior of the base of the tower as opposed the center of the tower - Clarify the discrepancy between the 28-foot western setback on Sheet C-1.1 and 30-foot western setback on Sheet C-1.2.*

The Site Plan has been revised to depict all setbacks from the edge of the tower. It appears the Western setback for Sheet C-1.1 accounts for the width of the caisson, which is wider than the width of the Monopole itself.

6. *The setback deviations requested should be broken out into separate deviation request for each property line setback that does not comply with standard regulations. **However**, staff interprets LDC Section 34-1447 to assume the lot line, referenced to the south, is the same lot line to the west, therefore, only the closest distance should be referred to and only one setback deviation is necessary. The next nearest property line that staff can locate appears to be the common element property line of the condominium directly across Edgewater Circle (MYERLEE PARK HOMES CONDO), which is approximately 170 feet from the proposed tower. Please confirm and depict necessary dimension on Overall Site Plan. Staff recommends removal of some non-setback related information from the "Overall Site Plan" (Sheet Number C-1.1) to clear up the site plan. Details such as silt fencing, existing concrete and shuffleboard courts (etc.) can be instead noted on the Enlarged Compound Layout (Sheet Number C-1.2).*

Noted, Please see the revised PUD Conditions with updated Deviations List. The distance from the edge of the Monopole to the parcel line for MYERLEE PARK HOMES CONDO is 171' and depicted as line "D5" on Sheet C-1.1 on the Revised ZD's.

7. *Please note the graphic results of the balloon test, conducted by the applicant, must meet the requirements set forth in section 34-1446(d) after the application is deemed sufficient.*

Noted.

Development Service

1. *Staff recommends changing the proposed gravel accessway to paved considering compatibility with surrounding uses and parking surfaces.*

A concrete driveway will now be provided. Please see Sheets C-1.1, C-1.2, C-1.2.1, and C-2.1.

2. *INFORMATIONAL COMMENT: Limited Development Order approval will also be required in addition to the approved zoning action for construction of the proposed wireless communication facility.*

Noted.

Legal

1. *Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6). Boundary survey does not indicate tie to the newly submitted Title Opinion and still references the previously submitted Title Commitment.*

A revised copy of the Boundary Survey, referencing the Attorney's Opinion of Title Letter dated October 1, 2024 on sheet 2, is enclosed.

Thank you for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Mattaniah S. Jahn Esq.
MSJ/vlc

Enclosures

Cindy Jean LeBlanc

From: Mike Haslam <Haslam@LCMCD.ORG>
Sent: Friday, February 9, 2024 3:35 PM
To: Cindy Jean LeBlanc
Subject: RE: Vertical Bridge - US-FL-7108 Myerlee - New 149' AGL Monopole Wireless Facility at 1428 Edgewater Circle, Fort Myers, FL 33919

I see no problem on our end with the site or the mono pole , thank you for checking with us.
Mike Haslam II

From: Cindy Jean LeBlanc <cleblanc@thelawmpowered.com>
Sent: Friday, February 9, 2024 3:26 PM
To: Mike Haslam <Haslam@LCMCD.ORG>
Subject: FW: Vertical Bridge - US-FL-7108 Myerlee - New 149' AGL Monopole Wireless Facility at 1428 Edgewater Circle, Fort Myers, FL 33919

Good afternoon.

I am writing to check on the status of my request, please see the email below.

Thank you,

Cindy-Jean Le Blanc
Project Manager/Planner

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Pragmatic Solutions for Land Use Projects
Zoning - Permitting - Environmental - Appellate

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From: Cindy Jean LeBlanc
Sent: Friday, January 12, 2024 3:17 PM
To: haslam@lcmcd.org
Cc: Mattaniah Jahn <mjahn@thelawmpowered.com>; David Pfaff <dpfaff@thelawmpowered.com>

Subject: Vertical Bridge - US-FL-7108 Myerlee - New 149' AGL Monopole Wireless Facility at 1428 Edgewater Circle, Fort Myers, FL 33919

Good afternoon, Mike.

I am currently working on a monopole style communication tower project that will be located at 1428 Edgewater Circle, Fort Myers, FL 33919, STRAP 27-45-24-22-00000.00CE (Monopole). The Monopole will be 154' AGL to the top of the lighting rod. The Monopole will be taped pursuant to the Lee County Tower Code, a note committing to the taping is depicted on sheet C-1.3. I have attached the Site Plan Set as well as the FAA Determination of No Hazard to Air Navigation. Can you please verify that this structure will have no effect on your operations.

Best regards,

Cindy-Jean Le Blanc
Project Manager/Planner

LAW OFFICE OF
Mattaniah S. Jahn, P.A.
Pragmatic Solutions for Land Use Projects
Zoning - Permitting - Environmental - Appellate

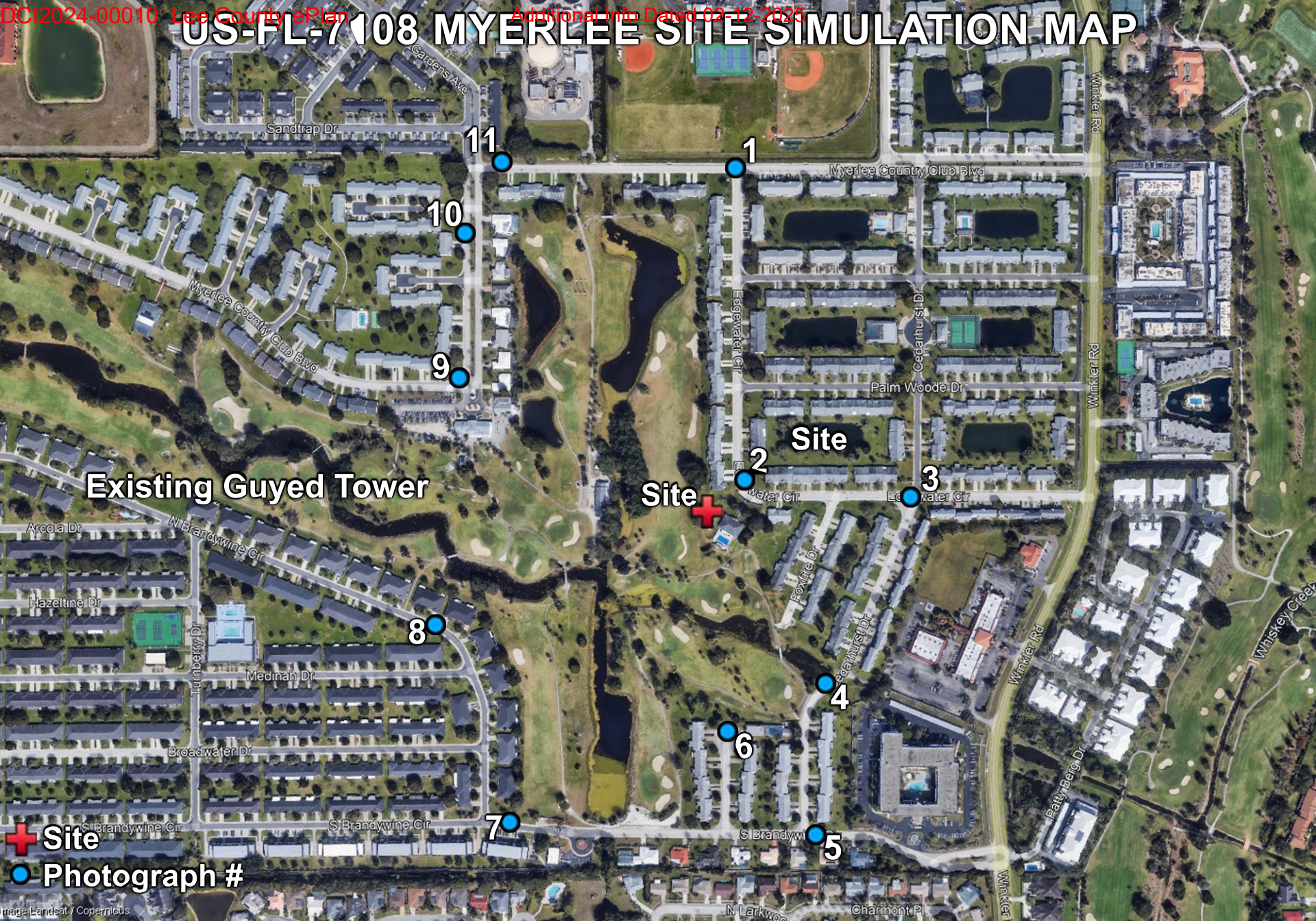
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US-FL-7108 MYERLEE SITE SIMULATION MAP





verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #1 from Myerlee Country Club Dr. approximately 1,240ft. north of site

Existing View

verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #2 from Edgewater Circle approximately 155ft. northeast of site



verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #3 from Edgewater Circle approximately 750ft. east of site





verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #4 from Cedarhurst Drive
approximately 790ft. southeast of site

Existing View



verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #5 from S Brandywine Circle
approx. 1,260ft. South-southeast of site



verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #6 from Esquire Court
approximately 830ft. south of site



verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #7 from S Brandywine Court approximately 1,375ft. southwest of site



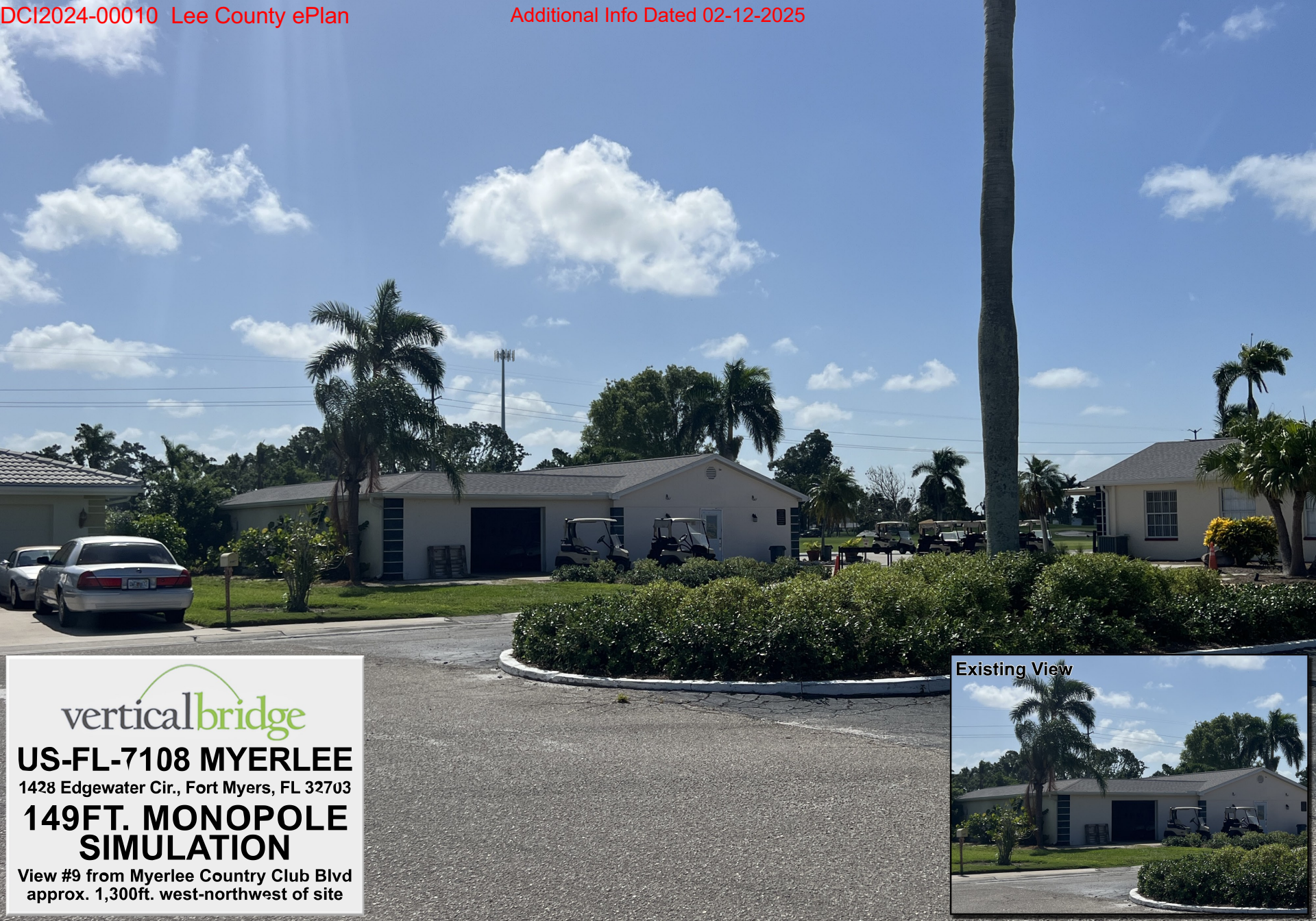
verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #8 from N Brandywine Circle
approx. 1,100ft. west-northwest of site



verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #9 from Myerlee Country Club Blvd
approx. 1,300ft. west-northwest of site

verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #10 from Myerlee Country Club Blvd approximately 1,350ft. northwest of site





verticalbridge

US-FL-7108 MYERLEE

1428 Edgewater Cir., Fort Myers, FL 32703

149FT. MONOPOLE SIMULATION

View #11 from Myerlee Country Club Blvd
approx. 1,470ft. north-northwest of site

SUPPLEMENT A
WIRELESS COMMUNICATIONS FACILITY
SHARED USE PLAN AGREEMENT

ANTENNA-SUPPORTING STRUCTURE REF. #:	OWNER: VB BTS II, LLC

1. As part of Applicant's application for a wireless communications facility, Applicant agrees to provide the following technical information.

   a. **ANTENNA-SUPPORTING STRUCTURE DATA**

      1) An Antenna Supporting Structure Data Sheet (sample attached) for each antenna-supporting structure owned by the owner of the antenna-supporting structure which is the subject of the application.

   b. **WIRELESS COMMUNICATIONS FACILITIES DATA**

      1) A Wireless Communications Facility Data Sheet (sample attached) for each wireless communications facility owned by every party to the applicant's documentation of authority and acceptance of responsibility for compliance.

      2) The name, address, phone number, and contact person for the owners of all wireless communications facilities located on the subject property.

2. Applicant agrees to provide correct, updated technical information to the County via amended Antenna-Supporting Structure and Wireless Communications Facility Data Sheets whenever any of the information provide on those Data Sheets changes.

3. The undersigned has (have) full power and authority to execute this Shared Use Plan Agreement (Agreement) as, or on behalf of, the owners of the antenna-supporting structure located on the property legally described in the data sheet pursuant to Lee County Land Development Code Section 34-1446. Furthermore, it is agreed that this Agreement is, and will remain, binding on any and all successors or assigns of the antenna supporting structure owner(s). It is also agreed if ownership of the subject antenna-supporting structure and/or wireless communications facilities are transferred, then all subsequent successors, owners, or assigns will sign and date this Agreement as an addendum hereto. It is further agreed that no antenna, transmission line, or other wireless communications facility will be added to the antenna-supporting structure except in accordance with this Agreement and Lee County's land development regulations. It is lastly agreed that the antenna-supporting structure owner(s) will promptly reply to all inquiries from others regarding possible use of the subject tower for antenna collocation, will negotiate in good faith to accommodate the needs of the inquiring person, and will otherwise comply with all provisions of this Agreement so as to collocate antennas where such requests are reasonably and technically feasible.

DATED this 7th day of February, 2025.

Under penalty of perjury, all of the undersigned declare that they have read the foregoing Shared Use Plan Agreement and that the facts stated in it are true, and they acknowledge executing the Agreement for the purposes stated therein.

Signed: _____
Printed Name: Mattaniah S. Jahn, as Agent of Record

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

WIRELESS COMMUNICATIONS FACILITY/ ANTENNA-SUPPORTING STRUCTURE DATA SHEET

LOCATION OF ANTENNA SUPPORTING STRUCTURE

Street Address: 1428 Edgewater Cir. Fort Myers, FL 33919
STRAP Number: 27-45-24-22-00000.00CE
Longitude & Latitude: Longitude 26.5350750 Latitude -81.9024806

PERMITTING INFORMATION

Current Zoning: PUD
Permitted by Right: ☐ YES ☒ NO
Special Exception Resolution Number:
Zoning Resolution Number: DCI2024-00010
Administrative Action Case Number(s):
Non-conforming:

TECHNICAL INFORMATION

Type of antenna supporting structure or wireless communications facility: Monopole
Height: 149 feet ☒ Above grade ☐ Above MSL
Manufacturer/Builder: TBD - Sabre
Date of Construction (month/year): TBD
Range in feet above antenna-supporting structure

currently used by owner	Maximum		Minimum	
Reserved for use by owner	Maximum		Minimum	
Used by others	Maximum	149	Minimum	139
Available for use by others	Maximum	139	Minimum	119

Total flat plate area available on antenna-supporting structure: 90,000 sq in
Structural alterations: None at this time.
Are there any transmission line or other limitations that may adversely affect any antenna space?
☒ **NO** ☐ **YES** - If **YES**, briefly explain. Use additional sheets if necessary.

ANTENNA

Manufacturer's Name: Commscope
Model Number: FFVV-65C-R3-VI (Octo)
Date of Installation: TBD
Flat plate area: _____ square feet
Output frequencies: RP 6651, RP 6651, N600, N1900, L600, L700, L1900, L2100, N2500, L2500
Type of modulation:
Polarization of radiation: TBD
Proposed or current use of antenna: Commercial and E911 Wireless Service to the public
Power input to antenna: TBD
Antenna gain in decibels with respect to an isotopic radiator: TBD
Range of minimum and maximum height of antenna above base of antenna-supporting structure: 139 feet

LEASE AGREEMENT

Length of lease agreement: 5 years Expiration date of lease: 5 years from Construction
Renewal terms: 9 renewal terms for 5 years each.

CONTACT INFORMATION FOR WIRELESS COMMUNICATIONS FACILITIES

Owners Name: VB BTS II, LLC
Address: 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487
Phone Number: 843.224.9906
Contact Person: Allen Russell

NOTE: PLEASE USE ADDITIONAL COPIES OF THIS FORM TO PROVIDE REQUIRED DATA FOR EACH WIRELESS COMMUNICATION FACILITY

PUD Conditions – Parcel B of the Myerlee PUD

CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of the proposed project on this portion of the Myerlee development must be consistent with the 18-page Master Concept Plan (MCP) entitled "Myerlee US-FL-7108," dated _____, last revised _____, date stamped "Received _____ Community Development," and attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. Schedule of Uses
   The PUD is hereby amended to add a single 149 foot tall Wireless Communication Facility. Uses allowed in this portion of the development are limited to the following:

      Accessory Uses and Structures
      Administrative offices
      Club: Country and Private as limited on the approved MCP
      Consumption on Premises – limited to the clubhouse (including outdoor seating) and golf course
      Dwelling Unit: Multiple-family Building
      Essential Services
      Essential Service Facilities, Group I
      A Wireless Communication Facility
      Parking, accessory
      Signs, in conformance with Chapter 30 of the LDC

   b. Site Development Regulations

MYERLEE PUD PARCEL B

	MULTI-FAMILY "R" MAX OF 250 UNITS	RESIDENTIAL ACCESSORY STRUCTURES	RECREATIONAL ACCESSORY STRUCTURES	GOLF COURSE ACCESSORY STRUCTURE	MAINTENANCE FACILITY"GM" MAX. 10,000 SF	WIRELESS COMMUNICATION FACILITY
AREA (SF)	N/A	N/A	N/A	N/A	N/A	N/A
DEPTH (FT)	N/A	N/A	N/A	N/A	N/A	N/A
WIDTH (FT)	N/A	N/A	N/A	N/A	N/A	N/A
SIDE (FT)	15	5	15	5	5	1210/683/117*
REAR (FT)	10	5	20	5	5	28*
FRONT/ROAD (FT)	20	10	20	10	10	67*
WATER BODY (FT)	20	0	0	0	0	0
GOLF COURSE (FT)	0	0	0	0	0	0
MAX. HEIGHT (FT)	60	45	45	45	35	149
MAX. NO. OF FLOORS	5	3	3	3	2	N/A
MIN. BLDG SEPARATION (FT)	40	N/A	15	10	10	67
MAX. LOT COVERAGE	60	N/A	N/A	N/A	N/A	N/A

The maximum building height may not exceed 60 feet. The maximum Wireless Communications Facility height may not exceed 149 feet, exclusive of lightning rod, except as provided under applicable federal law.

The maximum lot coverage is based on the percentage of coverage on the development parcel, not on the entire land area of the described project which includes the golf course.

Accessory Use and Structure setbacks must comply with LDC §34-1171, *et seq.* and 34-2194.

*See MCP Sheet C-1.1 for graphic depiction of setbacks

3. As part of any local development order approval for vertical development, the developer must include architectural designs for the buildings proposed within this development. These designs are subject to the approval of Lee County Development Services.

4. All Consumption on Premises requests for the clubhouse and golf course can be handled administratively.

5. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

6. Approval of this rezoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee County Comprehensive Plan provisions.

DEVIATIONS:

1. Deviation (1) seeks relief from the §34-2017(b)(1) requirement of paved surfacing for all parking spaces supporting the clubhouse, to allow the provision of 58 paved parking spaces and 28 grassed parking spaces in support of the clubhouse. This deviation is APPROVED SUBJECT to the condition that parking is consistent with the "Club House Parking Detail" plan depicted on Page 2 of the MCP.

2. Deviation (2) seeks relief from the §34-2020 requirement that meeting halls and other places for group assembly provide one parking space per 100 square feet, to allow the clubhouse parking area to provide a total of 89 parking spaces (as provided for in Deviation 1). This deviation is APPROVED, SUBJECT TO the condition that the clubhouse does not exceed a maximum of 15,000 square feet of floor area. In this instance, floor area also includes any areas devoted to outdoor seating.

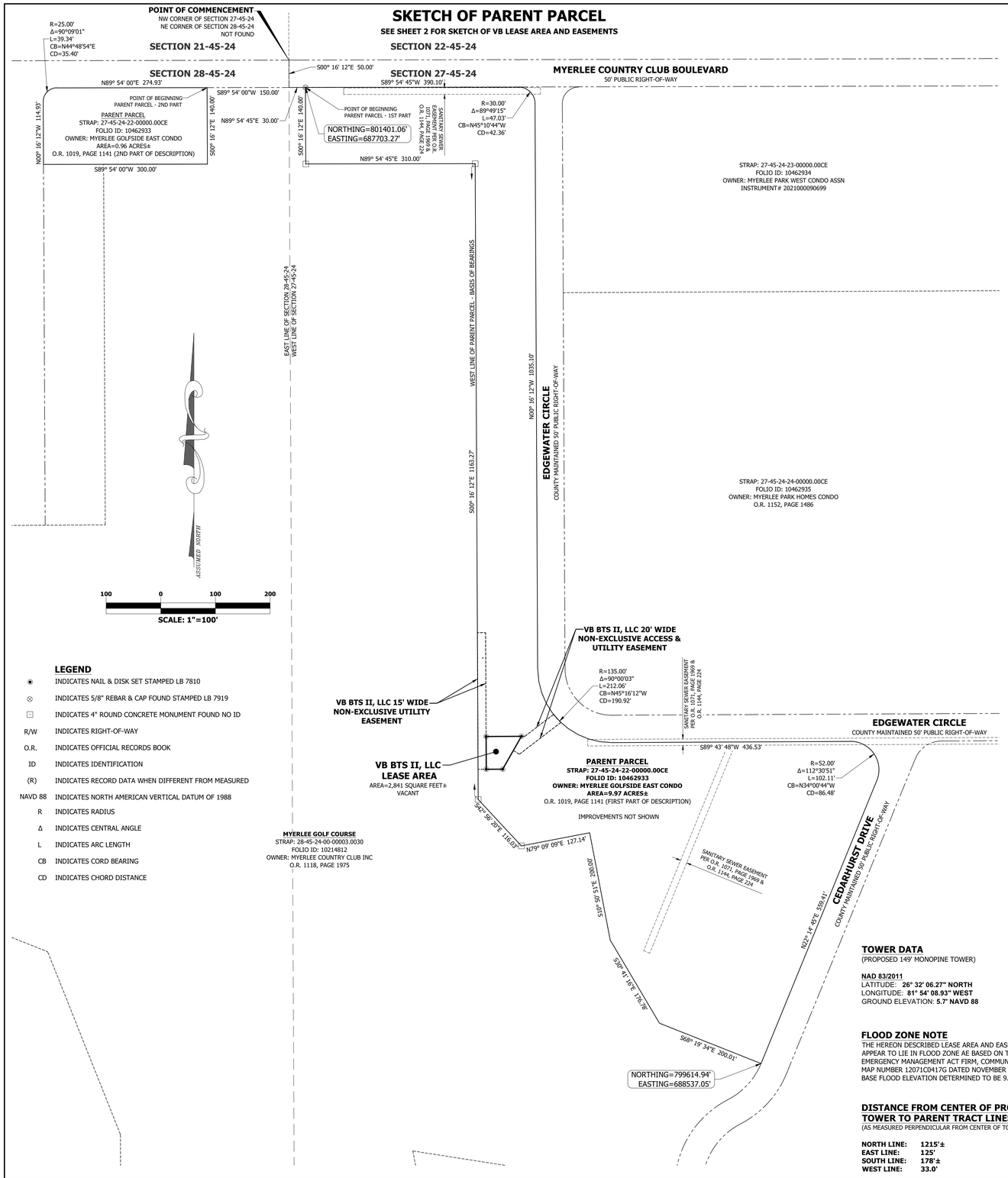
3. Deviation (3) seeks relief from §34-1447(c)(1) in the amount of 125', allowing a western/southern tower setback of 28' in lieu of 149'. This deviation request is technical in nature as the neighboring parcel to the South and West is a golf course. Therefore, the sound planning objective of providing 100% tower height separation from the nearest residential properties in those directions is met several times over as the nearest residential structures to the South and West are located 789' and 858' away, respectively. This deviation is APPROVED, SUBJECT TO the condition that the Wireless Communication Facility be developed in substantial compliance with the MCP.

4. Deviation (4) seeks relief from §34-1447(b) in the amount of 74' to allow a 149' tall structure in lieu of the 75' height cap. This deviation is APPROVED, SUBJECT TO the condition that the Wireless Communication Facility be developed in substantial compliance with the MCP.

5. Deviation (5) seeks relief from §34-1447(d)(4)c.1 to allow the landscape buffer on the Southeast side of the compound to be shifted approximately 20' away from the compound fence, to allow the continued operation of the existing Shuffle Board Court, which is immediately adjacent to the compound fence. This deviation is APPROVED, SUBJECT TO the condition that the Wireless Communication Facility be developed in substantial compliance with the MCP.

SKETCH OF PARENT PARCEL

SEE SHEET 2 FOR SKETCH OF VB LEASE AREA AND EASEMENTS



LEGEND

◉	INDICATES NAIL & DISK SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 7919
⊡	INDICATES 4" ROUND CONCRETE MONUMENT FOUND NO ID
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
ID	INDICATES IDENTIFICATION
(R)	INDICATES RECORD DATA WHEN DIFFERENT FROM MEASURED
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CORD BEARING
CD	INDICATES CHORD DISTANCE

TOWER DATA

(PROPOSED 149' MONOPINE TOWER)

NAD 83/2011
LATITUDE: **26° 32' 06.27" NORTH**
LONGITUDE: **81° 54' 08.93" WEST**
GROUND ELEVATION: **5.7' NAVD 88**

FLOOD ZONE NOTE

THE HEREON DESCRIBED LEASE AREA AND EASEMENTS APPEAR TO LIE IN FLOOD ZONE AE BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12071C0417G DATED NOVEMBER 17, 2022. BASE FLOOD ELEVATION DETERMINED TO BE 9.0' NAVD 88.

DISTANCE FROM CENTER OF PROPOSED TOWER TO PARENT TRACT LINES

(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)

NORTH LINE: 1215'±
EAST LINE: 125'
SOUTH LINE: 178'±
WEST LINE: 33.0'

BOUNDARY & TOPOGRAPHIC SURVEY OF VB BTS II, LLC LEASE AREA

IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

PARENT PARCEL DESCRIPTION (PER REFERENCED CERTIFICATE OF TITLE & O.R. 1019, PAGE 1141)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 28 AND SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF AFORESAID SECTION 27; THENCE S 0° 16 21 E ALONG THE WEST LINE OF AFORESAID SECTION 27 A DISTANCE OF 50.00 FEET; THENCE N 89° 54' 45 E, A DISTANCE OF 30.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E A DISTANCE OF 140.00 FEET; THENCE N 89° 54' 45" E, A DISTANCE OF 310.00 FEET; THENCE S 0° 16' 12" E, A DISTANCE OF 1163.27 FEET; THENCE S 42° 56' 20" E, A DISTANCE OF 116.03 FEET; THENCE N 79° 09' 09" E, A DISTANCE OF 127.14 FEET; THENCE S 10° 50' 51" E, A DISTANCE OF 200.00 FEET; THENCE S 30° 41' 16" E, A DISTANCE OF 176.78 FEET; THENCE S 68° 19' 34" E, A DISTANCE OF 200.00 FEET; THENCE N 22° 14' 45" E, A DISTANCE OF 559.41 FEET; THENCE BY CURVE DEFLECTING TO THE LEFT A DISTANCE OF 102.12 FEET, SAID CURVE HAVING A RADIUS OF 52.00 FEET AND A CHORD THAT BEARS N 34° 00' 44" W, A DISTANCE OF 86.48 FEET; THENCE S 89° 43' 48" W, A DISTANCE OF 436.53 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 212.06 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET AND A CHORD THAT BEARS N 45° 16' 12" W, A DISTANCE OF 190.92 FEET; THENCE N 0° 16' 12" W, A DISTANCE OF 1035.10 FEET; THENCE BY A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 47.03 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N 45° 10' 44" W, A DISTANCE OF 42.36 FEET; THENCE S 89° 54' 45 W, A DISTANCE OF 390.10 FEET TO THE PLACE OF BEGINNING.

ALSO STARTING AT THE NORTHEAST CORNER OF SECTION 28; THENCE S 0° 16' 12" E ALONG THE EASTERLY LINE OF THE AFORESAID SECTION 28, A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE S 89° 54' W ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 150.0 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E, A DISTANCE OF 140.0 FEET; THENCE S 89° 54' W, A DISTANCE OF 300.0 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE N 0° 16' 12" W ALONG THE AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.93 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 39.34 FEET, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A CHORD THAT BEARS N 44° 48' 54" E, A DISTANCE OF 35.41 FEET; THENCE N 89° 54' E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD A DISTANCE OF 274.93 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO.: 27-45-24-22-00000.00CE

THIS FURTHER BEING THE SAME PROPERTY CONVEYED TO MYERLEE GOLFSIDE EAST CONDOMINIUM ASSOCIATION, AN ASSOCIATION ORGANIZED PURSUANT TO CHAPTER 711, LAWS OF FLORIDA, 1971, AS TO MANAGEMENT RIGHTS, FROM L & M DEVELOPMENT CORP., A FLORIDA CORPORATION IN A DECLARATION OF CONDOMINIUM OF MYERLEE GOLF EAST CONDOMINIUM DATED JUNE 23, 1974 AND RECORDED JUNE 24, 1974 IN BOOK 1019 PAGE 1141 IN LEE COUNTY, FLORIDA.

VB BTS II, LLC LEASE AREA DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N00° 16' 12"W FOR 60.00 FEET; THENCE N89° 43' 48"E FOR 64.70 FEET; THENCE S29° 46' 20"W FOR 69.31 FEET; THENCE S89° 43' 48"W FOR 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN LEE COUNTY, FLORIDA, CONTAINING 2,841 SQUARE FEET MORE OR LESS.

VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT DESCRIPTION

A 20-FEET WIDE NON-EXCLUSIVE EASEMENT STRIP OF LAND FOR THE PURPOSES OF ACCESS AND UTILITIES LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET; THENCE N00° 16' 12"W FOR 60.00 FEET; THENCE N89° 43' 48"E FOR 64.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE CONTINUE N89° 45' 08"E FOR 6.20 FEET; THENCE N52° 35' 51"E FOR 66.00 FEET, TO A NON-TANGENT POINT ON A CURVE AND AN INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF EDGEWATER CIRCLE (A COUNTY MAINTAINED 50' RIGHT-OF-WAY); THENCE SOUTHEASTERLY FOR 20.10 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 135.00 FEET, CENTRAL ANGLE OF 8° 31' 46", SUBTENDED BY A CHORD HAVING A LENGTH OF 20.08 FEET AND BEARING S42° 27' 42"E; THENCE S52° 35' 51"W FOR 95.27 FEET; THENCE N60° 13' 40"W FOR 13.13 FEET; THENCE N29° 46' 20"E FOR 30.00 FEET TO THE POINT OF BEGINNING.

VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT DESCRIPTION

A 15-FEET WIDE NON-EXCLUSIVE EASEMENT STRIP OF LAND FOR THE PURPOSES OF UTILITIES LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET; THENCE N00° 16' 12"W FOR 250.00 FEET; THENCE S89° 43' 48"W FOR 15.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE PARENT PARCEL AS BEARING S00° 16' 12"E.

2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 13, 2023.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN) AND NGS BENCHMARK L 719 (PID: DN3746) HAVING A PUBLISHED ELEVATION OF 5.07' NAVD 88.

5. THE PURPOSE OF THIS SURVEY IS TO SET MONUMENTATION FOR A PROPOSED TOWER SITE LEASE AREA AND PROVIDE LEGAL DESCRIPTIONS FOR SAID LEASE AREA AND ASSOCIATED EASEMENTS. THIS IS NOT A SURVEY OF THE PARENT TRACT.

6. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

8. BASED UPON OUR FIELD WORK AND THE TITLE COMMITMENT, THE VB BTS II, LLC LEASE AREA HAS ACCESS TO EDGEWATER CIRCLE (A COUNTY MAINTAINED 50' WIDE PUBLIC RIGHT-OF-WAY) BY MEANS OF THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT SHOWN IN THIS SURVEY, WHICH EASEMENT AREA LIES ENTIRELY WITHIN THE PARENT TRACT. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED IN TO THIS SURVEYOR PRECLUDE ACCESS OVER THE PARENT TRACT FROM THE VB BTS II, LLC LEASE AREA TO EDGEWATER CIRCLE (THE PUBLIC RIGHT-OF-WAY).

9. THE VB BTS II, LLC LEASE AREA AND THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT AND THE VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT ARE LOCATED ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

10. THIS SURVEYOR HAS REVIEWED THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT PERTINENT TO THE PARENT TRACT HAVE BEEN SHOWN OR NOTED HEREON.

11. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE VB BTS II, LLC LEASE AREA OR THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT OR THE VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT EXCEPT AS DEPICTED HEREON.

12. ACCORDING TO THE LEE COUNTY GOVERNMENT WEBSITE (LEEGOV.COM), EDGEWATER CIRCLE IS A COUNTY MAINTAINED PUBLIC ROAD. THE WIDTH OF EDGEWATER CIRCLE IS BASED ON THE GAP BETWEEN METES AND BOUNDS DESCRIPTIONS OF THE LANDS ON EACH SIDE OF EDGEWATER CIRCLE. RECORDING INFORMATION FOR EDGEWATER CIRCLE WAS NOT FOUND BY NOR PROVIDED TO THIS SURVEYOR.

13. THE BOUNDARY SURVEY DEPICTED HEREON IS BASED ON THE CERTIFICATE OF TITLE PROVIDED BY LISA M. SUPER, ESQ. PER THE OPINION OF TITLE LETTER DATED NOVEMBER 6, 2024.

14. THIS SURVEY CONSIST OF 2 SHEETS. SEE SHEET 2 FOR LEASE AREA AND EASEMENT DATA AND TOPOGRAPHIC INFORMATION AND ADDITIONAL INFORMATION.

TITLE COMMITMENT NOTE

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN THE SCHEDULE B-II OF THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 14, 2022.

SEE SHEET 2 FOR NOTES

David W Stonecypher
Digitally signed by David W Stonecypher
Date: 2024.11.08 10:58:00 -05'00'

REVISION: 11-8-24 UPDATED TITLE INFORMATION

DAVID WILLIAM STONECYPHER LICENSE No. LS6391 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND TOWER AGENCY, LLC; AND STRATEGIC MARKET SERVICES-FNT; AND VB BTS II, LLC, ITS AFFILIATES, SUBSIDIARIES & LENDERS.

THIS SURVEY HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID W. STONECYPHER, PSM, ON 11/08/2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

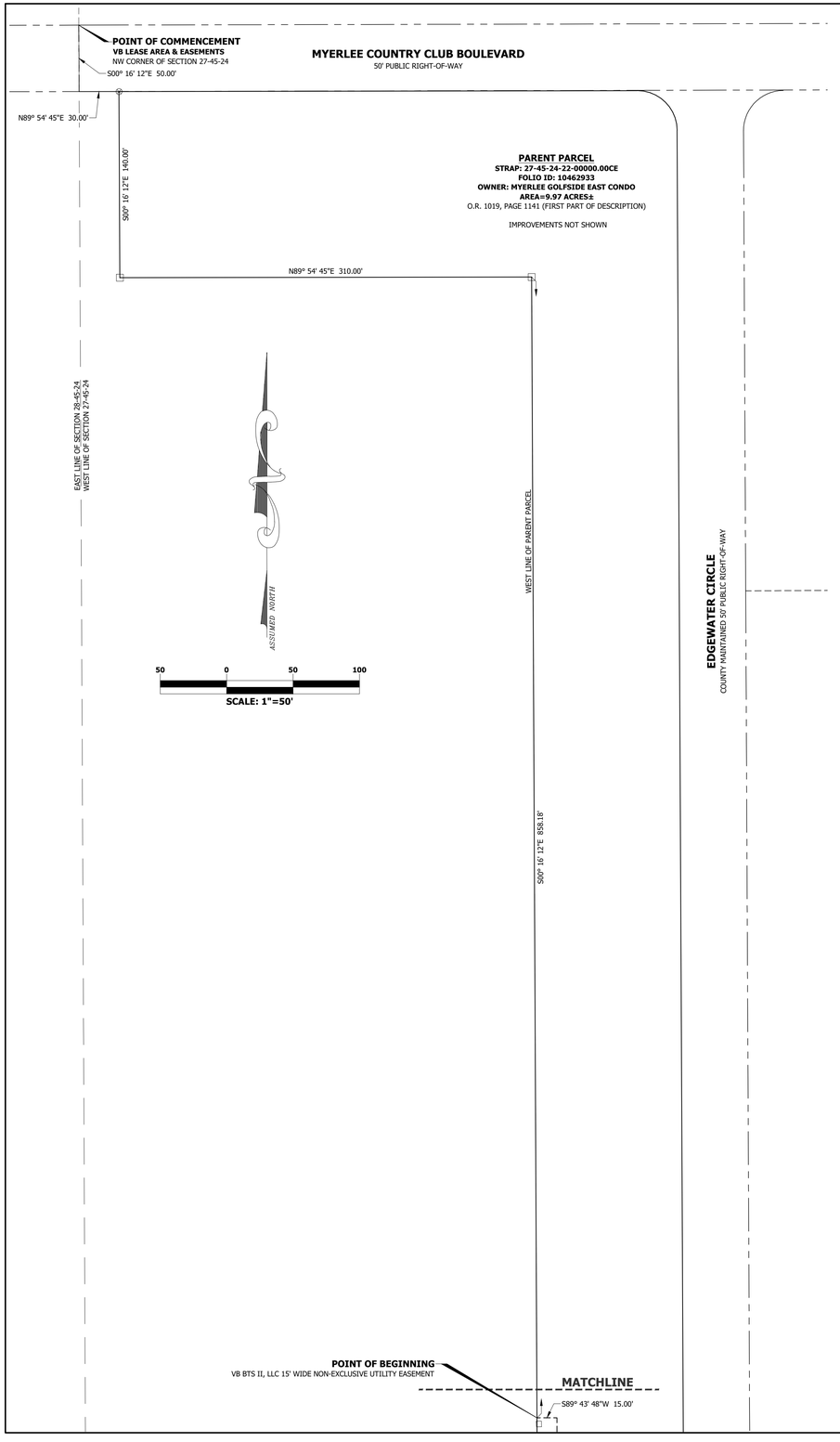
STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

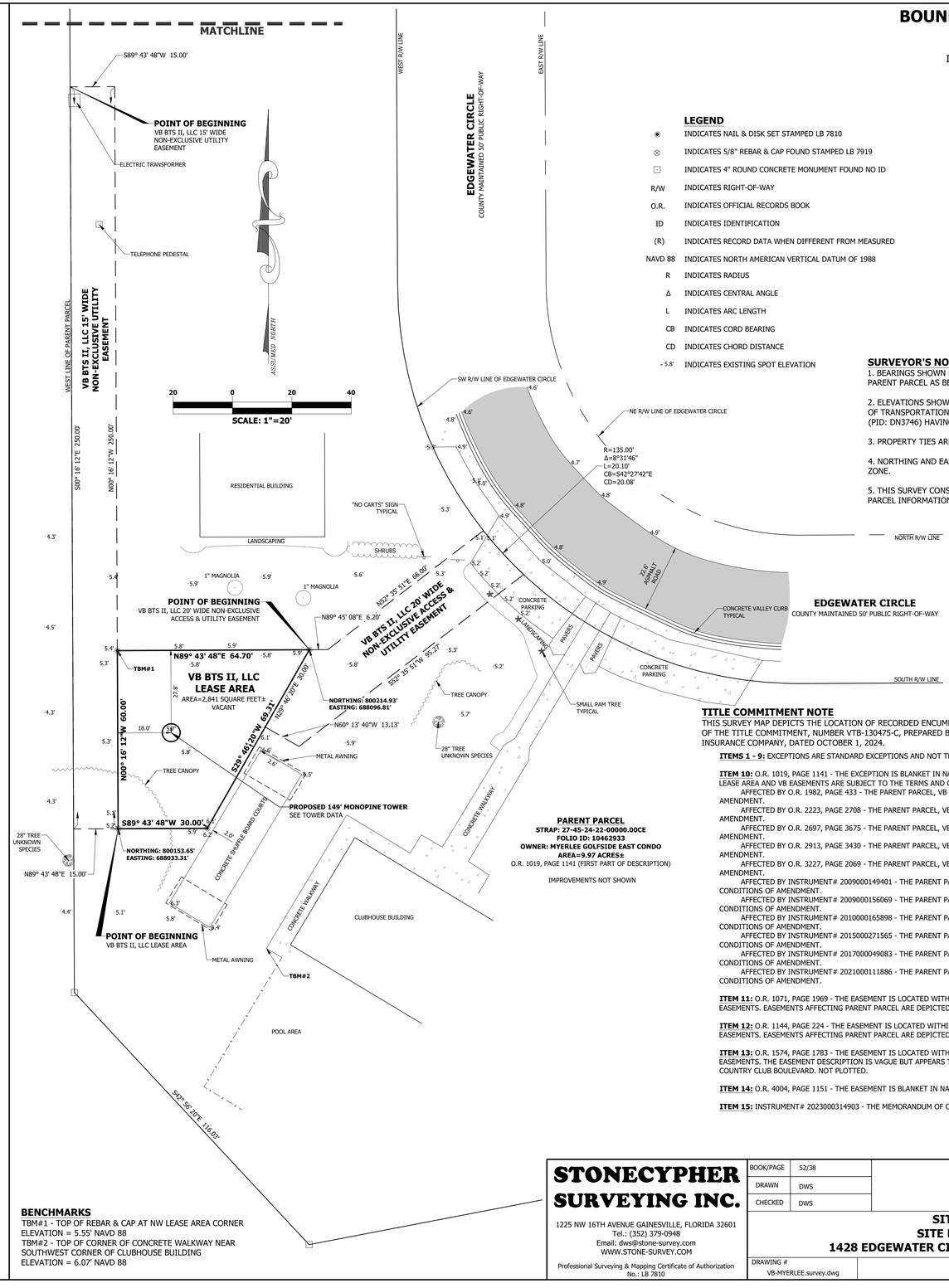
BOOK/PAGE	52/38	SCALE	1"=100'
DRAWN	DWS	DATE	JUNE 13, 2023
CHECKED	DWS	PROJECT #	23-0053

This map prepared by: 11-8-2024
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

SITE NAME: MYERLEE
SITE NUMBER: US-FL-7108
1428 EDGEWATER CIRCLE, FORT MYERS, FLORIDA 33919

DRAWING # VB-MYERLEE.survey.dwg	**VB BTS II, LLC**	SHEET # **1 OF 2**





BOUNDARY & TOPOGRAPHIC SURVEY OF VB BTS II, LLC LEASE AREA

IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

LEGEND

◉	INDICATES NAIL & DISK SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 7919
⊡	INDICATES 4" ROUND CONCRETE MONUMENT FOUND NO ID
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
ID	INDICATES IDENTIFICATION
(R)	INDICATES RECORD DATA WHEN DIFFERENT FROM MEASURED
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CORD BEARING
CD	INDICATES CHORD DISTANCE
- 5.8'	INDICATES EXISTING SPOT ELEVATION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE PARENT PARCEL AS BEARING S00° 16' 12"E.

2. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN) AND NGS BENCHMARK L 719 (PID: DN3746) HAVING A PUBLISHED ELEVATION OF 5.07' NAVD 88.

3. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

4. NORTHING AND EASTING SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE.

5. THIS SURVEY CONSIST OF 2 SHEETS. SEE SHEET 2 FOR LEGAL DESCRIPTIONS, NOTES, PARENT PARCEL INFORMATION AND ADDITIONAL INFORMATION.

TITLE COMMITMENT NOTE

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN THE SCHEDULE B-II OF THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2024.

ITEMS 1 - 9: EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.

ITEM 10: O.R. 1019, PAGE 1141 - THE EXCEPTION IS BLANKET IN NATURE. THE DOCUMENT DESCRIBES THE PARENT PARCEL. THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF CONDOMINIUM.
AFFECTED BY O.R. 1982, PAGE 433 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2223, PAGE 2708 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2697, PAGE 3675 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2913, PAGE 3430 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 3227, PAGE 2069 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2009000149401 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2009000156069 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2010000165898 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2015000271565 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2017000049083 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2021000111886 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.

ITEM 11: O.R. 1071, PAGE 1969 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. EASEMENTS AFFECTING PARENT PARCEL ARE DEPICTED HEREON.

ITEM 12: O.R. 1144, PAGE 224 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. EASEMENTS AFFECTING PARENT PARCEL ARE DEPICTED HEREON.

ITEM 13: O.R. 1574, PAGE 1783 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. THE EASEMENT DESCRIPTION IS VAGUE BUT APPEARS TO LIE IN THE NORTHERLY PORTION OF THE PARENT PARCEL ALONG MYERLEE COUNTRY CLUB BOULEVARD. NOT PLOTTED.

ITEM 14: O.R. 4004, PAGE 1151 - THE EASEMENT IS BLANKET IN NATURE. THE DOCUMENT DESCRIBES THE PARENT PARCEL.

ITEM 15: INSTRUMENT# 2023000314903 - THE MEMORANDUM OF OPTION TO LEASE DOCUMENT DESCRIBES THE PARENT PARCEL.

BENCHMARKS

TBM#1 - TOP OF REBAR & CAP AT NW LEASE AREA CORNER
ELEVATION = 5.55' NAVD 88
TBM#2 - TOP OF CORNER OF CONCRETE WALKWAY NEAR SOUTHWEST CORNER OF CLUBHOUSE BUILDING
ELEVATION = 6.07' NAVD 88

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	52/38		SCALE	AS SHOWN
DRAWN	DWS		DATE	JUNE 13, 2023
CHECKED	DWS		PROJECT #	23-0053

SITE NAME: MYERLEE
SITE NUMBER: US-FL-7108
1428 EDGEWATER CIRCLE, FORT MYERS, FLORIDA 33919

DRAWING # VB-MYERLEE.survey.dwg	**VB BTS II, LLC**	SHEET # **2 OF 2**

VERTICAL BRIDGE SITE NAME:

MYERLEE

VERTICAL BRIDGE SITE NUMBER:

US-FL-7108

1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703

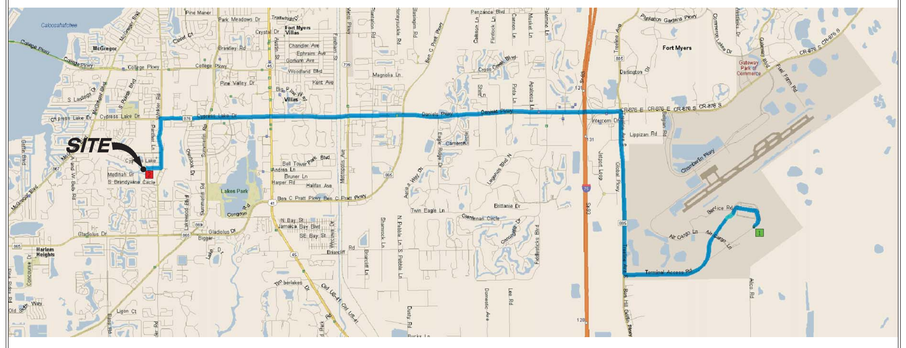
PROPOSED 149' (AGL) MONOPOLE

ZONING DRAWINGS

PROJECT SUMMARY

SITE NAME:	MYERLEE
SITE NUMBER:	US-FL-7108
SITE OWNER/LANDLORD:	MYERLEE GOLFSIDE EAST CONDO
TAX MAP PROPERTY ID:	27-45-24-22-00000.00CE
SITE ADDRESS:	1428 EDGEWATER CIRCLE FORT MYERS, FL 32703
911 ADDRESS:	–
JURISDICTION:	LEE COUNTY
TOWER OWNER:	VB BTS II, LLC 750 PARK OF COMMERCE DR, SUITE 200 BOCA RATON, FL 33487 CONTACT: TERYLE WIEGEL PHONE: (425) 761-4323
NAD83	
LATITUDE:	26° 32' 06.27" (26.5350750°)
LONGITUDE:	-81° 54' 08.93" (-81.9024806°)
ELEVATION:	5.7
APPLICANT:	VB BTS II, LLC 750 PARK OF COMMERCE DR, SUITE 200 BOCA RATON, FL 33487 CONTACT: TERYLE WIEGEL PHONE: (425) 761-4323
CO-APPLICANT:	T-MOBILE 5901 BENJAMIN CENTER DR, SUITE 110 A-B TAMPA, FL 33634 CONTACT: BETH FASSLER PHONE: (740) 310-4983
OCCUPANCY TYPE:	UNMANNED
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

LOCATION MAP



NO SCALE

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	NOTES
1-2	SURVEY
CP-1	CONCEPT PLAN
PUD-1	PUD CONDITIONS
FLU-1	FLUCCS VEGETATION MAP
C-1.0	AERIAL MAP
C-1.0.1	SURFACE WATER MANAGEMENT PLAN
C-1.0.2	PROTECTED SPECIES EXHIBIT
C-1.1	OVERALL SITE PLAN
C-1.1.1	SETBACK PLAN
C-1.2	ENLARGED COMPOUND LAYOUT
C-1.2.1	DRIVEWAY CONNECTION DETAIL
C-1.3	TOWER ELEVATION PLAN
C-2.0	FENCE DETAILS
C-2.1	ENGINEERING DETAILS
C-2.2	SIGNAGE DETAILS
L-1 - L-2	LANDSCAPE PLAN

DESIGN INFORMATION

A&E FIRM:	B+T GROUP 1717 S. BOULDER, SUITE 300 TULSA, OK 74119 MIKE A. SPEEDIE, PE (918) 587-4630	ELECTRIC PROVIDER:	T.B.D. XXX-XXX-XXXX
SURVEYOR:	STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FL 32601 PH. (352) 379-0948	TELCO PROVIDER:	T.B.D. XXX-XXX-XXXX

DRIVING DIRECTIONS

DEPART FLORIDA INT'L AIRPORT [11000 TERMINAL ACCESS RD, FORT MYERS FL
BEAR LEFT (NORTH) ONTO LOCAL ROAD(S) 0.2 MI SHORT TERM PARKING
MERGE ONTO LOCAL ROAD(S) 0.3 MI
MERGE ONTO LOCAL ROAD(S) 0.1 MI
MERGE ONTO TERMINAL ACCESS RD 0.2 MI
KEEP STRAIGHT ONTO TERMINAL ACCESS RD [TERMINAL EXIT] 1.8 MI I-75 / EXIT
TAKE LOCAL ROAD(S) ONTO CR-885 [TREELINE AVE S] 2.5 MI CR-876 / I-75 N / DANIELS PKY
ROAD NAME CHANGES TO LOCAL ROAD(S) 32 YDS
TURN LEFT (WEST) ONTO DANIELS PKWY 5.3 MI
ROAD NAME CHANGES TO LOCAL ROAD(S) 21 YDS
ROAD NAME CHANGES TO CR-876 [CYPRESS LAKE DR] 1.7 MI
TURN LEFT (SOUTH) ONTO WINKLER RD 0.8 MI
TURN RIGHT (WEST) ONTO EDGEWATER CIRCLE 0.2 MI
TURN LEFT (SOUTH-WEST) ONTO LOCAL ROAD(S) 43 YDS
ARRIVE 26.53508'N 81.90248'W

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING/DWELLING	FBC 2023 8TH EDITION
STRUCTURAL	FBC 2023 8TH EDITION
MECHANICAL	FMC 2020
ELECTRICAL	NEC 2020
TIA	TIA-222-H
WIND SPEED	170 MPH

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- CONSTRUCT (1) NEW 149' (AGL) MONOPOLE TOWER
- CONSTRUCT FENCED GRAVEL UTILITY COMPOUND WITH LOCKING ACCESS GATE, 60.0'X64.7'X69.3'X30.0' WITHIN A 60.0'X64.7'X69.3'X30.0' LEASE AREA.
- INSTALL (1) H-FRAME W/ UTILITY EQUIPMENT.
- INSTALL NEW POWER & TELCO UTILITY SERVICES.
- CONSTRUCT 12' WIDE CONCRETE ACCESS DRIVE

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

B+T GRP

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE
PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	G0168095.001.01
CHECKED BY:	DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
3	7/01/24	DLS	FINAL
4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD TUTTLE, P.E.
B&T ENGINEERING, INC
This Item has been digitally signed and sealed by Chad Tuttle on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/16/2025

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TITLE SHEET

SHEET NUMBER:
T-1

ACCOMMODATION OF FUTURE COLLOCATIONS:

a. ANTENNA–SUPPORTING STRUCTURE SHOULD BE DESIGNED TO ACCOMMODATE FUTURE COLLOCATIONS

b. THE APPLICANT MUST SUBMIT A SHARED USE PLAN THAT COMMITS THE OWNER OF THE PROPOSED ANTENNA–SUPPORTING STRUCTURE TO ACCOMMODATING FUTURE COLLOCATIONS WHERE REASONABLE AND FEASIBLE INSIGHT OF THE CRITERIA SET FORTH IN THE SECTION.

LIGHTING:

a. EXCEPT FOR SECURITY LIGHTING AND SITE LIGHTING, OTHER TYPES OF LIGHTS, SIGNALS OR ILLUMINATION WILL BE PERMITTED ON AN ANTENNA–SUPPORTING STRUCTURE OF ANCILLARY APPURTENANCES WHERE LIGHTING IS REQUIRED BY THE FAA, FCC, THE COUNTY, OR THE LEE COUNTY MOSQUITO CONTROL DISTRICT.

b. SECURITY LIGHTING, SECURITY LIGHTING AND SITE LIGHTING MAY BE PLACED IN ASSOCIATION WITH AN APPROVED EQUIPMENT ENCLOSURE. SITE LIGHTING MUST REMAIN UNLIT EXCEPT WHEN AUTHORIZED PERSONNEL ARE PRESENT AT THE FACILITY. SECURITY LIGHTING AND SITE LIGHTING MUST BE SHIELDED TO PREVENT LIGHT TRESPASS.

c. REQUIRED LIGHTING:

1. ALL ANTENNA–SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVE GROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 70/7460–1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY. UNLESS PRE–EMPTED BY FAA OR FCC REGULATIONS, ALL LIGHTING MUST BE APPROVED IN CONJUNCTION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.

2. IF THE HEIGHT OF THE STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY THE FAA, FCC OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THE LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 70/7460–1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE:

- (1) SIGNS ON ANTENNA–SUPPORTING STRUCTURES, ANCILLARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ANY FENCE OR WALL ARE PROHIBITED UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.
- (2) IF HIGH VOLTAGE IS NECESSARY FOR OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, "HIGH VOLTAGE–DANGER" AND "NO TRESPASS" WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TO THE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, OR AS OTHERWISE REQUIRED BY THE FAA OR FCC.
- (3) A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:
  a. FEDERAL REGISTRATION NUMBER, IF APPLICABLE;
  b. NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDERS, AND CONTACT PERSON; AND
  c. AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

DISCONTINUED USE:

- (a) NOTICE OF DISCONTINUED USE. THE OWNER OF AN ANTENNA–SUPPORTING STRUCTURE 750 FEET OR GREATER IN HEIGHT, THE USE OF WHICH HAS BEEN DISCONTINUED FOR A PERIOD OF ONE YEAR, ON AN ANNUAL BASIS MUST PROVIDE THE DIRECTOR WITH AN AFFIDAVIT OF AN INTENTION CONTINUE THE USE, INCLUDING A DESCRIPTION OF THE OWNER'S EFFORTS TO KEEP THE FACILITY IN USE. IF THE AFFIDAVIT IS NOT PROVIDED THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. FOR ANY OTHER ANTENNA–SUPPORTING STRUCTURE, THE USE OF WHICH IS DISCONTINUED FOR A PERIOD OF 180 DAYS, THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. IN MAKING SUCH A DETERMINATION, THE DIRECTOR MAY REQUEST DOCUMENTATION AND AFFIDAVITS FROM THE PROPERTY OWNER REGARDING THE STRUCTURE'S USAGE INCLUDING EVIDENCE THAT USE OF THE STRUCTURE'S USAGE, INCLUDING EVIDENCE THAT USE OF STRUCTURE'S USAGE, INCLUDING EVIDENCE THAT USE OF STRUCTURE IS IMMINENT. THE FAILURE OF A PROPERTY OWNER TO PROVIDE UPDATED CONTACT INFORMATION ON THE OWNER OF THE ANTENNA–SUPPORTING STRUCTURE FOR TWO CONSECUTIVE YEARS WILL BE PRESUMPTIVE EVIDENCE OF DISCONTINUED USE. IF THE DIRECTOR DETERMINES THAT THE USE OF AN ANTENNA–SUPPORTING STRUCTURE OR ANTENNA HAS BEEN DISCONTINUED, THE DIRECTOR WILL PROVIDE THE PROPERTY WITH A WRITTEN NOTICE OF DISCONTINUED USE BY CERTIFIED MAIL.
- (b) DECLARATION OF DISCONTINUED USE. IF THE PROPERTY OWNER FAILS TO RESPOND TO THE NOTICE OF DISCONTINUED USE OR TO ADEQUATELY DEMONSTRATE THAT THE USE OF THE ANTENNA OR ANTENNA–SUPPORTING STRUCTURE IS NOT DISCONTINUED WITHIN 90 DAYS, SUCH FAILURE WILL BE EVIDENCE OF DISCONTINUED USE. BASED ON THE FOREGOING, OR ON ANY OTHER REVENANT EVIDENCE PROVIDED TO THE DIRECTOR, THE DIRECTOR MAY MAKE A FINAL DETERMINATION OF DISCOUNTED USE, WHEREUPON A DECLARATION USE WILL BE ISSUED TO THE PROPERTY OWNER BY CERTIFIED MAIL.
- (c) REMOVAL OF FACILITY. WITHIN 120 DAYS OF DECLARATION OF DISCONTINUED USE, THE PROPERTY OWNER MUST EITHER: (1) REACTIVATE THE USE OF THE ANTENNA OR ANTENNA–SUPPORTING STRUCTURE AS WIRELESS COMMUNICATIONS FACILITY OR TRANSFER OWNERSHIP OF THE ANTENNAS OR ANTENNA–SUPPORTING STRUCTURE TO ANOTHER OWNER WHO WILL MAKE USE OF THE FACILITY; OR (2) DISMANTLE AND REMOVE THE FACILITY. IF TRANSFER OF OWNERSHIP OCCURS, THE NEW OWNER MUST SUPPLY THE DIRECTOR WITH AN AFFIDAVIT ATTESTING THE ANTENNAS OF ANTENNA–SUPPORTING STRUCTURE WILL BE IN USE WITHIN 120 DAYS OF THE TRANSFER IN ACCORDANCE WITH (1), ABOVE. IF THE FACILITY REMAINS DISCONTINUED UPON THE EXPIRATION OF THE 120 DAYS, THE COUNTY MAY ENTER UPON THE PROPERTY AND REMOVE THE FACILITY, WITH ALL COSTS TO BE BORNE BY THE PROPERTY OWNER. THE COUNTY MAY USE THE FUNDS POSTED IN THE SURETY FOR THIS PURPOSE.

(TAPING)

- THE DEVELOPER OF A WIRELESS COMMUNICATION FACILITY MUST INSTALL TAPING AROUND THE ANTENNA–SUPPORTING STRUCTURE IN CONFORMANCE WITH THE FOLLOWING

1. THE TAPE MUST BE SIX–INCHES 3m DIAMOND GRADE tm VIP REFLECTIVE SHEETING, SERIES 3990
2. THE TAPING MUST START AT 20 FEET ABOVE THE SURFACE.
3. THE TAPING MUST BE AT TEN–FOOT INTERVALS.
4. THE TAPE MUST BE WRAPPED AROUND THE SUPPORT POLE AND OVERLAP BY ONE INCH FOR A GOOD SEAL

B+T GRP

vertical bridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE

PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	**G0168095.001.01**
CHECKED BY:	**DLS**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
3	7/01/24	DLS	FINAL
4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

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1717 S. BOULDER AVENUE
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CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/16/2025

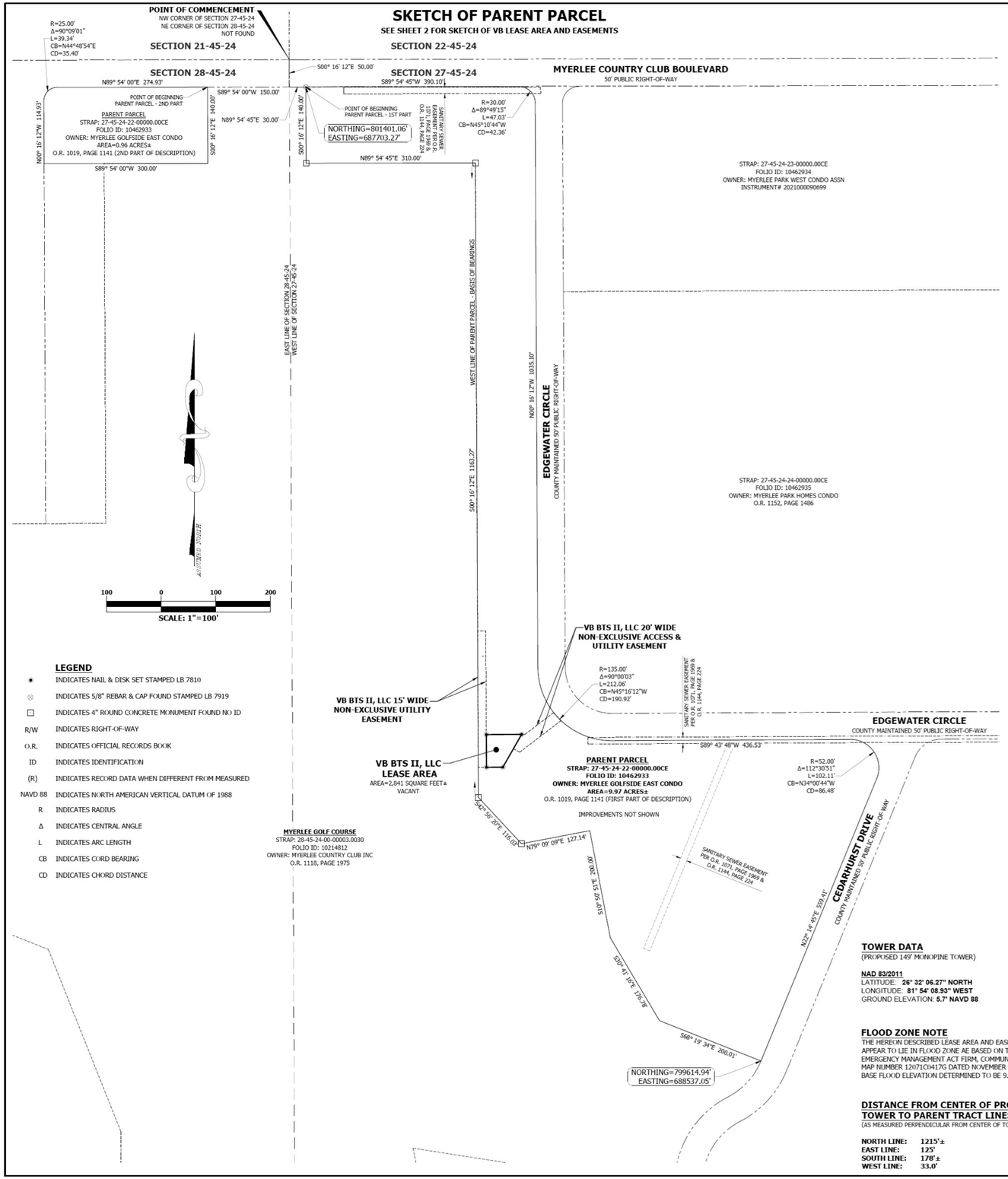
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NOTES

SHEET NUMBER:
GN-1

SKETCH OF PARENT PARCEL

SEE SHEET 2 FOR SKETCH OF VB LEASE AREA AND EASEMENTS



LEGEND

●	INDICATES NAIL & DISK SET STAMPED LB 7810
⊗	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 7919
□	INDICATES 4" ROUND CONCRETE MONUMENT FOUND NO ID
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
ID	INDICATES IDENTIFICATION
(R)	INDICATES RECORD DATA WHEN DIFFERENT FROM MEASURED
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CORD BEARING
CD	INDICATES CHORD DISTANCE

TOWER DATA

(PROPOSED 149' MONOPINE TOWER)

NAD 83/2011
LATITUDE: **26° 32' 06.27" NORTH**
LONGITUDE: **81° 54' 08.93" WEST**
GROUND ELEVATION: **5.7' NAVD 88**

FLOOD ZONE NOTE

THE HEREON DESCRIBED LEASE AREA AND EASEMENTS APPEAR TO LIE IN FLOOD ZONE AE BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12071C0417G DATED NOVEMBER 17, 2022. BASE FLOOD ELEVATION DETERMINED TO BE 9.0' NAVD 88.

DISTANCE FROM CENTER OF PROPOSED TOWER TO PARENT TRACT LINES

(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)

NORTH LINE: 1215'±
EAST LINE: 125'
SOUTH LINE: 178'±
WEST LINE: 33.0'

BOUNDARY & TOPOGRAPHIC SURVEY OF VB BTS II, LLC LEASE AREA

IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

PARENT PARCEL DESCRIPTION (PER REFERENCED CERTIFICATE OF TITLE & O.R. 1019, PAGE 1141)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 28 AND SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF AFORESAID SECTION 27; THENCE S 0° 16' 12" E ALONG THE WEST LINE OF AFORESAID SECTION 27 A DISTANCE OF 50.00 FEET; THENCE N 89° 54' 45" E, A DISTANCE OF 30.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E A DISTANCE OF 140.00 FEET; THENCE N 89° 54' 45" E, A DISTANCE OF 310.00 FEET; THENCE S 0° 16' 12" E, A DISTANCE OF 1163.27 FEET; THENCE S 42° 56' 20" E, A DISTANCE OF 116.03 FEET; THENCE N 79° 09' 09" E, A DISTANCE OF 127.14 FEET; THENCE S 10° 50' 51" E, A DISTANCE OF 200.00 FEET; THENCE S 30° 41' 16" E, A DISTANCE OF 176.78 FEET; THENCE S 68° 19' 34" E, A DISTANCE OF 200.00 FEET; THENCE N 22° 14' 45" E, A DISTANCE OF 559.41 FEET; THENCE BY CURVE DEFLECTING TO THE LEFT A DISTANCE OF 102.12 FEET, SAID CURVE HAVING A RADIUS OF 52.00 FEET AND A CHORD THAT BEARS N 34° 00' 44" W, A DISTANCE OF 86.48 FEET; THENCE S 89° 43' 48" W, A DISTANCE OF 436.53 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 212.06 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET AND A CHORD THAT BEARS N 45° 16' 12" W, A DISTANCE OF 190.92 FEET; THENCE N 0° 16' 12" W, A DISTANCE OF 1035.10 FEET; THENCE BY A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 47.03 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N 45° 10' 44" W, A DISTANCE OF 42.36 FEET; THENCE S 89° 54' 45" W, A DISTANCE OF 390.10 FEET TO THE PLACE OF BEGINNING.

ALSO STARTING AT THE NORTHEAST CORNER OF SECTION 28; THENCE S 0° 16' 12" E ALONG THE EASTERLY LINE OF THE AFORESAID SECTION 28, A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE S 89° 54' W ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 150.0 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E, A DISTANCE OF 140.0 FEET; THENCE S 89° 54' W, A DISTANCE OF 300.0 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE N 0° 16' 12" W ALONG THE AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.93 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 39.34 FEET, SAID CURVE HAVING A RADIUS OF 25.0 FEET AND A CHORD THAT BEARS N 44° 48' 54" E, A DISTANCE OF 35.41 FEET; THENCE N 89° 54' E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD A DISTANCE OF 274.93 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO.: 27-45-24-22-00000.00CE

THIS FURTHER BEING THE SAME PROPERTY CONVEYED TO MYERLEE GOLFSIDE EAST CONDOMINIUM ASSOCIATION, AN ASSOCIATION ORGANIZED PURSUANT TO CHAPTER 711, LAWS OF FLORIDA, 1971, AS TO MANAGEMENT RIGHTS, FROM L & M DEVELOPMENT CORP., A FLORIDA CORPORATION IN A DECLARATION OF CONDOMINIUM OF MYERLEE GOLF EAST CONDOMINIUM DATED JUNE 23, 1974 AND RECORDED JUNE 24, 1974 IN BOOK 1019 PAGE 1141 IN LEE COUNTY, FLORIDA.

VB BTS II, LLC LEASE AREA DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N00° 16' 12"W FOR 60.00 FEET; THENCE N89° 43' 48"E FOR 64.70 FEET; THENCE S29° 46' 20"W FOR 69.31 FEET; THENCE S89° 43' 48"W FOR 30.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN LEE COUNTY, FLORIDA, CONTAINING 2,841 SQUARE FEET MORE OR LESS.

VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT DESCRIPTION

A 20-FEET WIDE NON-EXCLUSIVE EASEMENT STRIP OF LAND FOR THE PURPOSES OF ACCESS AND UTILITIES LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET; THENCE N00° 16' 12"W FOR 60.00 FEET; THENCE N89° 43' 48"E FOR 64.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE CONTINUE N89° 45' 08"E FOR 6.20 FEET; THENCE N52° 35' 51"E FOR 66.00 FEET, TO A NON-TANGENT POINT ON A CURVE AND AN INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF EDGEWATER CIRCLE (A COUNTY MAINTAINED 50' RIGHT-OF-WAY); THENCE SOUTHEASTERLY FOR 20.10 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 135.00 FEET, CENTRAL ANGLE OF 8° 31' 46", SUBTENDED BY A CHORD HAVING A LENGTH OF 20.08 FEET AND BEARING S42° 27' 42"E; THENCE S52° 35' 51"W FOR 95.27 FEET; THENCE N60° 13' 40"W FOR 13.13 FEET; THENCE N29° 46' 20"E FOR 30.00 FEET TO THE POINT OF BEGINNING.

VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT DESCRIPTION

A 15-FEET WIDE NON-EXCLUSIVE EASEMENT STRIP OF LAND FOR THE PURPOSES OF UTILITIES LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE S00° 16' 12"E ALONG THE WEST LINE OF SAID SECTION 27 FOR 50.00 FEET; THENCE N89° 54' 45"E FOR 30.00 FEET; THENCE S00° 16' 12"E FOR 140.00 FEET; THENCE N89° 54' 45"E FOR 310.00 FEET; THENCE S00° 16' 12"E FOR 858.18 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE CONTINUE S00° 16' 12"E FOR 250.00 FEET; THENCE N89° 43' 48"E FOR 15.00 FEET; THENCE N00° 16' 12"W FOR 250.00 FEET; THENCE S89° 43' 48"W FOR 15.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE PARENT PARCEL AS BEARING S00° 16' 12"E.
2. THE BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 13, 2023.
3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN) AND NGS BENCHMARK L 719 (PID: DN3746) HAVING A PUBLISHED ELEVATION OF 5.07' NAVD 88.
5. THE PURPOSE OF THIS SURVEY IS TO SET MONUMENTATION FOR A PROPOSED TOWER SITE LEASE AREA AND PROVIDE LEGAL DESCRIPTIONS FOR SAID LEASE AREA AND ASSOCIATED EASEMENTS. THIS IS NOT A SURVEY OF THE PARENT TRACT.
6. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.
7. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
8. BASED UPON OUR FIELD WORK AND THE TITLE COMMITMENT, THE VB BTS II, LLC LEASE AREA HAS ACCESS TO EDGEWATER CIRCLE (A COUNTY MAINTAINED 50' WIDE PUBLIC RIGHT-OF-WAY) BY MEANS OF THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT SHOWN IN THIS SURVEY, WHICH EASEMENT AREA LIES ENTIRELY WITHIN THE PARENT TRACT. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED IN TO THIS SURVEYOR PRECLUDE ACCESS OVER THE PARENT TRACT FROM THE VB BTS II, LLC LEASE AREA TO EDGEWATER CIRCLE (THE PUBLIC RIGHT-OF-WAY).
9. THE VB BTS II, LLC LEASE AREA AND THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT AND THE VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT ARE LOCATED ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
10. THIS SURVEYOR HAS REVIEWED THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT PERTINENT TO THE PARENT TRACT HAVE BEEN SHOWN OR NOTED HEREON.
11. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE VB BTS II, LLC LEASE AREA OR THE VB BTS II, LLC 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT OR THE VB BTS II, LLC 15' WIDE NON-EXCLUSIVE UTILITY EASEMENT EXCEPT AS DEPICTED HEREON.
12. ACCORDING TO THE LEE COUNTY GOVERNMENT WEBSITE (LEEGOV.COM), EDGEWATER CIRCLE IS A COUNTY MAINTAINED PUBLIC ROAD. THE WIDTH OF EDGEWATER CIRCLE IS BASED ON THE GAP BETWEEN METES AND BOUNDS DESCRIPTIONS OF THE LANDS ON EACH SIDE OF EDGEWATER CIRCLE. RECORDING INFORMATION FOR EDGEWATER CIRCLE WAS NOT FOUND BY NOR PROVIDED TO THIS SURVEYOR.
13. THE BOUNDARY SURVEY DEPICTED HEREON IS BASED ON THE CERTIFICATE OF TITLE PROVIDED BY LISA M. SUPER, ESQ. PER THE OPINION OF TITLE LETTER DATED NOVEMBER 6, 2024.
14. THIS SURVEY CONSIST OF 2 SHEETS. SEE SHEET 2 FOR LEASE AREA AND EASEMENT DATA AND TOPOGRAPHIC INFORMATION AND ADDITIONAL INFORMATION.

TITLE COMMITMENT NOTE

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN THE SCHEDULE B-II OF THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED APRIL 14, 2022.

SEE SHEET 2 FOR NOTES

David W Stonecypher
Digitally signed by David W Stonecypher
Date: 2024.11.08 10:58:00 -05'00'

REVISION: 11-8-24 UPDATED TITLE INFORMATION

DAVID WILLIAM STONECYPHER LICENSE No. LS6391 STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND TOWER AGENCY, LLC; AND STRATEGIC MARKET SERVICES-FNT; AND VB BTS II, LLC, ITS AFFILIATES, SUBSIDIARIES & LENDERS.

THIS SURVEY HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID W. STONECYPHER, PSM, ON 11/08/2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	52/38	SCALE	1"=100'
DRAWN	DWS	DATE	JUNE 13, 2023
CHECKED	DWS	PROJECT #	23-0053

This map prepared by: 11-8-2024
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6391

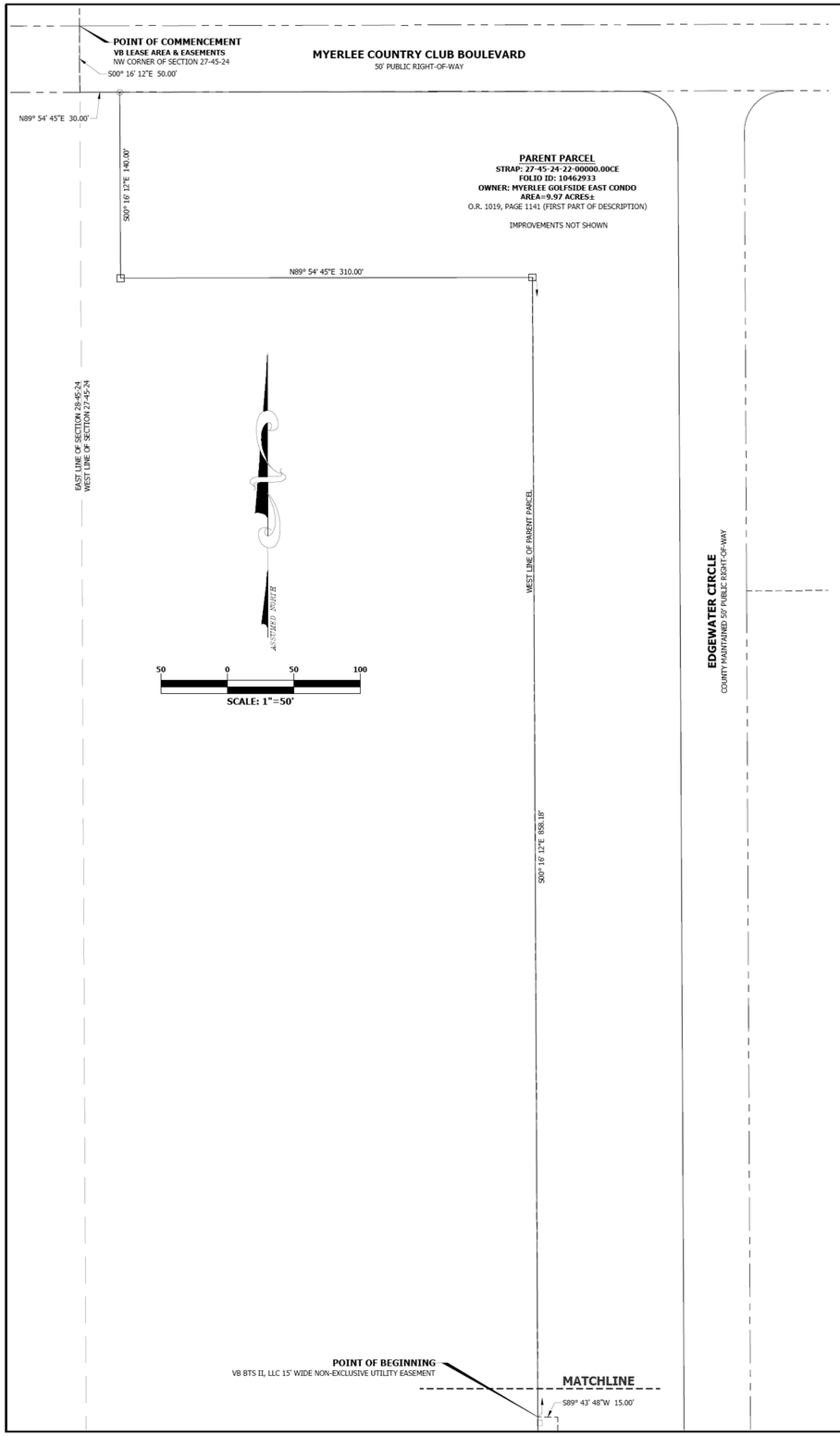
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SITE NUMBER: US-FL-7108
1428 EDGEWATER CIRCLE, FORT MYERS, FLORIDA 33919

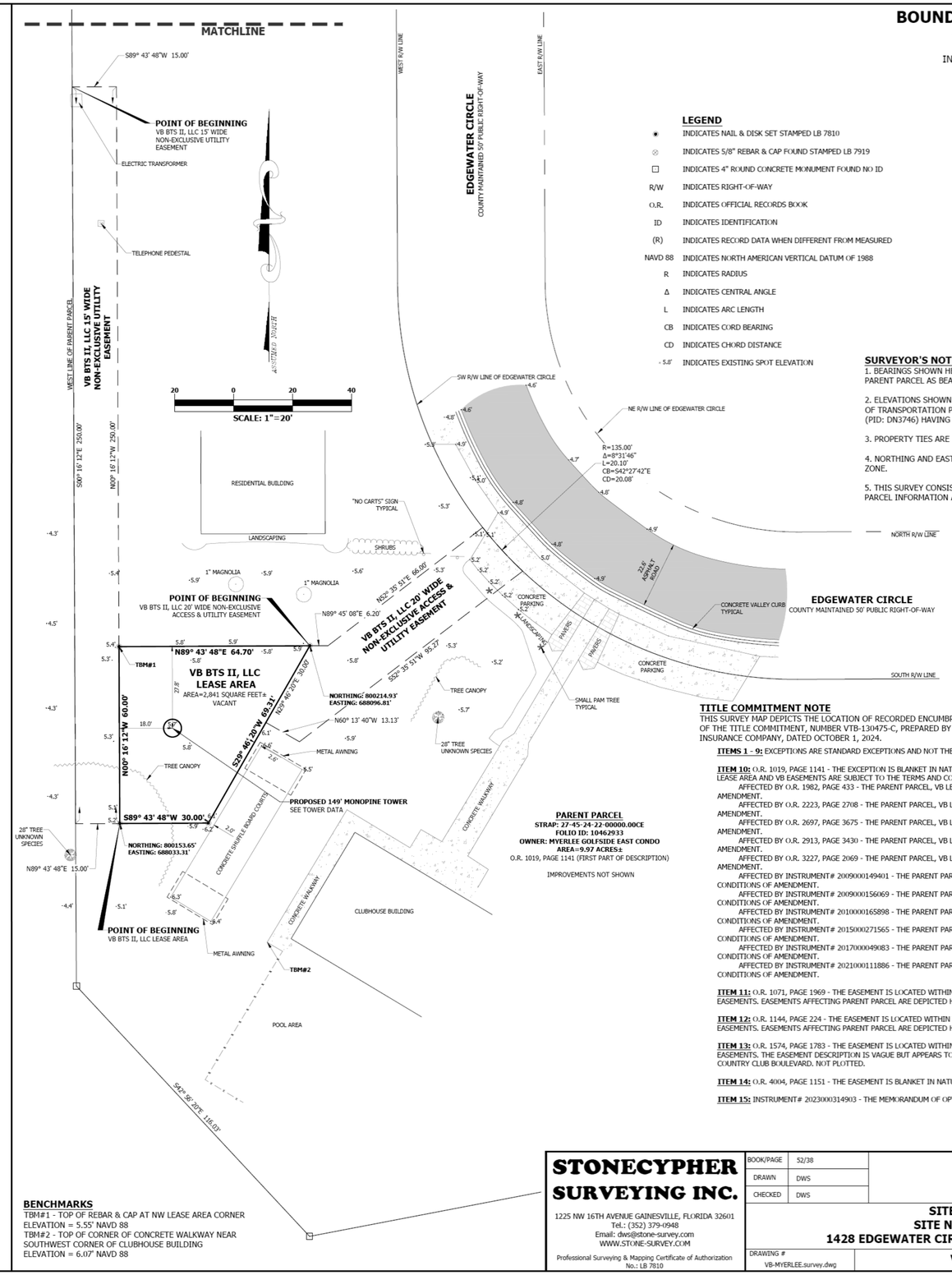
DRAWING # VB-MYERLEE.survey.dwg	VB BTS II, LLC	SHEET # 1 OF 2

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BOUNDARY & TOPOGRAPHIC SURVEY OF VB BTS II, LLC LEASE AREA

IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA





LEGEND

●	INDICATES NAIL & DISK SET STAMPED LB 7810
⊘	INDICATES 5/8" REBAR & CAP FOUND STAMPED LB 7919
□	INDICATES 4" ROUND CONCRETE MONUMENT FOUND NO ID
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
ID	INDICATES IDENTIFICATION
(R)	INDICATES RECORD DATA WHEN DIFFERENT FROM MEASURED
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CORD BEARING
CD	INDICATES CHORD DISTANCE
-5.8'	INDICATES EXISTING SPOT ELEVATION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF THE PARENT PARCEL AS BEARING S00° 16' 12"E.
2. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN) AND NGS BENCHMARK L 719 (PID: DN3746) HAVING A PUBLISHED ELEVATION OF 5.07' NAVD 88.
3. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.
4. NORTHING AND EASTING SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE.
5. THIS SURVEY CONSIST OF 2 SHEETS. SEE SHEET 2 FOR LEGAL DESCRIPTIONS, NOTES, PARENT PARCEL INFORMATION AND ADDITIONAL INFORMATION.

PARENT PARCEL
STRAP: 27-45-24-22-00000.00CE
FOLIO ID: 10462933
OWNER: MYERLEE GOLFSIDE EAST CONDO
AREA=9.97 ACRES±
O.R. 1019, PAGE 1141 (FIRST PART OF DESCRIPTION)
IMPROVEMENTS NOT SHOWN

TITLE COMMITMENT NOTE

THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN THE SCHEDULE B-II OF THE TITLE COMMITMENT, NUMBER VTB-130475-C, PREPARED BY TOWER AGENCY, LLC, AS AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2024.

ITEMS 1 - 9: EXCEPTIONS ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED HEREON.

ITEM 10: O.R. 1019, PAGE 1141 - THE EXCEPTION IS BLANKET IN NATURE. THE DOCUMENT DESCRIBES THE PARENT PARCEL. THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF DECLARATION OF CONDOMINIUM.
AFFECTED BY O.R. 1982, PAGE 433 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2223, PAGE 2708 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2697, PAGE 3675 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 2913, PAGE 3430 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY O.R. 3227, PAGE 2069 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2009000149401 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2009000156069 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2010000165898 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2015000271565 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2017000049083 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.
AFFECTED BY INSTRUMENT# 2021000111886 - THE PARENT PARCEL, VB LEASE AREA AND VB EASEMENTS ARE SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT.

ITEM 11: O.R. 1071, PAGE 1969 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. EASEMENTS AFFECTING PARENT PARCEL ARE DEPICTED HEREON.

ITEM 12: O.R. 1144, PAGE 224 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. EASEMENTS AFFECTING PARENT PARCEL ARE DEPICTED HEREON.

ITEM 13: O.R. 1574, PAGE 1783 - THE EASEMENT IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS. THE EASEMENT DESCRIPTION IS VAGUE BUT APPEARS TO LIE IN THE NORTHERLY PORTION OF THE PARENT PARCEL ALONG MYERLEE COUNTRY CLUB BOULEVARD. NOT PLOTTED.

ITEM 14: O.R. 4004, PAGE 1151 - THE EASEMENT IS BLANKET IN NATURE. THE DOCUMENT DESCRIBES THE PARENT PARCEL.

ITEM 15: INSTRUMENT# 2023000314903 - THE MEMORANDUM OF OPTION TO LEASE DOCUMENT DESCRIBES THE PARENT PARCEL.

BENCHMARKS

TBM#1 - TOP OF REBAR & CAP AT NW LEASE AREA CORNER
ELEVATION = 5.55' NAVD 88
TBM#2 - TOP OF CORNER OF CONCRETE WALKWAY NEAR SOUTHWEST CORNER OF CLUBHOUSE BUILDING
ELEVATION = 6.07' NAVD 88

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

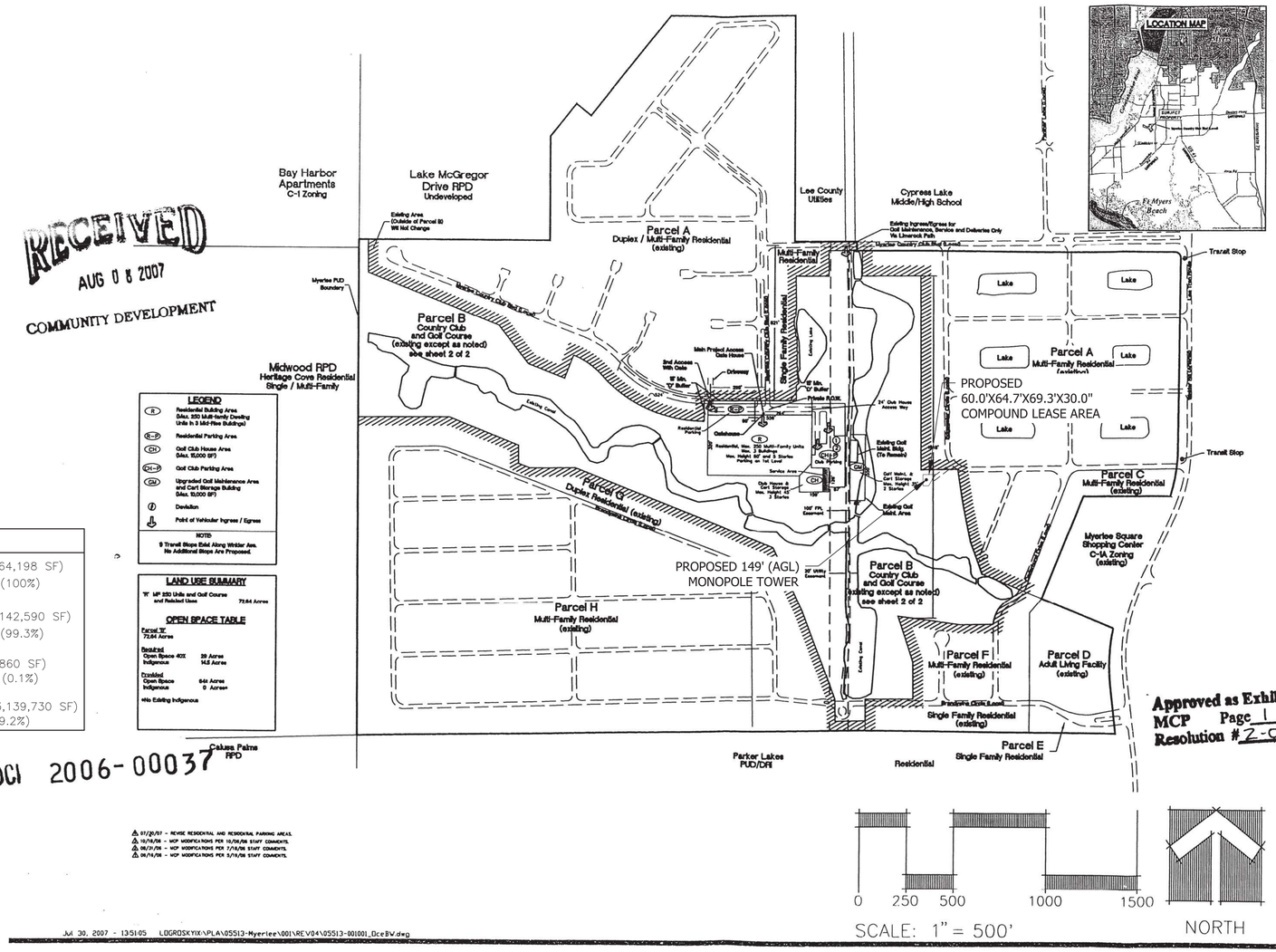
BOOK/PAGE	52/38			SCALE	AS SHOWN
DRAWN	DWS			DATE	JUNE 13, 2023
CHECKED	DWS			PROJECT #	23-0053

SITE NAME: MYERLEE
SITE NUMBER: US-FL-7108
1428 EDGEWATER CIRCLE, FORT MYERS, FLORIDA 33919

DRAWING # VB-MYERLEE.survey.dwg	**VB BTS II, LLC**	SHEET # **2 OF 2**

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COMMUNITY DEVELOPMENT



LEGEND

R	Residential Building Area. (Max. 250 Multi-family Dwelling Units in 3 Mid-Rise Buildings)
R-P	Residential Parking Area.
CH	Golf Club House Area (Max. 15,000 SF)
CH-P	Golf Club Parking Area
CM	Upgraded Golf Maintenance Area and Cart Storage Building (Max. 15,000 SF)
D	Deviation
	Point of Vehicular Ingress / Egress

NOTES
9 Transit Stops Exist Along Winkler Ave. No Additional Stops Are Proposed.

LAND USE SUMMARY

"R" MF 250 Units and Golf Course and Related Uses — 72.64 Acres

OPEN SPACE TABLE

Parcel "B" 72.64 Acres

Required		
Open Space 40%		29 Acres
Indigenous		14.5 Acres
Provided		
Open Space	64± Acres	
Indigenous	0 Acres	

*No Existing Indigenous

OPEN SPACE		
TOTAL PARCEL B AREA	= 72.64 AC	(3,164,198 SF) (100%)
CURRENT OPEN SPACE	= 72.14 AC	(3,142,590 SF) (99.3%)
NEW TOWER COMPOUND	= 0.07 AC	(2,860 SF) (0.1%)
POST DEVELOPMENT OPEN SPACE	= 72.07 AC	(3,139,730 SF) (99.2%)

DCI 2006-00037

⚠ 07/30/07 - REVISE RESIDENTIAL AND RESIDENTIAL PARKING AREAS.
⚠ 10/18/06 - MCP MODIFICATIONS PER 10/06/06 STAFF COMMENTS.
⚠ 08/21/06 - MCP MODIFICATIONS PER 7/18/06 STAFF COMMENTS.
⚠ 06/14/06 - MCP MODIFICATIONS PER 5/19/06 STAFF COMMENTS.

Jul 30, 2007 - 13:51:05 L:\OGROSKYIK\PLA\05513-Myerlee\001\REV04\05513-001001_DceBW.dwg

MYERLEE COUNTRY CLUB & GOLF COURSE
EXHIBIT IV-F
MASTER CONCEPT PLAN FOR
PARCEL B OF THE MYERLEE PUD
PREPARED FOR: MYERLEE COUNTRY CLUB, INC.

EXHIBIT "C"
The Master Concept Plan

SEC 28 TWP 45S RGE 24E
Designed by:
Drawn by: DWP/686
Checked by: SJO/626
Approved by:
Date: 03/15/06
Scale: 1"=500'
PIN: 05513-000-000 22100
File #: B-05513-001
Sheet 1 of 2

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vertical bridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE

PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	G0168095.001.01
CHECKED BY:	DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
3	7/01/24	DLS	FINAL
4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD TUTTLE, P.E.
B&T ENGINEERING, INC

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CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/16/2025

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CONCEPT PLAN

SHEET NUMBER:
CP-1

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of the proposed project on this portion of the Myerlee development must be consistent with the 2-page Master Concept Plan (MCP) entitled "Myerlee Country Club and Golf Course," dated 03/15/06, last revised 07/30/07, date stamped "Received Aug 08 2007 Community Development," and attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. Schedule of Uses
   Uses allowed in this portion of the development are limited to the following:

   Accessory Uses and Structures
   Administrative offices
   Club: Country and Private as limited on the approved MCP
   Consumption on Premises - limited to the clubhouse (including outdoor seating) and golf course
   Dwelling Unit: Multiple-family Building
   Essential Services
   Essential Service Facilities, Group I
   Parking, accessory
   Signs, in conformance with Chapter 30 of the LDC
   One Monopole Wireless Communication Facility, 149' in height above ground level, exclusive of lighting rod.

   b. Site Development Regulations

MYERLEE PUD PARCEL B

	MULTI-FAMILY "R" MAX of 250 UNITS	RESIDENTIAL ACCESSORY STRUCTURES	RECREATIONAL ACCESSORY STRUCTURES	GOLF COURSE ACCESSORY STRUCTURE	MAINTENANCE FACILITY "GM" MAX.10,000 SF
AREA (SF)	N/A	N/A	N/A	N/A	N/A
DEPTH (FT)	N/A	N/A	N/A	N/A	N/A
WIDTH (FT)	N/A	N/A	N/A	N/A	N/A
SIDE (FT)	15	5	15	5	5
REAR (FT)	10	5	20	5	5
FRONT/ROAD (FT)	20	10	20	10	10
WATER BODY (FT)	20	0	0	0	0
GOLF COURSE (FT)	0	0	0	0	0
MAX. HEIGHT (FT)	60	45	45	45	35
MAX. NO. OF FLOORS	5	3	3	3	2
MIN. BLDG. SEPARATION	40	N/A	15	10	10
MAX. LOT COVERAGE	60	N/A	N/A	N/A	N/A

The Monopole Wireless Communication Facility may be constructed to 149'm exclusive of lighting rod.

The maximum lot coverage is based on the percentage of coverage on the development parcel, not on the entire land area of the described project which includes the golf course.

Accessory Use and Structure setbacks must comply with LDC §§34-1171, *et seq.* and 34-2194.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §34-2017(b)(1) requirement of paved surfacing for all parking spaces supporting the clubhouse, to allow the provision of 58 paved parking spaces and 28 grassed parking spaces in support of the clubhouse. This deviation is APROVED, SUBJECT to the condition that parking is consistent with the "Club House Parking Detail" plan depicted on Page 2 of the MCP.

2. Deviation (2) seeks relief from the §34-2020 requirement that meeting halls and other places for group assembly provide one parking space per 100 square feet, to allow the clubhouse parking area to provide a total of 86 parking spaces (as provided for in Deviation 1). This deviation is APPROVED, SUBJECT TO the condition that the clubhouse does not exceed a maximum of 15,000 square feet of floor area. In this instance, floor area also includes any areas devoted to outdoor seating.

Deviation 3:

Deviation three seeks relief from §34-1447(c)(1) in the amount of 32', allowing a southern tower setback of 117' in lieu of 149' and one deviation from 34-1447(c)(1) in the amount of 125', allowing a western tower setback of 28' in lieu of 149'. both deviation requests are technical in nature as the neighboring parcel to the South and West is a golf course. Therefore, the sound planning objective of providing 100% tower height separation from the nearest residential properties in those directions is met several times over as the nearest residential structures to the South and West are located 789' and 858' respectively.

Deviation 4:

One deviation four seeks relief from §34-1447(b) in the amount of 74' to allow a 149' tall structure in lieu of the 75' height cap.

Deviation 5:

Deviation 5 sees relief from §34-1447(d)(4)c.1 to allow the landscape buffer on the Southeast side of the compound to be shifted approximately 20' away from the compound fence, to allow the continued operation of the existing Shuffle Board Court, which is immediately adjacent to the compound fence.

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verticalbridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE
PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	**G0168095.001.01**
CHECKED BY:	**DLS**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
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4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

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PUD CONDITIONS

SHEET NUMBER:
PUD-1



FLUCCS
VEGETATION TABLE

DISTURBANCE LOCATION	FLUCCS CODE
ACCESS/UTILITY ESMT	182132
TOWER COMPOUND	182132
LANDSCAPE BUFFER	182132
FLUCCS VEGETATION CODE DEFINITIONS:	
182132–LOW INTENSITY URBAN GRASS (LANDS THAT ARE USED FOR GOLF COURSES)	

N

0' 40' 80' 120' 160' 1"=80'

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

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verticalbridge

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FLUCCS
VEGETATION MAP

SHEET NUMBER:
FLU-1



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CALL 3 WORKING DAYS
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NEAREST RESIDENTIAL STRUCTURES

NORTH:	226'± (D4)
EAST:	268'±
SOUTH:	798'±
WEST:	858'±

ADDITIONAL RESIDENCES:
CONDOMINIUM: 228' NORTHEAST (D3)
CONDOMINIUM: 226' NORTHEAST (D4)

NO RESIDENTIAL STRUCTURES PRESENT WITHIN 66' OF PROPOSED TOWER.
D1= 66'±
D2= 214'±
D3= 228'±

NOTE: ALL DIMENSIONS SHOWN ARE FROM THE OUTER EDGE OF PROPOSED TOWER.

IMPERVIOUS AREA

TOTAL 'PARCEL B' AREA = 3,164,198 SF (72.64 AC)

EXISTING IMPERVIOUS AREA (PARCEL B)
BUILDINGS/GOLF CART PATHS = 168,503 SF (5.3%)

NEW IMPERIOUS AREA

GRAVEL COMPOUND =	2,860 SF
CONCRETE DRIVEWAY =	1,096 SF
TOTAL NEW AREA =	3,956 SF (0.13%)

TOTAL POST DEVELOPMENT
IMPERVIOUS AREA = 172,459 SF (5.5%)

STORMWATER RUNOFF

Q = C*I*A

PRE-DEVELOPMENT:

Cw = 0.4766
I = 0.305 IN/HR PER NOAA ATLAS 14 10YR, 24HR STORM EVENT
A = 72.64 AC

Qpre = 0.4766 * 0.305 * 72.64
= 10.56 CFS

POST-DEVELOPMENT

Cw = 0.4773
I = 0.305 IN/HR PER NOAA ATLAS 14 10YR, 24HR STORM EVENT
A = 72.64 AC

Qpost = 0.4773 * 0.305 * 72.64
= 10.57 CFS

Qpost − Qpre < 0.1 CFS

NET INCREASE IN STORMWATER DISCHARGE IS DE MINIMIS (LESS THAN 0.1 CFS).

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VERTICAL BRIDGE
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LEE COUNTY

PID #: 27-45-24-22-00000.00CE

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CHECKED BY:	**DLS**

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AERIAL MAP

SHEET NUMBER:
C-1.0

SURFACE WATER MANAGEMENT PLAN

DESCRIPTION:

THE EXISTING STORMWATER RUNOFF PATTERN FOR THE PROPOSED LEASE AREA CONSISTS OF SURFACE FLOWS GENERALLY RUNNING TO THE INTERIOR OF THE GOLF COURSE/FAIRWAY. THE AREA OF THE PROPOSED GRAVEL DRIVEWAY GENERALLY DRAINS TO THE STREET. AS THE ACCOMPANYING RUNOFF CALCULATIONS SHOW, THERE IS NO MEASURABLE INCREASE IN RUNOFF EITHER TO THE GOLF COURSE OR STREET RESULTING FROM THIS PROPOSED SITE IMPROVEMENT. ONSITE RETENTION IS NOT REQUIRED OR PROVIDED.

THE PROPOSED DRAINAGE CONCEPT IS TO MATCH THE EXISTING FLOW PATTERNS. NO RE-ROUTING OF STORMWATER IS PROPOSED.

THIS SITE HAS BEEN DEVELOPED AS A GOLF COURSE WITH THE CENTER OF THE GOLF COURSE CONTAINING A LARGE POND/RETENTION AREA. STORMWATER SURFACE FLOWS FROM THE PROPOSED CELL TOWER COMPOUND CURRENTLY FLOW TOWARD THIS RETENTION AREA. SURFACE FLOWS ALONG THE PROPOSED GRAVEL DRIVEWAY LOCATION CURRENTLY FLOW EAST TO THE STREET AND WILL CONTINUE TO DO SO. NO MEASURABLE ADDITIONAL RUNOFF FROM THIS CELL TOWER SITE DEVELOPMENT WILL BE ADDED EITHER TO THE GOLF COURSE RETENTION BASIN OR DRAINING TO THE STREET. THEREFORE NO NEW RETENTION OR DRAINAGE EASEMENTS ARE REQUIRED.

THIS SITE HAS BEEN DEVELOPED AS A GOLF COURSE. THERE ARE NO NATURAL FEATURES. PROPOSED SITE GROUND IMPROVEMENTS WILL CONSIST OF GROUND EQUIPMENT AND DRIVEWAY PLACED ON GRADE, WITH NO EXCAVATION FOR RETENTION BASINS PROPOSED THAT MAY INTERFERE WITH THE EXISTING WATER TABLE. REMOVED TURF WILL BE REPLACED OUTSIDE OF THE COMPOUND AND DRIVEWAY WITH DECORATIVE PALM TREES AND HEDGES.

THE PROPOSED LEASE AREA IS NOT IN A FEMA MAPPED FLOODPLAIN. ANY GROUND TELECOM EQUIPMENT WILL BE PLACED WITHIN CABINETS ON CONCRETE PADS A MINIMUM 12" ABOVE EXISTING ADJACENT GRADES FOR PROTECTION AGAINST THE 100-YEAR STORM FLOOD EVENT.

PROTECTED SPECIES:

AN ANALYSIS OF PROTECTED SPECIES WAS PERFORMED THAT CONCLUDED THAT THERE ARE NO KNOWN PROTECTED SPECIES OCCUPYING THE PROPOSED CELL TOWER LEASE AREA OR THE OVERALL GOLF COURSE PARCEL 'B'. THE NEAREST OBSERVED BALD EAGLE NEST LIES APPROXIMATELY 0.7 MILES WEST-SOUTHWEST OF THE PROPOSED DEVELOPMENT. THE NEAREST OBSERVED WOOD STORK COLONY LIES APPROXIMATELY 10.4 MILES NORTH-NORTHEAST OF THE PROPOSED DEVELOPMENT. MAPS OF BOTH HABITATS ARE INCLUDED ON SHEET C-1.0.2.

PHASED DEVELOPMENT:

THIS PROJECT IS PROPOSED AS A SINGLE PHASE.

REGIONAL IMPACT:

THE PARENT PARCEL HAS PREVIOUSLY BEEN FULLY DEVELOPED. THE PROPOSED SITE IMPROVEMENTS DETAILED IN THIS PLAN CONSIST ONLY OF A CELL TOWER AND GROUND EQUIPMENT WITHIN A FENCED COMPOUND. THE COMPOUND SHALL BE SCREENED BY PERIMETER LANDSCAPING IN COMPLIANCE WITH THE LEE COUNTY DEVELOPMENT CODE, THERE WILL BE NO MEASURABLE IMPACT ON THE REGION IN TERMS STORMWATER RUNOFF OR QUALITY. THE PROPOSED SITE IMPROVEMENTS ARE LIMITED TO THE CELL TOWER AND EQUIPMENT AND WILL CONTAIN NO HABITABLE STRUCTURES.

B+T GRP

vertical bridge

VERTICAL BRIDGE

MYERLEE

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LEE COUNTY

PID #: 27-45-24-22-00000.00CE

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CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/16/2025

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SURFACE WATER MANAGEMENT PLAN

SHEET NUMBER:

C-1.0.1

EagleWatch Map



6/20/2024, 11:55:36 AM

Bald Eagle Nest Locations

- This nest was not monitored by the Audubon Eagle Watch Program last season

1:9,028

0 0.05 0.1 0.2 mi

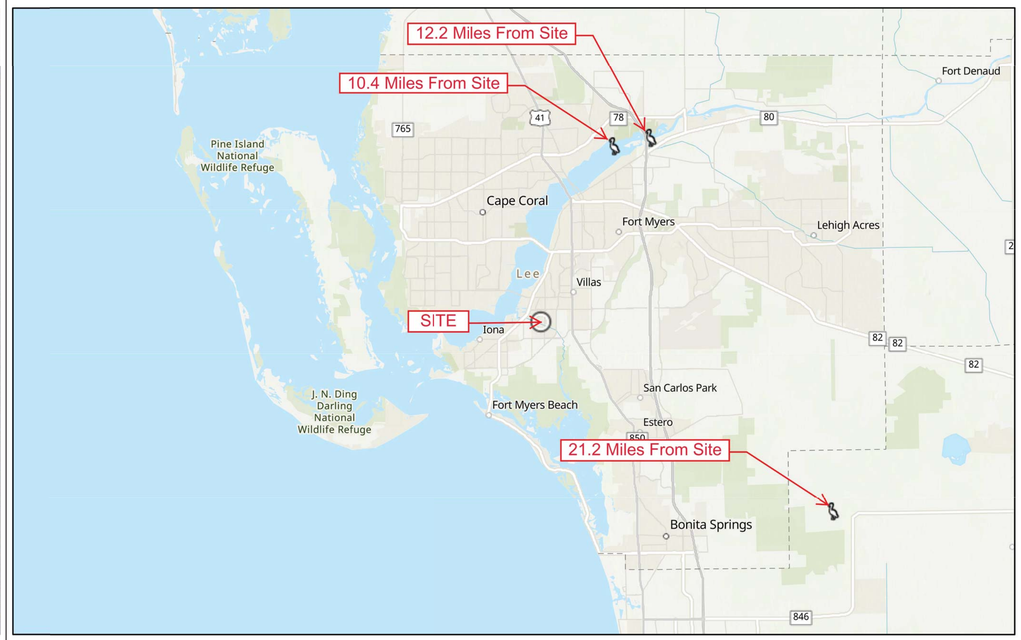
0 0.1 0.2 0.4 km

Lee County, FL, Maxar, Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri,

ArcGIS Web AppBuilder

Lee County, FL, Maxar | Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,

Wood Stork Colonies Map - Myerlee



6/20/2024

Florida Woodstork Nesting Colonies

World Hillshade

1:432,742

0 3.25 6.5 13 mi

0 5 10 20 km

University of South Florida, County of Lee, FL, FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, NASA,

B+T GRP

vertical bridge

VERTICAL BRIDGE

MYERLEE

VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE

PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	**G0168095.001.01**
CHECKED BY:	**DLS**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
3	7/01/24	DLS	FINAL
4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

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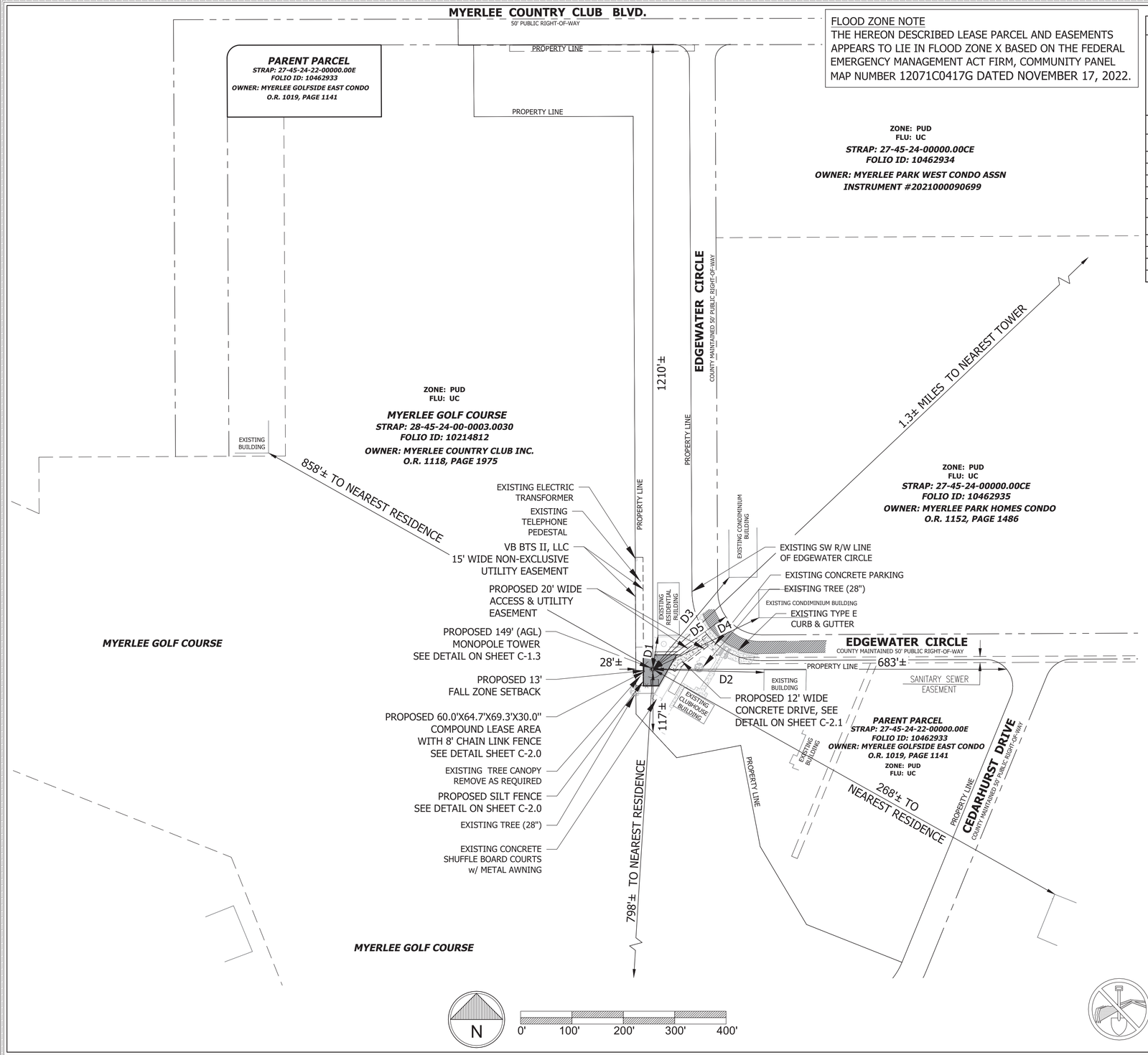
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PROTECTED SPECIES EXHIBIT

SHEET NUMBER:

C-1.0.2



FLOOD ZONE NOTE

THE HEREON DESCRIBED LEASE PARCEL AND EASEMENTS APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12071C0417G DATED NOVEMBER 17, 2022.

TOWER DATA

PROPOSED 149' (AGL) MONOPOLE TOWER

NAD 83
LATITUDE: 26° 32' 06.27" (26.5350750°)N
LONGITUDE: −81° 54' 08.93" (−81.9024806°)W
GROUND ELEVATION: 5.7

TOWER SETBACKS

PARENT TRACT	REQUIRED	PROVIDED	RELIEF
NORTH (N)	149'	1210' ±	0' ±
EAST (E)	149'	683' ±	0' ±
SOUTH (S)	149'	117' ±	32' ±
WEST (W)	149'	28' ±	121' ±

COMPOUND SETBACKS

PARENT TRACT	REQUIRED	PROVIDED	RELIEF
NORTH (N)	20'	1188'±	0'±
EAST (E)	20'	111'±	0'±
SOUTH (S)	15'	71'±	0'±
WEST (W)	15'	15'±	0'±

NEAREST RESIDENTIAL STRUCTURES:

NORTH: 226'± (D4)
EAST: 268'±
SOUTH: 798'±
WEST: 858'±

ADDITIONAL RESIDENCES:
CONDOMINIUM: 228' NORTHEAST (D3)
CONDOMINIUM: 226' NORTHEAST (D4)

NO RESIDENTIAL STRUCTURES PRESENT WITHIN 66' OF PROPOSED TOWER.
D1= 66'±
D2= 214'±
D3= 228'±

NO RESIDENTIAL PARCELS PRESENT WITHIN 66' OF PROPOSED TOWER.
D5= 171'±

NOTE: ALL DIMENSIONS SHOWN ARE FROM THE OUTER EDGE OF PROPOSED TOWER.

TOWER SEPARATION

NEAREST EXISTING TOWER IS 1.3 MILES± NORTH–NORTHEAST OF NEW TOWER (PER PLAN).

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS BEFORE YOU DIG!

B+T GRP

verticalbridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE

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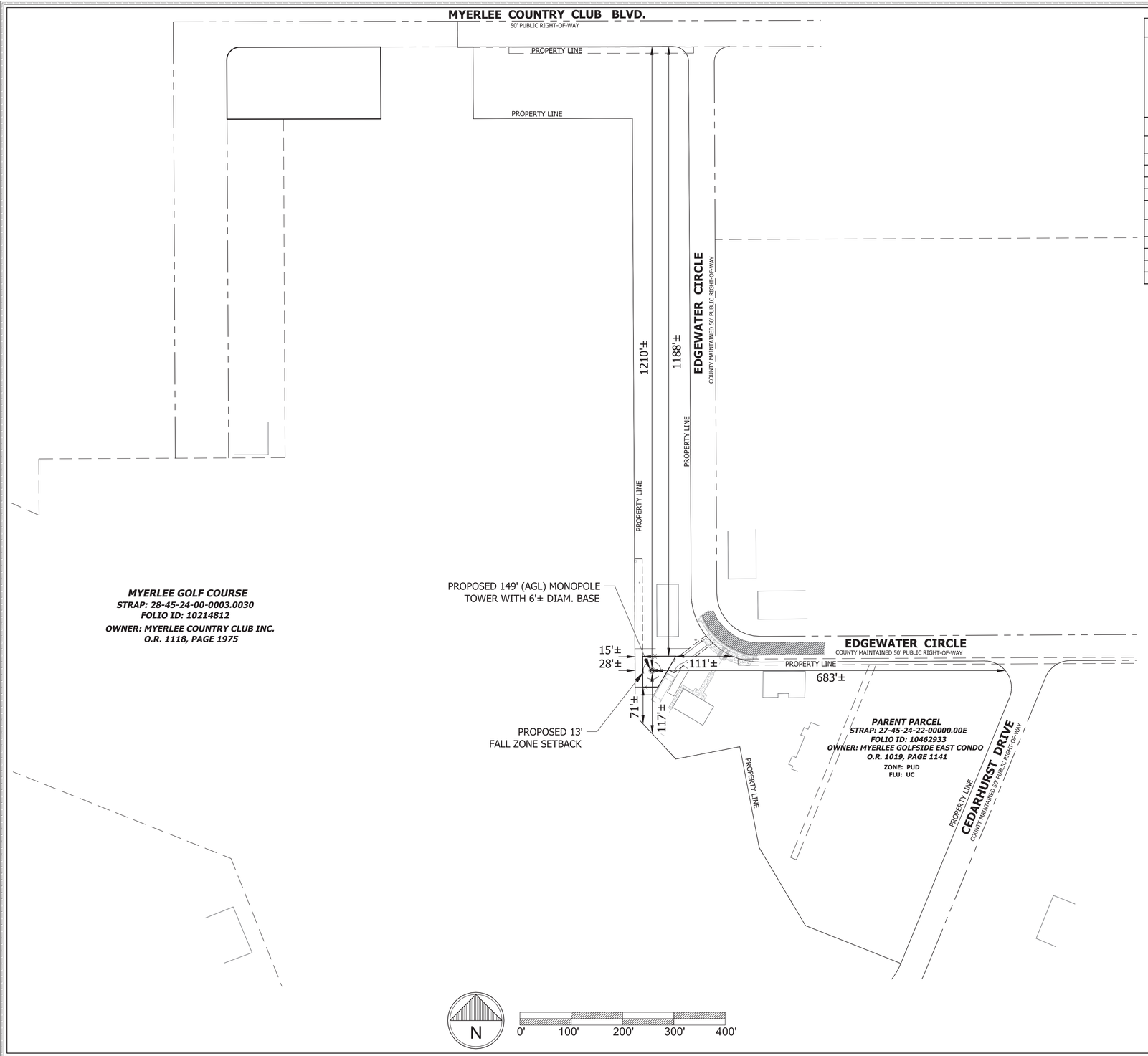
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OVERALL SITE PLAN

SHEET NUMBER:
C-1.1



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WEST (W)	149'	28' ±	121' ±

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PARENT TRACT	REQUIRED	PROVIDED	RELIEF
NORTH (N)	20'	1188'±	0'±
EAST (E)	20'	111'±	0'±
SOUTH (S)	15'	71'±	0'±
WEST (W)	15'	15'±	0'±

NOTE: ALL DIMENSIONS SHOWN ARE FROM THE OUTER EDGE OF PROPOSED TOWER.

B+T GRP

verticalbridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
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FORT MYERS, FL 32703
LEE COUNTY

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SETBACK PLAN

SHEET NUMBER:
C-1.1.1

PROPERTY LINE

VB BTS II, LLC
15' WIDE NON-EXCLUSIVE
UTILITY EASEMENT

1188'± TO P/L

PROPOSED 8'
CHAIN LINE FENCE
SEE DETAIL SHEET C-2.0

PROPOSED SILT FENCE
SEE DETAIL SHEET C-2.0

EXISTING MAGNOLIA
TREE (1")

PROPOSED 12' WIDE
CONCRETE DRIVE,
SEE DETAIL SHEET C-2.1

MATCHLINE
SEE SHEET C-1.2.1

64.7'

111'± TO P/L

FUTURE CARRIER
(10'x15')

FUTURE CARRIER
(10'x15')

PROPOSED 12'
DOUBLE SWING GATE
SEE DETAIL SHEET C-2.0

PROPOSED
60.0'X64.7'X69.3'X30.0'
FENCE AREA

PROPOSED 149' (AGL) MONOPOLE TOWER
LAT: 26° 32' 06.27" (26.5350750°)
LONG: -81° 54' 08.93" (-81.9024806°)
SEE DETAIL ON SHEET C-1.3

15.0' TO P/L

PARKING AREA

PROPOSED
H-FRAME

PROPOSED 20' WIDE
ACCESS & UTILITY
EASEMENT

R=30.0"

R=20.0"

EXISTING TREE (28")

PROPOSED
60.0'X64.7'X69.3'X30.0'
#57 STONE COMPOUND
SEE DETAIL SHEET C-2.1

PROPOSED 8"
CHAIN LINE FENCE
SEE DETAIL SHEET C-2.0

PROPERTY LINE

PROPOSED
T-MOBILE CARRIER
LEASE AREA

39.3'

EXISTING
CONCRETE SHUFFLE BOARD COURTS
w/ METAL AWNING

PROPOSED SILT FENCE
SEE DETAIL SHEET C-2.0

PARENT PARCEL
STRAP: 27-45-24-22-00000.00E
FOLIO ID: 10462933
OWNER: MYERLEE GOLFSIDE EAST CONDO
O.R. 1019, PAGE 1141

EXISTING STRANGLER FIG
TREE (28") TO BE
REMOVED PER ARBORIST
REPORT DATED
SEPTEMBER 9, 2024

70'± TO P/L

NEW 15'
LANDSCAPE
EASEMENT

EXISTING
CONCRETE SIDEWALK

EXISTING
CLUBHOUSE BUILDING

SURFACE WATER
RUNOFF LINES

0' 5' 10' 15' 20' 1"=10'

N

B+T GRP

vertical bridge

VERTICAL BRIDGE
MYERLEE
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TMO #: ----
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LEE COUNTY

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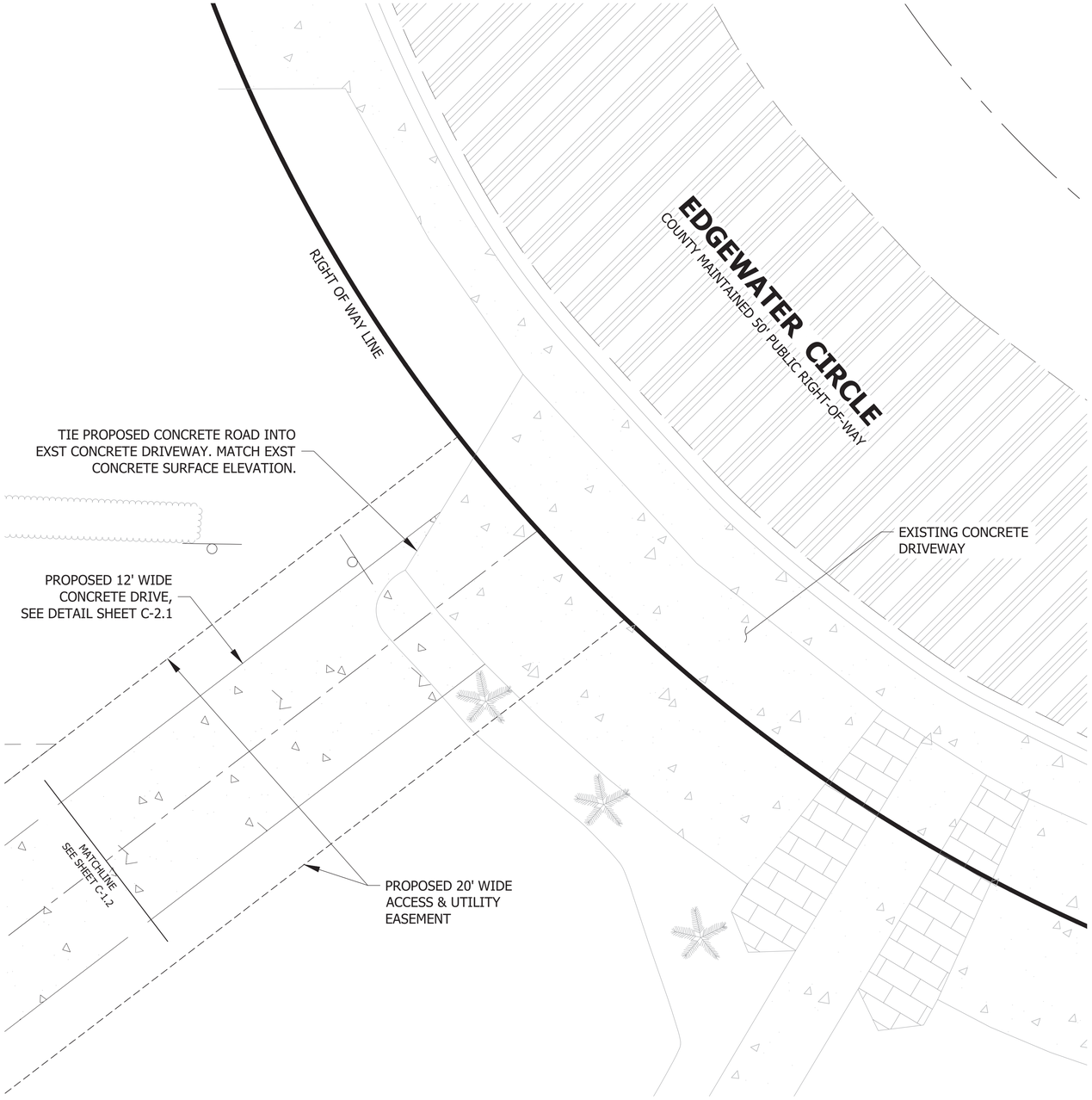
CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

1/16/2025

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ENLARGED COMPOUND LAYOUT

SHEET NUMBER:
C-1.2



B+T GRP

vertical bridge

VERTICAL BRIDGE

MYERLEE

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TMO #: ----
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FORT MYERS, FL 32703
LEE COUNTY

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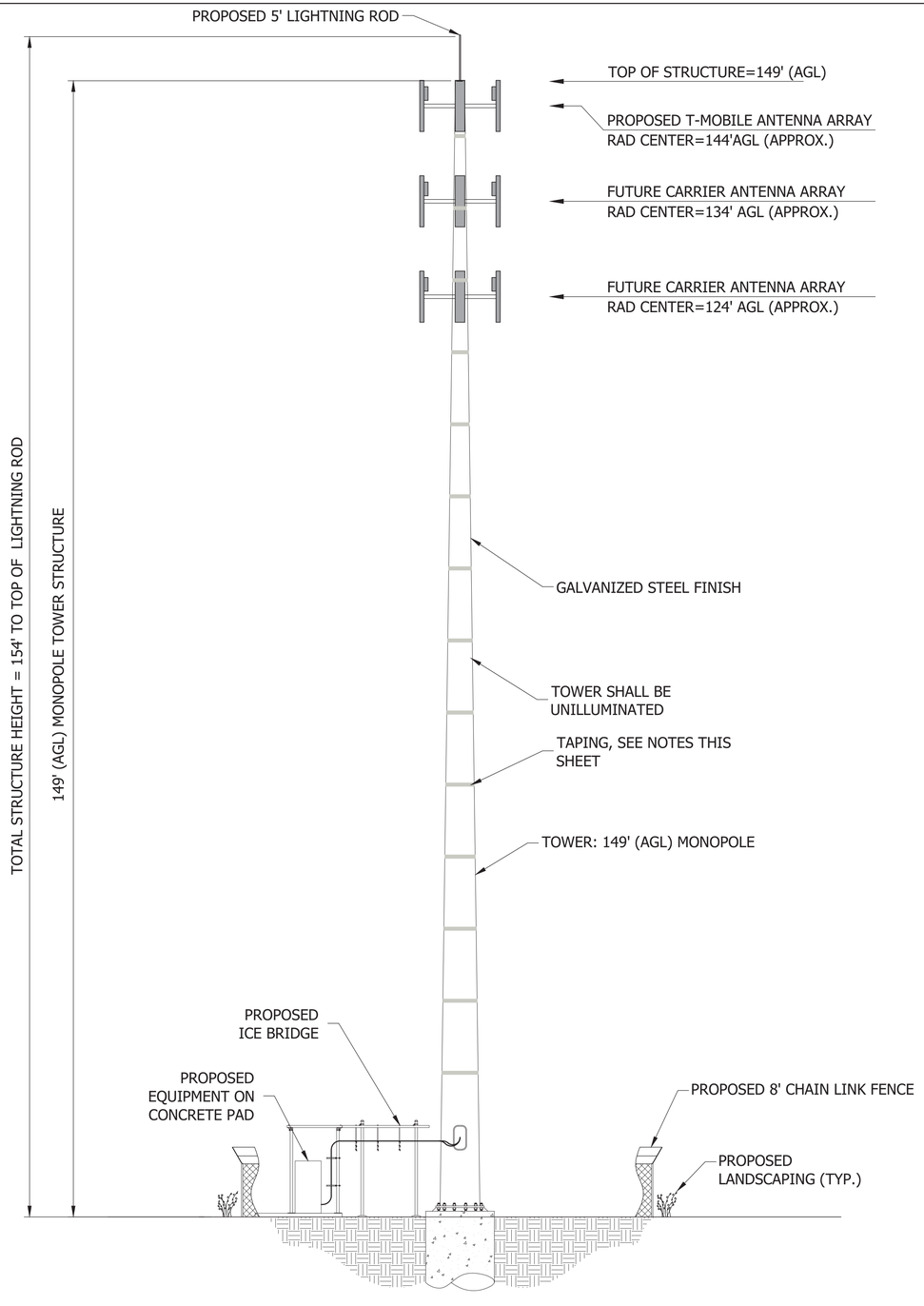
1/16/2025

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DRIVEWAY CONNECTION LAYOUT

SHEET NUMBER:

C-1.2.1



1 TOWER ELEVATION
SCALE: N.T.S.

NOTES: (TAPING)

- THE DEVELOPER OF A WIRELESS COMMUNICATION FACILITY MUST INSTALL TAPING AROUND THE ANTENNA-SUPPORTING STRUCTURE IN CONFORMANCE WITH THE FOLLOWING

1. THE TAPE MUST BE SIX-INCHES 3m DIAMOND GRADE tm VIP REFLECTIVE SHEETING, SERIES 3990
2. THE TAPING MUST START AT 20 FEET ABOVE THE SURFACE.
3. THE TAPING MUST BE AT TEN-FOOT INTERVALS.
4. THE TAPE MUST BE WRAPPED AROUND THE SUPPORT POLE AND OVERLAP BY ONE INCH FOR A GOOD SEAL

B+T GRP

verticalbridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
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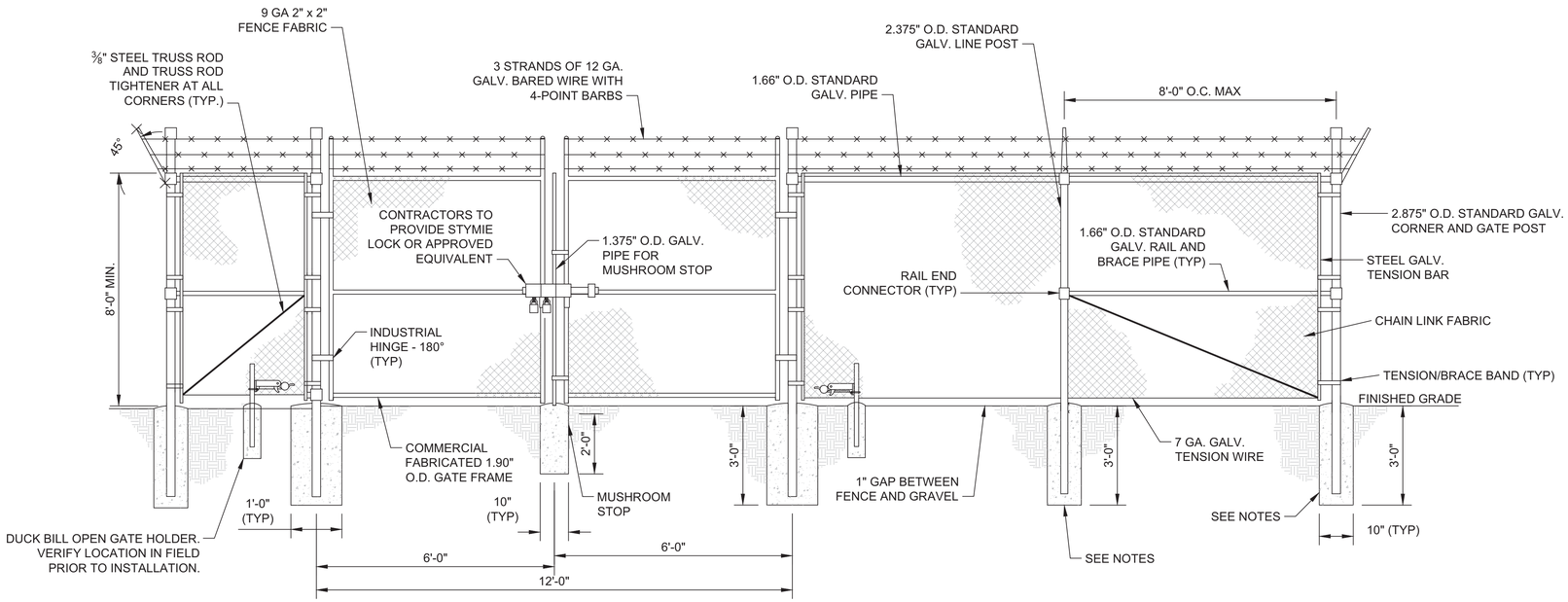
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TOWER ELEVATION PLAN

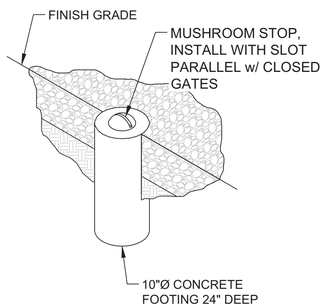
SHEET NUMBER:
C-1.3

FENCE NOTES

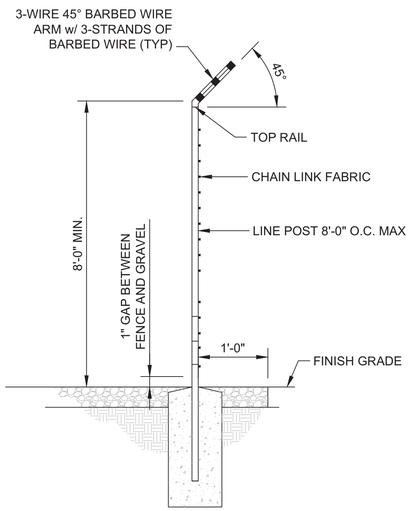
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



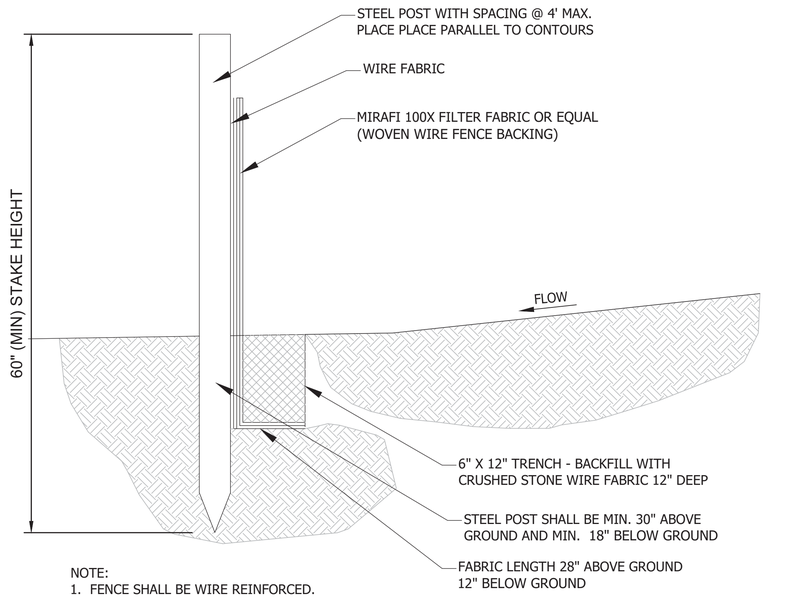
1 TYPICAL FENCE AND GATE DETAIL
SCALE: N.T.S.



2 MUSHROOM STOP
SCALE: N.T.S.



3 SECTION AT FENCE
SCALE: N.T.S.



NOTE:
1. FENCE SHALL BE WIRE REINFORCED.

4 SILT FENCE DETAIL
SCALE: N.T.S.

B+T GRP

vertical bridge

VERTICAL BRIDGE
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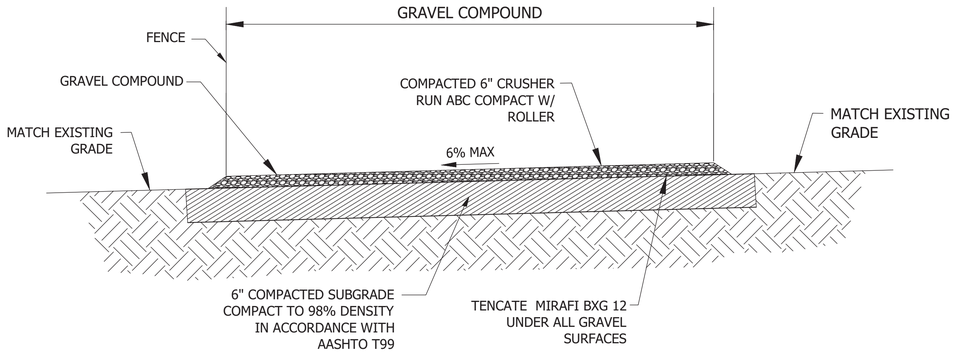
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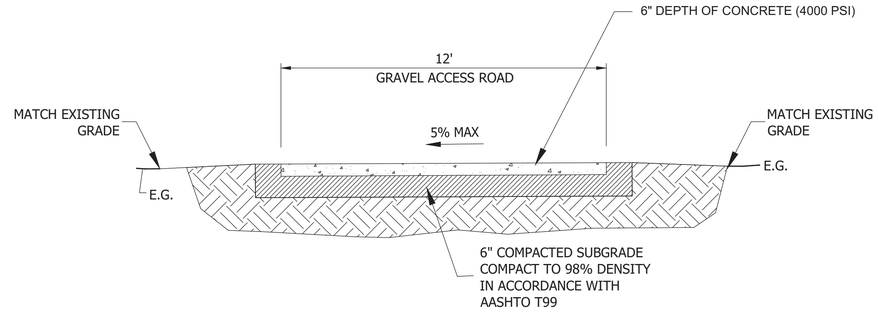
FENCE DETAILS

SHEET NUMBER:
C-2.0



1 ON GRADE GRAVEL COMPOUND SECTION

SCALE: N.T.S.



NOTES:

1. THE CONTACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
2. THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 5% CROSS SLOPE.

2 AT GRADE CONCRETE DRIVE SECTION

SCALE: N.T.S.

B+T GRP

vertical bridge

VERTICAL BRIDGE

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ENGINEERING DETAILS

SHEET NUMBER:

C-2.1

NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. ADDITIONAL FCC REGISTRATION # SIGNS ARE REQUIRED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF. SIGN SHALL MEASURE (20" LONG x 4" TALL). THE LETTERS SHALL BE 1" AND THE NUMBERS SHALL BE 2".
5. RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:

   ST. CLAIR SIGNS
   3184 WADE HAMPTON BOULEVARD
   TAYLORS, SC 29687
   (864) 244-0040

   RF EXPOSURE SIGNS
   RICHARD TELL ASSOCIATES
   3433 RINGSTAR ROAD, SUITE 3
   NORTH LAS VEGAS, NV 89030
   (702) 645-3338

   EXCEL SIGN & DECAL
   1509 NORTH MILPITAS BLVD.
   MILPITAS, CA 95035
   (408) 942-8881

6. NO ADVERTISING SIGNS INCLUDING COMMERCIAL, ADVERTISING, LOGOS, POLITICAL SIGNS, FLYERS, FLAGS OR BANNERS WHETHER OR NOT POSTED TEMPORARILY, SHALL BE PERMITTED ARE WARNING, DANGER, OR OTHER SIGNS DESIGNED TO MAINTAIN PUBLIC SAFETY.

ATTENTION

THE SITE SHALL ONLY CONTAIN SIGNAGE AS MANDATED BY THE FCC.



(4) WHITE BACKGROUND WITH BLACK LETTERING
QUANTITY: (2)
TO BE MOUNTED ON: COMPOUND ACCESS GATE
ACCESS DRIVE GATE
(SEE NOTE 4)

NOTE:
NUMBER SHOWN IS GENERIC, CONTRACT CONSTRUCTION MANAGER FOR ACTUAL FCC TOWER REG. #.



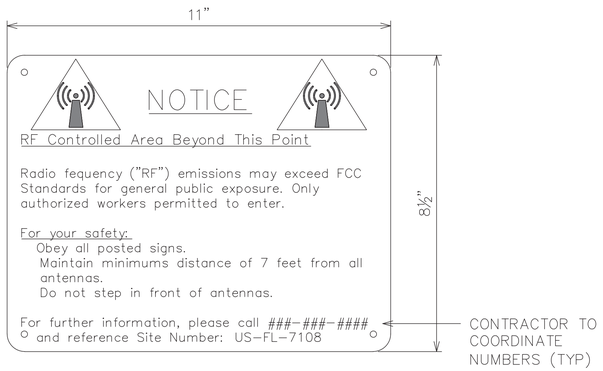
EMERGENCY SIGN
(RED METAL W/ WHITE LETTERING)



CONTRACTOR SHALL VERIFY ADDRESS PRIOR TO ORDERING SIGNAGE.

RED LETTERS (ALL OTHERS BLACK)

CONTRACTOR TO COORDINATE NUMBERS (TYP)



CONTRACTOR TO COORDINATE NUMBERS (TYP)

RF NOTICE SIGN
(WHITE METAL SIGN W/BLACK LETTERING)

TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.

B+T GRP

vertical bridge

VERTICAL BRIDGE
MYERLEE
VB #: US-FL-7108
TMO #: ----
1428 EDGEWATER CIRCLE
FORT MYERS, FL 32703
LEE COUNTY

PID #: 27-45-24-22-00000.00CE

PROPOSED 149' (AGL) MONOPOLE

PROJECT NO:	**G0168095.001.01**
CHECKED BY:	**DLS**

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
3	7/01/24	DLS	FINAL
4	10/22/24	MAS	FINAL
5	01/9/25	DLS	FINAL
6	01/14/25	MAS	FINAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD TUTTLE, P.E.
B&T ENGINEERING, INC
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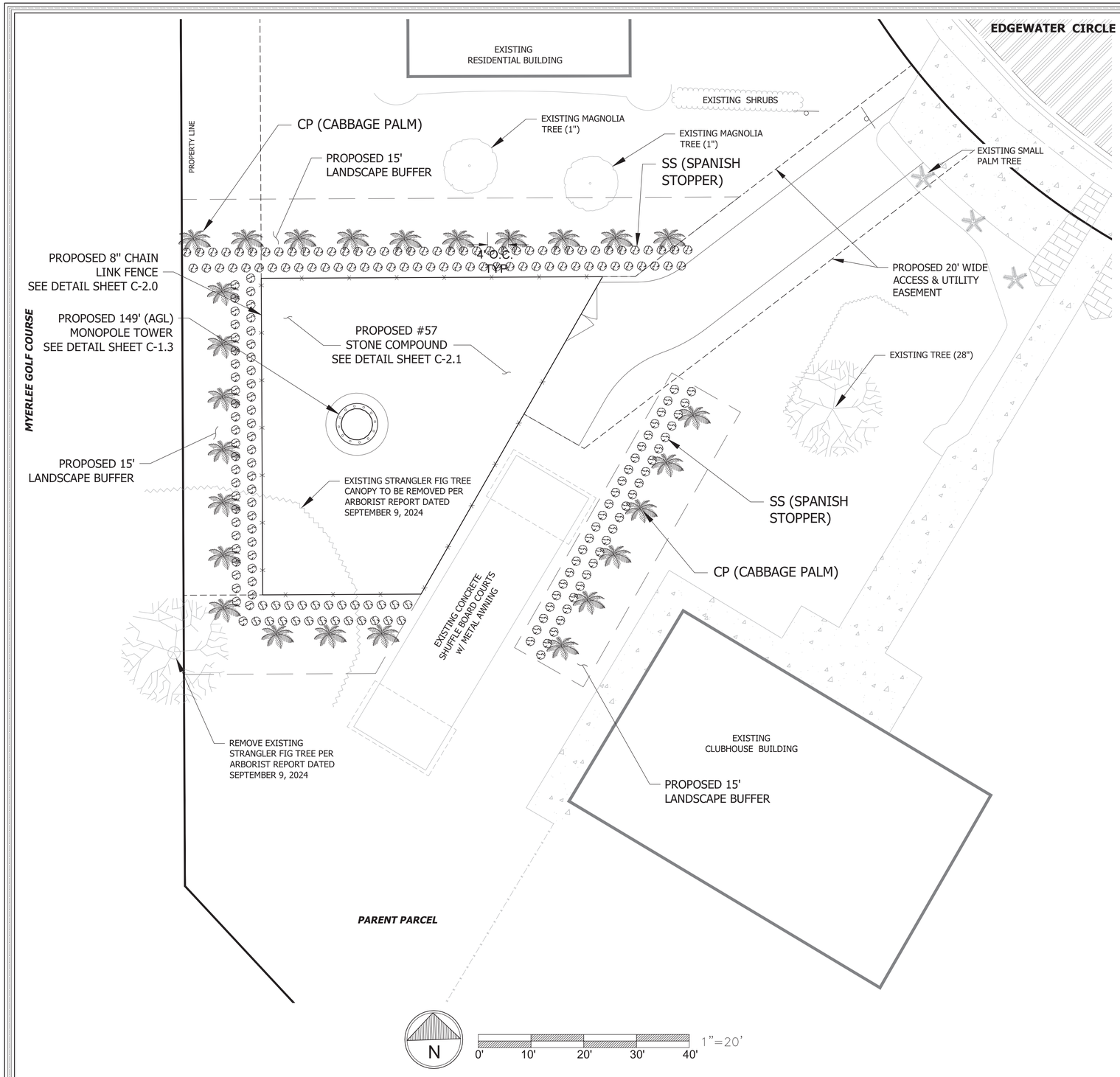
CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/16/2025

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SIGNAGE DETAILS

SHEET NUMBER:
C-2.2



LANDSCAPE NOTES:

1. SEE SHEET GN-1 FOR LEGEND, ABBREVIATIONS & GENERAL NOTES.

2. NO EXISTING TREES ARE PRESENT WITHIN THE PROPOSED NEW CONSTRUCTION AREA.

3. SEE SHEET L-2 FOR LANDSCAPE PLANTING DETAILS.

4. TREES AND SHRUBS SHALL BE WARRANTED FOR 1 YEAR AGAINST DEATH, UNSATISFACTORY GROWTH, DISEASE AND INSECT INFESTATION.

5. CONTRACTOR SHALL APPLY WATER TO TREES AND SHRUBS UNTIL THEY ARE ESTABLISHED AND CAN SURVIVE ON THEIR OWN PER THE MANUAL WATERING SCHEDULE ON SHEET L-2.

6. SUBSTITUTION OF PLANT MATERIAL WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER OR OWNER'S REPRESENTATIVE.

7. SEE PLANTING DETAILS ON L-2 FOR OTHER INSTALLATION NOTES.

0. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND IMPROVEMENTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR DUE TO DAMAGE CAUSED DURING CONSTRUCTION.

11. CONTRACTOR TO PROTECT EXISTING TREES IN PLACE.

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

B+T GRP

verticalbridge

VERTICAL BRIDGE
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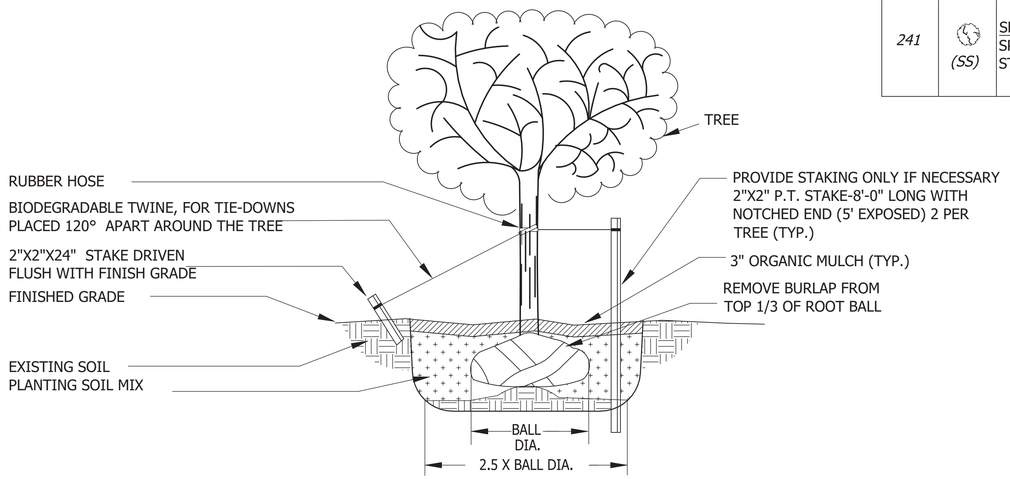
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LANDSCAPE PLAN

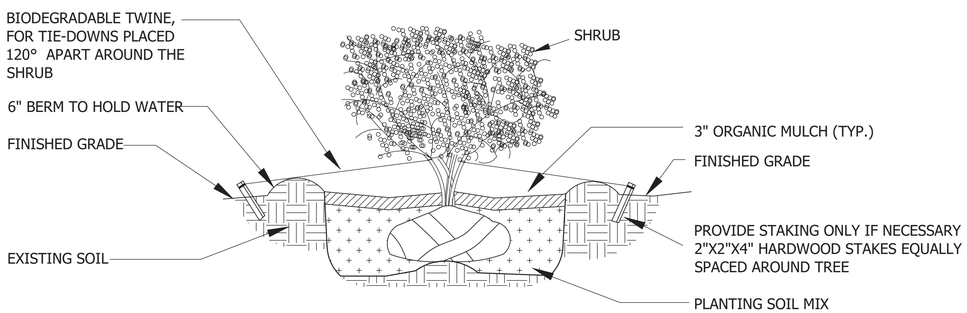
SHEET NUMBER:
L-1

PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
26	(CP)	TREE CABBAGE PALM	SABAL PALMETTO	TREES MUST BE A MIN. OF 10' IN HEIGHT, HAVE A 2" CALIPER AND 4' SPREAD AT TIME OF INSTALLATION. PALMS MUST HAVE A MIN. OF 10' OF CLEAR TRUNK AT PLANTING AND 2" DIA. AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING	PLANT 10' O.C. MIN.
241	(SS)	SHRUB SPANISH STOPPER	EUGENIA SEREGATA	30" MIN. HEIGHT AT PLANTING. MUST BE 36" HEIGHT WITHIN 12 MONTHS OF PLANTING. HEDGE MUST BE MAINTAINED AT A MINIMUM 6' HEIGHT, EQUIVALENT TO THE 6' FENCE HEIGHT	PLANT 36" O.C.



1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

AUTOMATED IRRIGATION SYSTEM:

1. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. THIS REQUIREMENT MUST BE INCLUDED ON THE GRADING/PAVING PLAN SHEET.

2. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL.

3. A MOISTURE (RAIN) SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS.

4. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS ARES, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS.

5. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE.

PLANTING NOTES:

1. MULCH WITH 4" MIN. ORGANIC MULCH.

2. LANDSCAPE CONTRACTOR TO GUARANTEE AND MAINTAIN TREES AND SHRUBS FOR 180 DAYS.

3. ALL TRIMMING OF EXISTING TREES TO BE PERFORMED BY LICENSED ARBORIST.
4. ALL NEW PLANT MATERIAL WILL BE FLORIDA GRADE #1 OR BETTER, HEALTHY, DISEASE FREE, AND PEST FREE.

5. ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.

6. SEED, MULCH AND FERTILIZE ALL DISTURBED AREAS.

7. REFER TO LANDSCAPE PLAN, SHEET L-1 FOR PLANTING LOCATION.

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LANDSCAPE DETAILS

SHEET NUMBER:
L-2