



May 21, 2026

Lee County Community Development
Zoning Department
P.O. Box 398
1500 Monroe Street
Fort Myers, FL 33902

RE: VAR2026-00001 Resubmittal #1 – The Forest CC Tower – Variance

Dear Ms. Groth and Staff:

Please find below Vertex Development's responses to the above-referenced application's Insufficiency Comments, issued February 16, 2026. Documents to support our resubmittal include:

- Comments Response Letter (*this response*)
- Application – Variances REV1
- Written Request REV1
- Boundary Survey REV1
- Certification of Title and Encumbrances REV1
- Legal Description Sketch
- Site Plans REV1
- Landscaping Plans REV1
- Utility Letter of Availability
- FAA Determination
- Tall Structure Permit

Environmental Review:

1. Please provide a landscape plan depicting the location of the variance request. **Please see revised Landscaping Plans, depicting a five-foot buffer on the west side of the compound.**
2. Please provide a cross section with the existing berm. **Please see revised Site Plans Sheet C-2 for the cross section of the existing berm.**
3. Staff cannot support the variance request; it appears the lease area cannot accommodate the required 15ft wide buffer. **The landscaping buffer was already sited within the area of the 50-foot Radius Non-Exclusive Fall Zone Easement; however, we have revised the Survey, Site Plans and Landscaping Plans to include a specific Non-Exclusive Landscape Buffer Easement. Vertex has revised the Survey, Site Plans and Landscaping Plans to include a 15-foot landscaped buffer along the east and south sides of the compound. We are proposing a 5-foot buffer along the western side of the compound, and we have revised our Variance Application as such. As shown on Site Plans Sheets C-1 and C-3, the relocated metal pole barn will be immediately adjacent to the compound, allowing for a five-foot landscape buffer. Additionally, the closest residential lot line to the northwest (Folio 10220849) is approximately**

850 feet away, and there is existing vegetative screening, a water treatment facility and other buildings between the compound and the lot line. The visual impacts of the base of the Tower are already minimized by distance and intervening buildings.

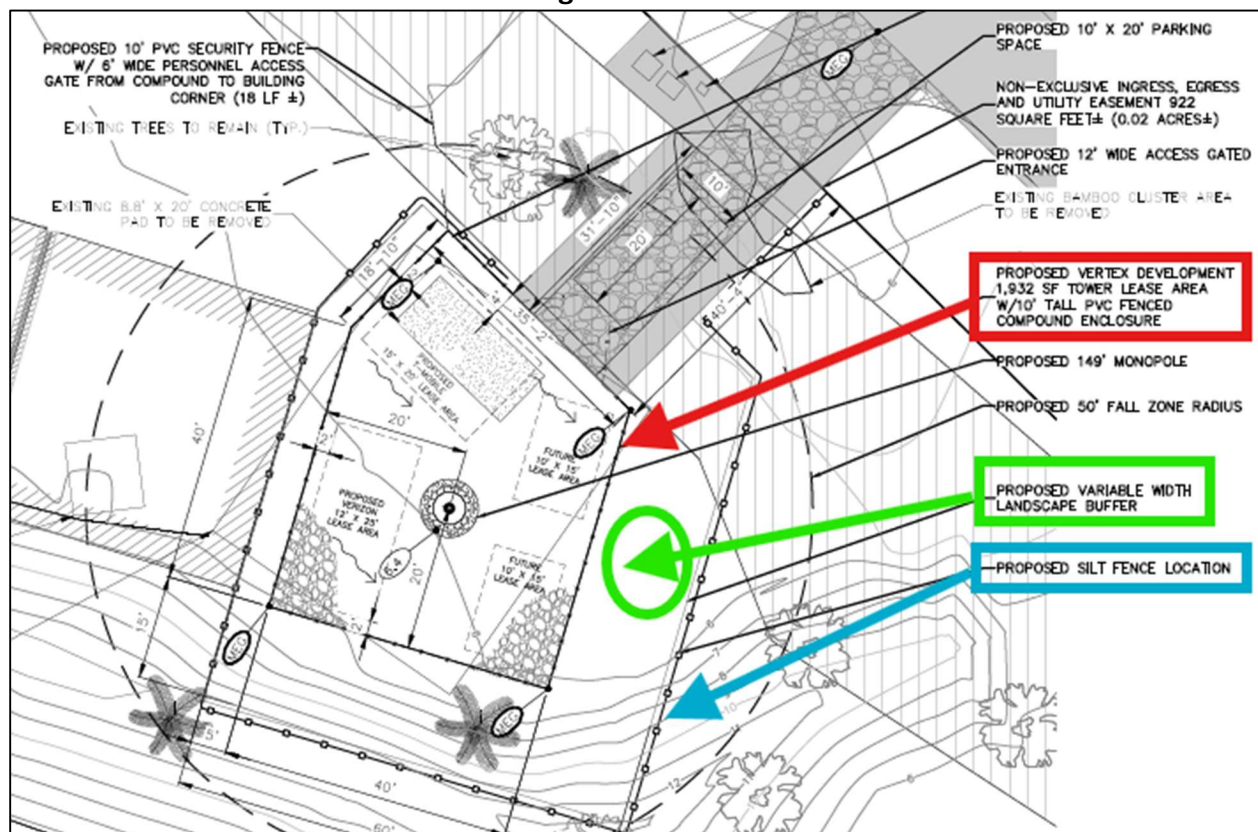
4. Please demonstrate why the berm cannot be located within the lease area **Please see revised Survey, Site Plans and Landscaping Plans. The berm is now within the Non-Exclusive Landscaping Easement.**

5. Please note the buffers are required to be within the lease area. **We have revised the Survey, Site Plans and Landscaping Plans to include a specific Non-Exclusive Landscape Buffer Easement.**

6. Please note shrubs must be maintained at fence height per LDC Section 34-1447 (d)(4)(c)(2) in the narrative. **That note has been added to Landscaping Plans, Sheet L1, under Landscaping Requirements.**

7. Please note that LDC Section 10-420 planting standards must be met. **The revised Landscaping Plans meet the requirements of LDC Section 10-420.**

8. Please revise site plan sheet C-3 to depict buffer outside of fence. **The proposed landscaping buffer is located outside of the compound fence. There is an additional proposed silt fence for erosion and sedimentation controls during construction.**



LeeTran Review:

LeeTran has reviewed the proposed development and determined that it is located beyond one quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10 441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO. **Vertex acknowledges this section and will comply with any reasonably required improvements at the time of LDO.**

Legal Review:

1. LDC §34-202(a)(7) Title Certification... **Please see revised Title Certification.**

2. LDC §34-202(a)(5) Legal description and sketch to accompany legal description. A complete legal description describing the platted subject property must be submitted. No legal description was submitted. A complete legal description (i.e., lot, block, subdivision name, public records recording information) of the platted subject property is required (letter 8.5 x 11 or legal 8.5 x 14 size, suitable for recording). **Please see Legal Description Sketch that has been provided to meet the Lee County LDC §34-202(a)(5).**

3. LDC §34-202(a)(6) Boundary Survey. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The boundary survey does not indicate the tie to the certification of title. **Please see revised Boundary Survey. State Plan Coordinates are on page 5, and Note #8 has been revised to include revised Title Certification.**

Natural Resources Review:

Identify the irrigation source for the landscaping required pursuant to LDC 34-1477(d)(4)c. **The proposed landscaping will tie into the existing water source on the property. Landscaping Plans Sheet L2 has been updated to reflect this.**

Planning Review:

1. The property is within the Coastal High Hazard Area, please provide analysis of Lee Plan policies 101.1.1 and 101.3.2. **Please see revised Written Request for these additional responses.**

2. Please provide analysis of Lee Plan policies 5.1.5 and 123.2.10. **Please see revised Written Request for these additional responses.**

Zoning Review:

1. GENERAL COMMENTS: Please separate the Special Exception and Variance request narratives into their own individual submittal documents. **Vertex has separated and revised the Special Exception and Variance Written Request Narratives for each respective application.**

The application states there is a request for three (3) variances from the Land Development Code for landscaping, setbacks and height. The narrative only requests two (2) for setbacks and height. Please provide clarification on the request, and justification for the landscape variance if part of this request. Each additional variance request is subject to a \$150.00 fee, which will be invoiced

following review of any future resubmission. **We apologize for the inconsistency and have corrected the narrative. Vertex is also requesting one additional variance at this time, for a total of four. We will pay any additional assessed fees.**

Pursuant to LDC Sec 34-1108, please provide the required approved Tall Structures Permit. **Please see the FAA Determination and the Tall Structure Permit.**

Pursuant to LDC Sec 34-201(a)(1)f In addition to the authorization required under subsection e, applications that include property that is individually owned by homeowners, condominium unit owners, or timeshare unit owners must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium or homeowners' association documents, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums, timeshare plans, or homeowners associations, or the rights of any of the unit/homeowners owners, as derived from such documents and laws, and that approval of the requested act by the County would violate no such rights. **This requirement is not applicable. The property is owned by The Forest Country Club, Inc., a Florida not for profit corporation (f/k/a The Forest Country Club Membership Association, Inc., a Florida corporation), and not individually by homeowners, condominium unit owners or timeshare unit owners.**

2. Pursuant to LDC Sec 34-145:

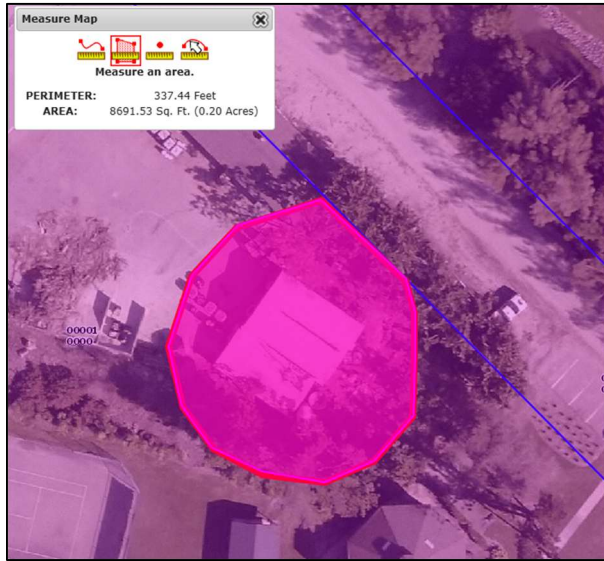
(b)(3)b – Please provide clarity on how setback and landscaping relief requested is not a burden created by the applicant's choice in leasing this space. Please ensure all Variance Criteria is addressed in the Variance Narrative requested in Comment 1. **The proposed tower location highlights the challenges of modern day cell tower siting in residential communities. The existing, dense residential golf course community creates the need for additional wireless infrastructure but offers few compatible locations that will meet residential separation requirements. Fortunately, the golf course maintenance area was offered by the property owner. The specific location chosen is within a cluster of existing golf course maintenance and utility structures, enhancing the compatibility of the tower with the greater community. The height of the existing maintenance structures add greater screening of the proposed tower than traditional tower base landscaping. A location on the parent tract that does not require setback and landscaping relief would be less compatible with the greater community and more visible.**

(b)(3)e – Please provide Lee Plan analysis in the applicant's narrative on the following: Policy 1.5.1, Goal 2, Objectives 2.1 and 2.2, Standard 4.1.4, Policy 5.1.5, Policy 6.1.1, Policy 101.1.1 & 101.3.2, and Policy 158.3.4. **Please see revised Written Request for these additional responses.**

3. Pursuant to LDC Sec 34-202:

(a)(9) a complete list, map, and one set of mailing labels, of the property owners, and their mailing addresses, for all properties within 1,000 feet of a wireless communication facility of the perimeter that is the subject of the request must be provided. Please confirm on the surrounding property owner's map the dimension of the perimeter being utilized to fulfill this requirement. Ensure the property owner's addresses fulfill this clarification. **Vertex submitted the proper 1,000-foot radius of the project area in its first submittal. Please see below for an approximation of the**

area used to include the entire subject request, including the fall zone radius. This yields 42 parcels for notification.



(a)(10) – Please provide Proof of Potable Water/Sanitary Sewer Availability. Please demonstrate how the applicant intends to fulfill the requirements of irrigating the landscape buffer. If a connection is to be made for irrigation, please provide the appropriate utility letter of availability. **Please see Utility Letter of Availability.**

(b)(6)b.3 – Please key the location of the variance requests to the site plan. **Please see revised Site Plans Sheet C-1 for the Variance Key.**

Please let us know if you have any additional comments or questions. We look forward to hearing back from you.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer C. Frost'.

Jennifer C. Frost, PMP



APPLICATION FOR VARIANCE PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: The Forest CC Tower

Request: Vertex is requesting variances for the proposed Communications Tower: overall height of
Tower, setback from property line.

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PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** Vertex Development, LLC
Address: 3630 W. Kennedy Blvd
City, State, Zip: Tampa, FL 33609
Phone Number: 813-335-4768
E-mail Address: alanruiz@vertexdevelopment.net
- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**
☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
☐ Application is County initiated. Attach BOCC authorization.
- C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**
1. Company Name: Doty Solik Law, P.A.
Contact Person: Mary Doty Solik
Address: 121 S. Orange Ave, Suite 1500
City, State, Zip: Orlando, FL 32801
Phone Number: 407-367-7868 Email: msolik@dotysoliklaw.com
- 2. [Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

PART 2 PROPERTY OWNERSHIP

- A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]**
Name: The Forest Country Club, Inc.
Address: 6100 Club Boulevard SW
City, State, Zip: Fort Myers, FL 33908
Phone Number: 239-482-8378 Email: rich281957@gmail.com
- B. Disclosure of Interest [34-202(a)(2)]:**
☒ Attach [Disclosure of Interest](#) Form.

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

C. Multiple parcels:

- ☐ Property owners list. [34-202(a)(8)]
- ☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 01/01/0989

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed. [34-203(a)(5)]]01-46-24-00-00001.0000**B. Street Address of Property:** 6227 Deer Run, Fort Myers, FL 33908**C. Legal Description (must submit) [34-202(a)(5)]:**

- ☒ Legal description (8½"x11") and sealed sketch of the legal description.

OR

- ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND**Boundary Survey [34-202(a)(6)]:**

- ☒ A Boundary survey, tied to the state plane coordinate system.

OR

- ☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]
2. ☒ Map of surrounding property owners. [34-202(a)(9)]
3. ☒ One set of mailing labels.. [34-202(a)(9)]

Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: RM-2 / PUD / CT

- ☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Golf Course with miscellaneous improvements
2. Intended uses of property are: 149' Communications Tower within a 1,932 S.F. Compound

G. Future Land Use Classification (Lee Plan):

Suburban (FSA)	<u>260.72</u>	Acres	<u>93</u>	% of Total
Wetlands	<u>11.21</u>	Acres	<u>4</u>	% of Total
Wetlands	<u>8.41</u>	Acres	<u>3</u>	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 3,520 Feet
2. Depth (average if irregular parcel): 4,475 Feet
3. Total area: 280.34 Acres (MOL)
4. Frontage on road or street: _____ Feet on _____ Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

- I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

- J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 ACTION REQUESTED

- A. Variance(s).** List the specific section number(s) of the Lee County Land Development Code {and their name(s)} from which the relief is sought. [34-203(b)(3)] [Attach extra sheets if additional space is needed]:

<u>Section Number</u>	<u>Title of LDC Section or Subsection</u>
34-1447.(b) / Table 34-1447	Permissible Antenna-Supporting Structure Heights, Locations and Applicable Review Process
34-1447.(e)(1)(a)	Setbacks/ New Facilities
34-1447.(d)(4)c.1.	Landscaping
34-1447.(e)(2)g.	Height - Ground-Mounted Enclosure

- B. Reason why Variance is needed** [Attach extra sheets if additional space is needed]:
Please see responses included with Written Request

- C. Variance Criteria.** Explain how each variance request meets the criteria set forth in 34-145(b)(3) and (4). [34-202(b)(6)(a)]

- What are the property's inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in LDC section 34-2) on the property owner?
- Are the exceptional conditions the result of actions of the property owner taken subsequent to the adoption of the ordinance? ☐ YES ☒ NO (If YES, explain.)
- Is the requested variance the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property? ☒ YES ☐ NO (Explain.)
- Will granting the variance be injurious to the neighborhood or otherwise detrimental to the public welfare? ☐ YES ☒ NO (Explain.)
- Is the requested variance consistent with the Lee Plan? ☒ YES ☐ NO (Explain.)
- If applicable, how does the variance meet the special findings criteria of 34-145(b)(4)?

D. Site Plans:

- All requests for a variance (excluding a setback variance on a collector or arterial road) must include a site plan showing: [34-202(b)(6)(b)]
 - All existing public streets, easements or other reservations of land within the site;
 - All existing and proposed structures on the site; and
 - The location of the proposed variance.
- All requests for a variance from a required street setbacks on a collector or arterial road must include a site plan, drawn to scale, showing: [34-202(b)(6)(b)]
 - The location of all proposed structures, easements, rights-of-way and vehicular access onto the property, including entrance gates or gatehouses; and
 - The extent of modification from street setbacks requested.

**PART 5
ADDITIONAL REQUIREMENTS**

A. Flood Hazard:

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

B. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide information regarding proposed blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

C. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☐ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☒ A Tall Structures Permit is required. **[34-1108]**

D. Any other reasonable information required by the Department which is commensurate with the intent and purpose of the Land Development Code.

PART 6
SUBMITTAL REQUIREMENT CHECKLIST

Two copies required for submittal
Clearly label your attachments as noted in bold below

☒	Completed application for Public Hearing [34-202(a)(1)]
☒	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	<u>Affidavit of Authorization</u> (notarized) Form [34-202(a)(3)]
☐	<u>Additional Agents</u> [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	<u>Disclosure of Interest</u> Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(5)]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	<u>OR</u>
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(6)]
☐	Property Owners list (if applicable) [34-202(a)(8)]
☐	Property Owners map (if applicable) [34-202(a)(8)]
☒	Confirmation of Ownership/Title Certification [34-202(a)(7)]
☐	STRAP Numbers (if additional sheet is required) [34-203(a)(5)]
☒	List of Surrounding Property Owners [34-202(a)(9)]
☒	Map of Surrounding Property Owners [34-202(a)(9)]
☒	Mailing labels [34-202(a)(9)]
☐	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements (if applicable) [34-201(c)]
☐	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☒	List of variances requested (if additional sheet is required) [34-203(b)(3)]
☒	Reason Variance is needed (if additional sheet is required)
☒	Variance criteria [34-202(b)(6)(a)]
☒	Site Plan [34-202(b)(6)(b)]
☐	Excavations/Blasting (if applicable)
☐	Tall Structures Permit (if applicable) [34-1108]
☐	Additional Information required by Department



January 8, 2025 (Revised May 21, 2026)

Lee County Community Development
P.O. Box 398
1500 Monroe Street
Fort Myers, FL 33902

RE: Application for Variance Approval to allow for the construction and use of a 149-foot Wireless Communications Facility

Applicant: Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

Owner: The Forest Country Club, Inc.
6100 Club Blvd. SW
Fort Myers, FL 33908

Contacts: Alan Ruiz / Jennifer C. Frost, PMP
813-335-4768 / 813-480-7855
alanruiz@vertexdevelopment.net

Dear Staff:

Enclosed, please find Vertex Development, LLC's ("Vertex") submittal for the above-referenced applications to construct a 149' close-mount monopole-type wireless communication facility tower ("Tower"). We have included the following documents pursuant to the Lee County Land Development Code ("LDC") for Vertex's submittal:

- Application – Variances REV1
 - Affidavit of Authorization
 - Disclosure of Interest
 - The Forest Country Club, Inc. SunBiz
- Certification of Title and Encumbrances REV1
- Legal Descriptions Sketch
- Boundary Survey REV1
- Request Statement (*this letter*) REV1
- Site Plans REV1
- Landscaping Plans REV1
- Tall Structure Permit
 - T-Mobile RF Package
 - Verizon Zoning Support Letter

Vertex is requesting Special Exception and Variance approvals for a 149' Wireless Communications Facility ("Tower") to be located at 6227 Deer Run in unincorporated Fort Myers,

Florida; Lee County STRAP 01-46-24-00-00001.0000. The total parent parcel is approximately 280.34 acres, MOL (according to the Lee County Property Appraiser's Office), and has a golf course with amenities on the land. The parent parcel is primarily zoned RM-2 (73%) as well as PUD (24%) and CT (3%), with future land use designations of "Suburban" (93%) and "Wetlands" (7%).

The Tower will be designed to accommodate T-Mobile, Verizon Wireless and two other wireless telecommunication providers (such as AT&T). The tower compound is 1,932 square feet in addition to any required easements for access, utilities and landscaping.

Please find below a description how Vertex's application meets the criteria of the applicable sections of the Lee County LDC and Comprehensive Plan.

Lee County Comprehensive Plan

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. **Wireless Communication Facilities are needed to service the surrounding residential area(s) and are essential to all land uses; therefore, Towers need to be located within or near residential areas of the County. As the parent parcel and surrounding parcels are zoned residential, the proposed Tower is ideally sited in the utility and maintenance area of The Forest Country Club in order to serve existing and future residential development. This proposed Tower will also be beneficial by providing another source for emergency communications, promoting the health, welfare, public order and safety of the community.**

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII. (Ord. No. 94-30, 18-28) The Proposed Tower compound and access are not located within wetlands. The closest waterbody is over 200 feet away from the proposed Tower site.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources. The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. The Proposed Tower is located within an existing and

mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.**

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

The proposed Tower is not sited within an environmentally sensitive area; it is sited within a developed portion of a golf course maintenance facility. However, Vertex complies with the environmental regulations of the FCC and will contract an independent environmental firm to conduct a Phase I Environmental Site Assessment and National Environmental Policy Act (NEPA) in accordance with FCC regulations. Should a negative impact be identified, Vertex will adjust its site design accordingly. Additionally, if any negative impact is identified by SFWMD, Vertex will comply with all necessary alterations. The Proposed Tower will utilize existing street and utility improvements and will not pose any strain on existing improvements.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. The Proposed Tower is located in an existing and mature planned development within a golf course maintenance facility, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area. As Vertex is applying for a Special Exception and a Variance, Vertex is proposing development that is consistent with the applicable sections of the Land Development Code, including meeting appropriate setbacks and buffers.

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. Traffic and access impacts (rezoning and development orders);
2. Landscaping and detailed site planning (development orders);
3. Screening and buffering (Planned Development rezoning and development orders);
4. Availability and adequacy of services and facilities (rezoning and development orders);
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
6. Proximity to other similar centers (rezoning); and
7. Environmental considerations (rezoning and development orders).

As it relates to Communications Towers this policy is implemented through Chapter 34, Division 11. Wireless Communication Facilities of the Land Development Code. Vertex has submitted Special Exception and Variance applications demonstrating its compliance with all LDRs that address the criteria above.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28) **The Proposed Tower will be compatible with and will have no impact on water retention, wildlife habitat, primary productivity, and defense against coastal flooding.**

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28) **The Proposed Tower is located in uplands.**

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas. **The Proposed Tower is located within an existing and mature planned development within an existing golf course maintenance facility, and it will address a deficiency in cellular coverage and capacity in this area. As the Tower is designed for collocation, it will mitigate the need for additional towers. Finally, it will have no negative impact on nature preserves, wildlife refuges, or recreation areas.**

POLICY 123.10.5: The County will continue to permit communication towers in excess of 100 feet only by special exception. The impacts of such towers on wood storks must be considered in the review of these applications. (Ord. No. 94-30, 00-22, 18-28) **Please see Wood Stork Nesting Map. There are not any registered Wood Stork nesting colonies within 2,500 feet of the proposed Tower (per FDEP MapDirect); the closest identified colonies are over 13 miles away near Caloosahatchee in Lee County. Additionally, Vertex has taken preliminary precautions to avoid negative impact on wood storks and other migratory birds: the proposed 149' Tower is half of the recommended 300' maximum, will not be guyed or lighted, and it is not located near a ridgeline. Additionally, Vertex is developing a tower on an existing site that will have no negative impact upon Estero Marsh, which likely contains wood storks. Furthermore, the FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA). Should a negative impact on wood storks be identified in the NEPA, Vertex will notify the County and adjust its Development Order Application accordingly tower design and Site Plans to offset.**

POLICY 158.3.4: Support provision of digital broadband and communications infrastructure and expansion of information technology industries needed to meet current and future business needs. The Proposed Tower will increase wireless communications infrastructure in currently underserved area. This expansion will assist in meeting current and future business needs.

Lee County Land Development Code

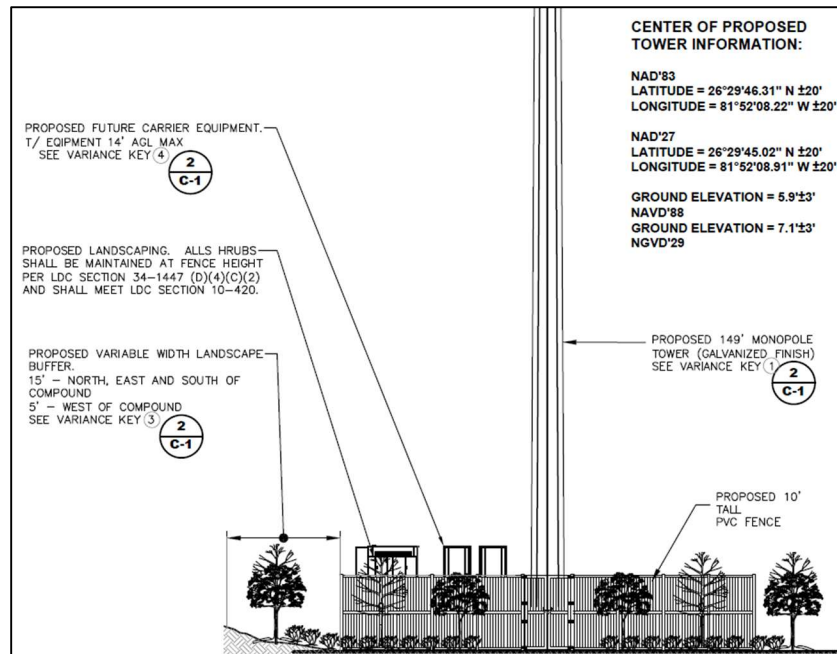
Section 34-145.(b) Variances

(3) *Findings/review criteria.* Before granting a variance, the Hearing Examiner must find the following review criteria are satisfied:

- a. The property has inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in Section 34-2) on the property owner. **“Hardship” is defined by the Lee County land development code as “an unreasonable burden that is unique to a parcel of property, such as peculiar physical characteristics. Economic problems may be considered but may not be the sole basis for finding the existence of a hardship.”** Vertex is applying for **two four** separate variances:
 - From Section 34-1447.(b), Table 34-1447. The maximum overall height allowed by administrative approval in residential districts is 35 feet, and the maximum overall height requiring approval by Special Exception is 75 feet. As T-Mobile has a stated need of 145 feet, and Verizon has stated a need of 135 feet, Vertex is proposing a 149-foot Tower in order to accommodate both carriers in addition to two more collocations in the future. Therefore, Vertex is requesting the additional height generally in accordance with other districts’ maximum height of 149 feet by Special Exception.
 - Per Section 34-1447.(e)(1)(a), new tower facilities must be set back from the property lot lines a distance greater of the zoning district setback requirements or the overall height of the tower. Therefore, the Tower must be set back from the parent property line a minimum distance of 149’. The proposed tower is approximately 63 feet from the Deer Run ROW, and Vertex is proposing a Variance of 86 feet from this requirement. In order to mitigate the request, Vertex is proposing a 50-foot Fall Zone Radius; please see the Fall Zone Letter. Deer Run Southwest was platted via “The Forest Unit One” in Plat Book 33, Page 85, in 1983. If this portion of the roadway were not platted or developed, we would not request this variance, as the next closest parent parcel lot line (to the east) to the Tower is 372 feet. Vertex exceeds all other district and tower height setbacks. Please see Sheets A-1 and C-1 illustrating the setbacks.
 - **34-1447.(d)(4)c.1.: Vertex is proposing a 15-foot landscaped buffer along the east and south sides of the compound. We are proposing a 5-foot buffer along the western side of the compound only (previously all side of the compound). As shown on Site Plans Sheets C-1 and C-3, the**

relocated metal pole barn will be immediately adjacent to the compound, allowing for a five-foot landscape buffer. Additionally, the closest residential lot line to the northwest (Folio 10220849) is approximately 850 feet away, and there is existing vegetative screening, a water treatment facility and other buildings between the compound and the lot line. The visual impacts of the base of the Tower are already minimized by distance and intervening buildings.

- Per 34-1447.(e)(2)g., the overall height of ground-mounted equipment or equipment enclosure may not exceed 12 feet. Vertex is seeking a Variance to not exceed 14 feet above ground level (AGL) for all collocators. The Base Flood Elevation (BFE) in the area is 11 feet AMSL, based on FEMA Map Panel 125124 0576 H. The current ground elevation is 6 feet (AMSL). The FCC National Programmatic Agreement requires the carriers to install their equipment starting at one foot above BFE, which would be 12' AMSL, or 6 feet AGL. The carriers' equipment oftentimes exceeds six feet in height, but rarely eight feet, yielding a maximum of 14 feet AGL. Please see revised Site Plans Sheet C-2 for proposed elevation. As the Lee County LDC has not been updated to accommodate the most recent FEMA Flood Insurance Rate Maps, development in the low-lying area imposes development challenges to remain in accordance with this LDC section.



- b. The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance. **The conditions resulting in the requested variances are pre-existing.** The proposed tower location highlights the challenges of modern day cell tower siting in residential communities. The existing, dense residential golf course community creates the need for additional wireless infrastructure but offers few compatible locations that will

meet residential separation requirements. Fortunately, the golf course maintenance area was offered by the property owner. The specific location chosen is within a cluster of existing golf course maintenance and utility structures, enhancing the compatibility of the tower with the greater community. The height of the existing maintenance structures add greater screening of the proposed tower than traditional tower base landscaping. A location on the parent tract that does not require setback and landscaping relief would be less compatible with the greater community and more visible.

- c. The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property. **The variances Vertex is requesting, if granted, will relieve any hardship or unreasonable burden.**
- We are requesting a 149' Tower, as this height is the maximum allowed height in all other zoning districts requiring approval by Special Exception, in order to accommodate the maximum number of collocations on the Tower.
 - The Tower is ideally sited in the utility and maintenance area of The Forest Country Club, at least 240% the height of the Tower from the closest residential dwelling. Furthermore, the existence of Deer Run as platted through the property has created a unique circumstance of impacting the tower setbacks.
 - The reduced landscaping buffer on the west side of the compound will allow for the reconfiguration of the golf maintenance facility and the space for the proposed Tower. It does not negatively impact screening the base of the tower from adjacent properties.
 - The proposed design for the carriers' equipment on a platform to meet FCC standards is a reasonable request, as the Lee County LDC has not been updated to accommodate the most recent FEMAL Flood Insurance Rate Maps for development in low-lying areas.
- d. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare. **Wireless Communication Facilities are needed to service the surrounding residential area(s) and are essential to all land uses; therefore, Towers need to be located within or near residential areas of the County. This proposed Tower will also be beneficial by providing another source for emergency communications, promoting the health, welfare, public order and safety of the community.**
- e. The variance is consistent with the Lee Plan. **The parcel the proposed Tower is sited on has a future land use designation of "Suburban." According to the Lee County Comprehensive Plan, or "The Lee Plan," Policy 1.1.5, "The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging**

residential neighborhoods.” The intention of the proposed Tower is to provide wireless coverage for these existing and emerging residential area(s).

(4) *Special findings.* The Hearing Examiner must also make special findings in variances for the following:

- a. *Wireless communication facilities.*
 1. Denial would have the effect of prohibiting the provision of personal wireless services; **There is a need for additional wireless capacity in the surrounding area. Please see T-Mobile RF Package and the Verizon Zoning Support Letter.**
 2. Denial would unreasonably discriminate among providers of functionally equivalent personal wireless services; **Not applicable**
 3. The variance is necessary to ensure adequate public safety and emergency management communications; **The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Vertex is also amenable to reserving space on the proposed Tower for the placement of any needed emergency communication apparatus and/or device(s) on the structure or the ground compound as requested by the Lee County Department of Public Safety.**
 4. The variance is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met); **Not applicable**
 5. Denial would have the effect of prohibiting the provision of amateur radio services; or **Not applicable**
 6. The variance will obviate the need for additional antenna-supporting structures in the geographic search area. **The proposed Tower will alleviate the need for any additional wireless capacity in the Geographic Search Area. Please see T-Mobile RF Package and the Verizon Zoning Support Letter.**

(5) *Decisions.*

- a. When the Hearing Examiner determines denial is appropriate, the decision must cite to the specific legal authority for the denial. **Noted**
- b. In reaching a decision, the Hearing Examiner may attach conditions necessary for the protection of the health, safety, comfort, convenience and welfare of the general public. Conditions must rationally relate to the variance. **Vertex will comply with any reasonably related conditions attached to the approval of the Variances.**

-
- c. Decisions of the Hearing Examiner on variances filed from the Airport Compatibility District regulations, must be in the form of a recommendation to the Board. **Not applicable**

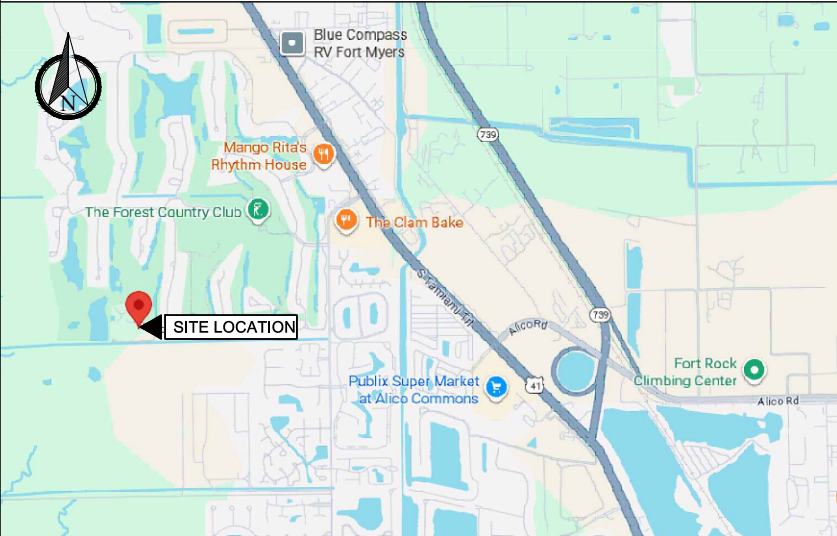
Note: Please see companion Special Exception Application SEZ 2026-00001 for any additional information.

C:\Users\DarrylKroeze\Downloads\OneDrive_1_5-21-2026\US-FL-5606_The Forest CC_ZD REV A_NEW SURVEY_12.29.25.dwg May 21, 2026 3:32:33 PM DarrylKroeze

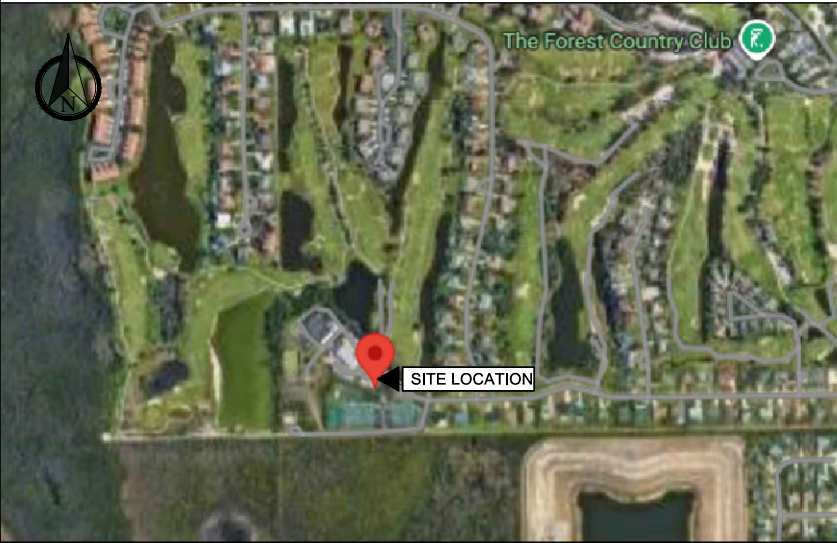


3630 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS



THE FOREST CC
FL-5066

6227 DEER RUN

FORT MYERS, FL 33908

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER

149' MONOPOLE TOWER

Darryl J Kroeze



Digitally signed by Darryl J Kroeze
DN: cn=Darryl J Kroeze,
o=Qualifier=001415C000001990C34827B000587AC,
ou=GEN3 ENGINEERING, C=US
Date: 2026.05.21 15:33:25-0400

APPROVALS

PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

PROJECT SUMMARY

- VERTEX SITE NAME: THE FOREST CC
- VERTEX SITE NUMBER: FL-5066
- TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 149' MONOPOLE
- TYPE OF DEVELOPMENT: UTILITY
- TOWER GROUND ELEVATION: $\pm 5.9'$ (NAVD 88)
- SITE ADDRESS: 6227 DEER RUN
FORT MYERS, FL 33908
- LATITUDE: $26^{\circ} 29' 46.31''$ N / 26.496197° N
- LONGITUDE: $81^{\circ} 52' 08.22''$ W / -81.868950 W
- PROPERTY OWNER: THE FOREST COUNTRY CLUB, INC.
6100 CLUB BLVD SW
FORT MYERS, FL 33908
- COUNTY: LEE COUNTY, FLORIDA
- PARCEL NUMBER: 01-46-24-00-00001.0000
- PARCEL PORTION OF: S1, T46 SOUTH, R24 E
- JURISDICTION: LEE COUNTY, FLORIDA
- EXISTING LAND USE: 3800 - GOLF COURSE
- FUTURE LAND USE: SUBURBAN - 93%
WETLANDS - 4%
WETLANDS - 3%
- EXISTING ZONING: RM-2
- ADJACENT PARCEL ZONING: NORTH: RM-2
SOUTH: PUD
EAST: RM-2
WEST: PUD

- ACTUAL TOWER SETBACKS:
- NORTH: 1101.9'
SOUTH: 246.6' $\pm$
EAST: 372.9' $\pm$
WEST: 224.5' $\pm$
- PARENT TRACT AREA: 280.34 ACRES
 - TOTAL PROJECT AREA: 4,829 SF ($\pm$) / 0.11 ACRES ($\pm$)
 - TOTAL LEASE AREA: 1,932 SF
 - TOTAL COMPOUND AREA: 1,932 SF
 - PROPOSED TOWER PARKING: (1) ONE

DESIGN CRITERIA

- FLORIDA BUILDING CODE 8th EDITION (2023)
ANSI/EIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
ASCE 7-22
Vult = 160 MPH (ULTIMATE 3 SECOND GUST)
Vasd = 124 MPH (NOMINAL 3 SECOND GUST)
RISK CATEGORY= II
EXPOSURE= C
IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2020 EDITION
- FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.

CONSTRUCTION NOTES

- 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.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
- THIS PROJECT CONSISTS OF THE INSTALLATION OF:

NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE
149' MONOPOLE TOWER & 1,932 SF FENCED COMPOUND WITHIN A 1,932 SF LEASE AREA FOR AN UNMANNED WIRELESS DATA TELECOMMUNICATIONS FACILITIES.

CONTACTS

APPLICANT / TOWER OWNER / LEASE HOLDER:
VERTEX DEVELOPMENT
3630 W. KENNEDY BLVD.
TAMPA, FL 33609
(813) 335-4768

CONTRACTOR:
EXPERT CONSTRUCTION MANAGERS
815 SOUTH KINGS AVENUE
BRANDON, FL 33511
(813) 657-8710

ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544
(813) 917-2671
ATTN: DARRYL J. KROEZE, PE

TITLE HOLDER / PROPERTY OWNER:
THE FOREST COUNTRY CLUB, INC.
6100 CLUB BLVD SW
FORT MYERS FL 33908

SURVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 418-0500

ELECTRIC COMPANY:
SECO ENERGY

FIBER COMPANY:
TBD

PROJECT INFORMATION

- THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- VERTEX DEVELOPMENT CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERTEX DEVELOPMENT OR WIRELESS CARRIER EMPLOYEES AND SUB-CONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
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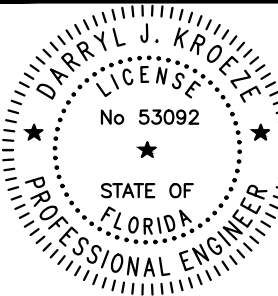


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

T-1

General Conditions:

1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Built Drawings:

1. The Contractor shall prepare a red-lined set of As-Built Drawings.

Environmental Protection

1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 8th Edition (2023)
EIA/TIA-222 Rev. H
Florida Fire Prevention Code 8th Edition (2023)
Life Safety Code 101
National Electric Code 2020
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories
2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

1. The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

Structural:

1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.

Florida Building Code 8th Edition (2023)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1
Wind Loads (ASCE 7-22)
160 mph ultimate design wind speed per FBC 8th Edition (2023)
124 mph nominal design wind speed per FBC 8th Edition (2023)
3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Site Notes

1. ALL TELECOMMUNICATIONS TOWERS (TOWERS), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE LEE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE SIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY LEE COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 149 FEET ABOVE GROUND LEVEL.
3. ALL NEW TOWER BASES, OUTDOOR EQUIPMENT, ACCESSORY BUILDINGS, AND ACCESSORY STRUCTURES SHALL BE FENCED.
4. TOWER LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY.
5. THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE FCC.
6. COLLOCATION. THE MONOPOLE TOWER WILL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR (4) WIRELESS TELECOMMUNICATIONS CARRIERS AT VARYING ELEVATIONS.
7. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE HAS BEEN PROVIDED.
8. TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE.
9. UTILITIES. TOWER DOES NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.
10. AT THE TOWER SITE, THE DESIGN OF ANY BUILDINGS AND RELATED STRUCTURES SHALL, TO THE EXTENT POSSIBLE, USE MATERIALS, COLORS, TEXTURES, SCREENING, AND LANDSCAPING THAT WILL BLEND THE TOWER FACILITIES TO THE NATURAL SETTING AND BUILT ENVIRONMENT. OUTDOOR STORAGE IS NOT PERMITTED AT A TOWER SITE.
11. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT OF THE EASEMENT OF RECORD.
12. THE CONSTRUCTION OF THIS FACILITY WILL NOT IMPACT TO THE 100 YEAR FLOOD PLAIN.
13. COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS.

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HR		DJK



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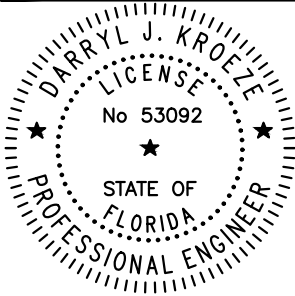


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MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
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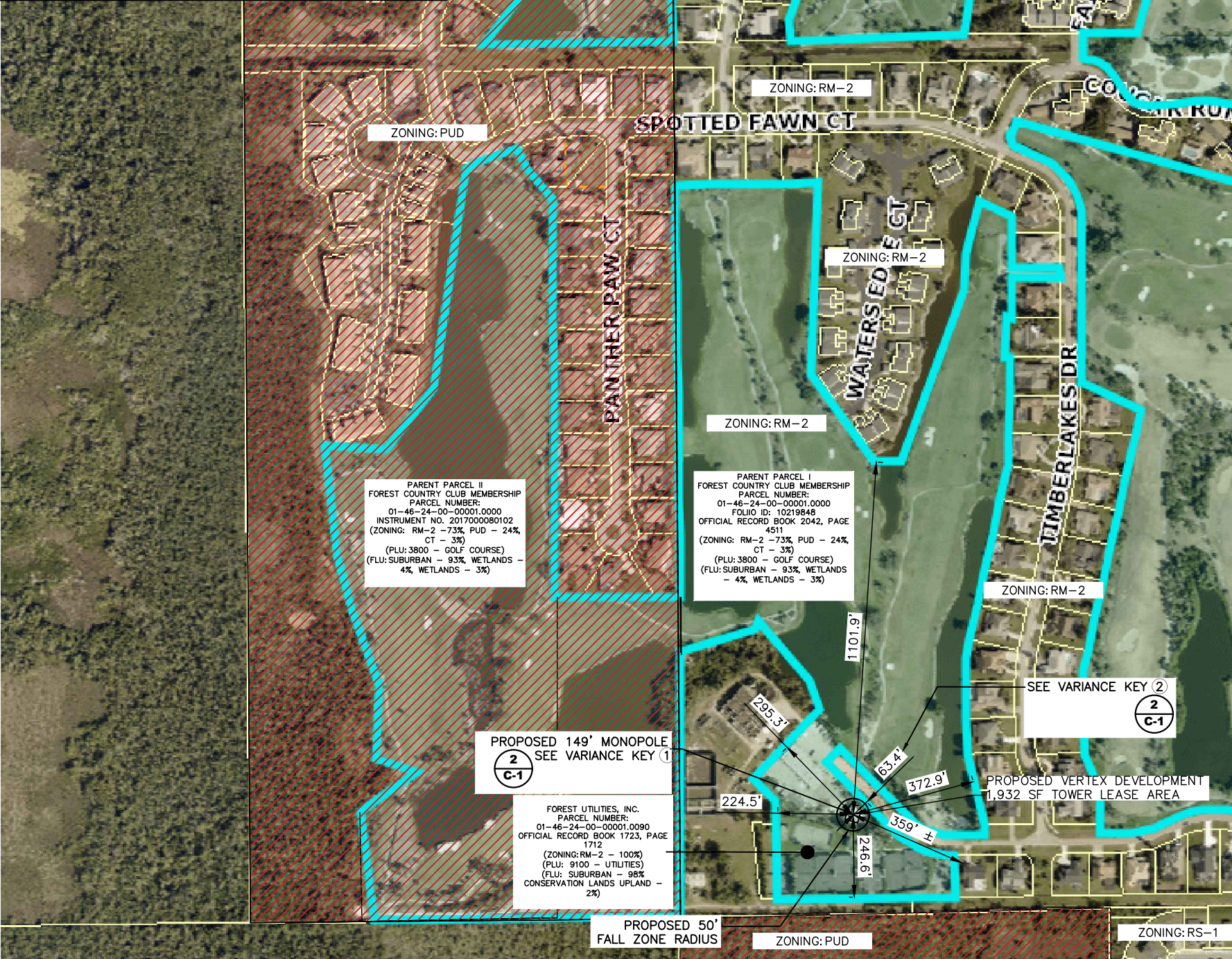
SHEET DESCRIPTION

GENERAL NOTES

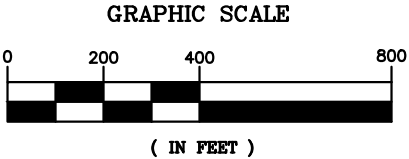
SHEET NUMBER

GN-1

SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (TO TOWER FOUNDATION)
TOWER TO PARENT PARCEL PROPERTY LINE	149' TO PROPERTY LINE	1101.9'± TO PROPERTY LINE (NORTH)
	149' TO PROPERTY LINE	246.6' ± TO PROPERTY LINE (SOUTH)
	149' TO PROPERTY LINE	372.9'± TO PROPERTY LINE (EAST)
	149' TO PROPERTY LINE	224.5'± TO PROPERTY LINE (WEST)
TOWER TO R/W	149' TO RIGHT-OF-WAY	63.4'± TO RIGHT-OF-WAY
DISTRICT SETBACKS	25' FRONT (LOCAL ROAD EAST)**	40.3'
	20' SIDE (NORTH)**	272.3'
	20' SIDE (SOUTH)**	221.6'
	20' REAR (WEST)**	203.4'
CLOSEST BUILDING	NO REQUIREMENT	51.5'
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	NO REQUIREMENT	359' ± TO CLOSEST RESIDENTIAL STRUCTURE



1
A-1 **OVERALL AERIAL & SETBACK PLAN**
11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'



REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT

GEN3 PROJECT NO.:		102404002
DRAWN BY:	CHECKED BY:	
HR	DJK	



DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

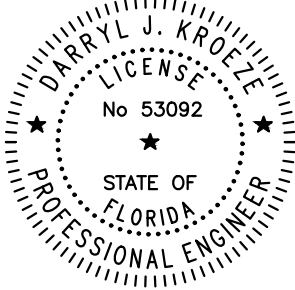


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

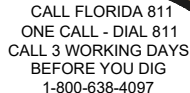
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

SHEET NUMBER

A-1



- ① TOWER HEIGHT: 75' MAXIMUM / 149' PROPOSED
- ② EAST SETBACK TO R/W LINE: 149' REQUIRED / 63.4' PROVIDED
- ③ LANDSCAPING: 15' LANDSCAPE BUFFER REQUIRED / 5' PROVIDED ON WEST SIDE OF COMPOUND (15' PROVIDED ON NORTH, EAST AND SOUTH SIDE OF TOWER COMPOUND)
- ④ CARRIER EQUIPMENT HEIGHT: 12' AGL MAX REQUIRED / 14' PROVIDED

VARIANCE KEY

NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3' NAVD'88
GROUND ELEVATION = 7.1'±3' NGVD'29

TRUE NORTH

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT

GEN3 PROJECT NO.: 102404002

DRAWN BY:

CHECKED BY:

HR

DJK



DEVELOPMENT, LLC

3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

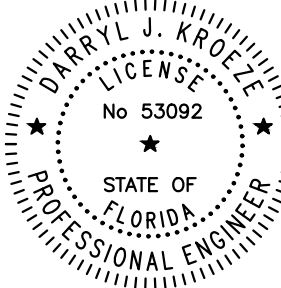


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

**SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.**

MAY 21, 2026

DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 530

THE FOREST CC
FL-5066

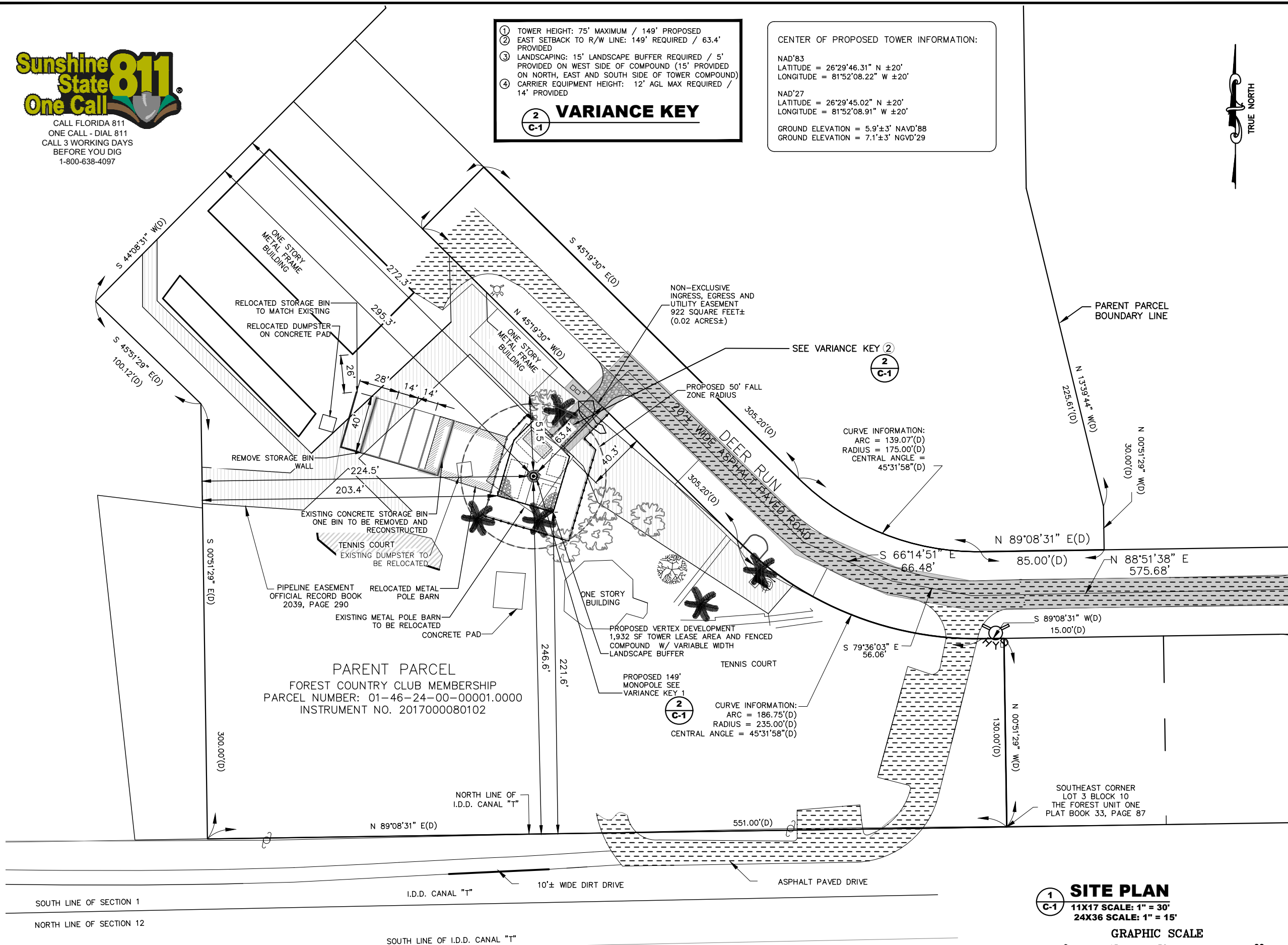
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

C-1



1
C-1 **SITE PLAN**
11X17 SCALE: 1" = 30'

GRAPHIC SCALE

0 15 30 60

(IN FEET)

GEN3 PROJECT NO.: 102404002	
DRAWN BY:	CHECKED BY:
HR	DJK



EXPERT
CONSTRUCTION MANAGERS, INC.

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

A circular professional engineer seal for the State of Florida. The outer ring contains the text "DARRYL J. KROEZE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the word "LICENSE" at the top, "No 53092" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars. The seal is surrounded by a dashed border.

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
TOWER ELEVATION
SHEET NUMBER
C-2



NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3'
NAVD'88
GROUND ELEVATION = 7.1'±3'
NGVD'29

PROPOSED 149' MONOPOLE
TOWER (GALVANIZED FINISH)
SEE VARIANCE KEY ① ②

PROPOSED 10'
TALL
PVC FENCE

PROPERTY DESCRIPTIONS
PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2462 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30". ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 33, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.2 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 189.58 FEET; THENCE N.89°11'15"W. FOR 15.00 FEET; THENCE S.89°11'15"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°11'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°11'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'15"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" WEST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1 TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITARIAN EASEMENT; THENCE NORTH 44°37'04" EAST FOR 28.63 FEET; THENCE SOUTH 45°50'33" EAST FOR 68.96 FEET; THENCE NORTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 67.55 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 44.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°15'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" WEST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

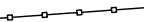
CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1 TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR 16.62 FEET TO THE POINT OF BEGINNING; (2) DESCRIBED COURSES: (1) SOUTH 16°15'00" EAST FOR 16.62 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 44°57'12" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID PARALLEL LINE FOR 2.66 FEET TO THE WESTLY WESTERLY CORNER SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

LEGEND	
× 15.87	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS

PIPELINE EASEMENT
OFFICIAL RECORD BOOK
2039, PAGE 290

TRUE NORTH

RELOCATED STORAGE BIN
TO MATCH EXISTING
RELOCATED DUMPSTER
ON CONCRETE PAD

REMOVE STORAGE BIN
WALL

PROPOSED RELOCATED POLE BARN

EXISTING CONCRETE STORAGE BIN
TO BE RECONSTRUCTED, WITH THE
WESTERN BIN BEING DOUBLE IN SIZE

EXISTING DUMPSTER ON CONCRETE PAD,
TO BE RELOCATED. NEW CONCRETE PAD
TO BE INSTALLED PER THE DUMPSTER
COMPANY REQUIREMENTS.

EXISTING POLE BARN TO BE RELOCATED.
NEW CONCRETE SLAB TO BE INSTALLED UNDERNEATH.

PROPOSED 5' LANDSCAPE BUFFER
(WEST COMPOUND PERIMETER) SEE
VARIANCE KEY 3

PROPOSED 10' PVC SECURITY FENCE
W/ 6' WIDE PERSONNEL ACCESS
GATE FROM COMPOUND TO BUILDING
CORNER (18 LF ±)

EXISTING TREES TO REMAIN (TYP.)

EXISTING 8.8' X 20' CONCRETE
PAD TO BE REMOVED

EXISTING ONE STORY
BUILDING

DEER RUN
(A PUBLIC RIGHT-OF-WAY)
20'± WIDE ASPHALT PAVED
ROAD

RIGHT OF WAY LINE

TRANSFORMER ON CONCRETE PAD

TELEPHONE BOX

PROPOSED UTILITY H-FRAME

PROPOSED 10' X 20' PARKING
SPACE

NON-EXCLUSIVE INGRESS, EGRESS
AND UTILITY EASEMENT 922
SQUARE FEET± (0.02 ACRES±)

PROPOSED 12' WIDE ACCESS GATED
ENTRANCE

EXISTING BAMBOO CLUSTER AREA
TO BE REMOVED

PROPOSED VERTEX DEVELOPMENT
1,932 SF TOWER LEASE AREA
W/10' TALL PVC FENCED
COMPOUND ENCLOSURE

PROPOSED 149' MONOPOLE
SEE VARIANCE KEY 1

PROPOSED 50' FALL ZONE RADIUS

PROPOSED VARIABLE WIDTH
LANDSCAPE BUFFER

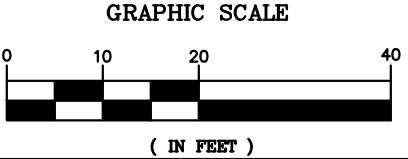
PROPOSED SILT FENCE LOCATION

TENNIS COURT

FLOOD NOTE
ACCORDING TO MY INTERPRETATION OF COMMUNITY
PANEL NUMBER 125124 0576 H OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL
FLOOD INSURANCE PROGRAM (NFIP) FLOOD
INSURANCE RATE MAP (FIRM) FOR LEE COUNTY,
FLORIDA, DATED 11/17/2022, THE SUBJECT
PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL
FLOOD HAZARD AREAS (SFHAS) SUBJECT TO
INUNDATION BY THE 1% ANNUAL FLOOD, BASE
FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE
COMMUNITY PANEL FOR THE LOCATION OF THE
PARENT PARCEL IS 11' NAVD'88.

1
C-3 **COMPOUND & GRADING PLAN**
SCALE: 1" = 20'-0"
SCALE BASED ON 11"x17" ONLY



Sunshine State 811
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ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT

GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK

VERTEX
DEVELOPMENT, LLC

3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

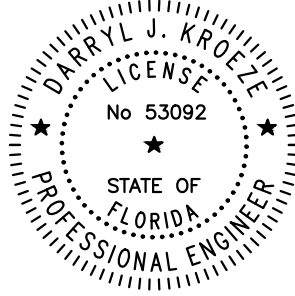
EXPERT
CONSTRUCTION MANAGERS, INC.

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:

GEN
ENGINEERING

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

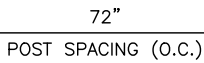
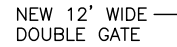
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**COMPOUND
&
GRADING PLAN**

SHEET NUMBER

C-3



1. FENCE TO BE WHITE IN COLOR.
2. FENCE TO BE INSTALLED FINISHED SIDE OUT.
3. FENCE TO USE VINYL VERTICAL BOARDS.
4. BOARDS ARE HOLLOW, 100% EXTRUDED VINYL.
5. FENCE TO MAINTAIN A "NO-GAP" APPEARANCE, THROUGHOUT.
6. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH ANY LOCAL ORDINANCES.
7. ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.
8. GATE WILL BE LOCKED USING A STYMIE LOCK OR EQUIVALENT.
9. FENCE DETAILS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

GEN3 PROJECT NO.: 102404002



VERTEX
DEVELOPMENT, LLC

PREPARED BY:



A circular professional engineer seal for Darryl J. Kroeze. The outer ring contains the name "DARRYL J. KROEZE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top, "No 53092" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. The entire seal is composed of a series of short, parallel lines forming a circular border.

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MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

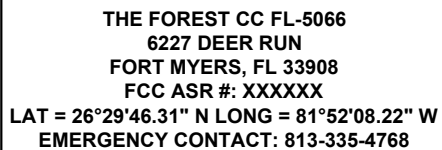
FENCE & GATE DETAILS

SHEET NUMBER

C-4

COMPOUND FENCE & GATE DETAIL

SCALE: N.T.S.



NO
TRESPASSING
AREA

1. "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
2. THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

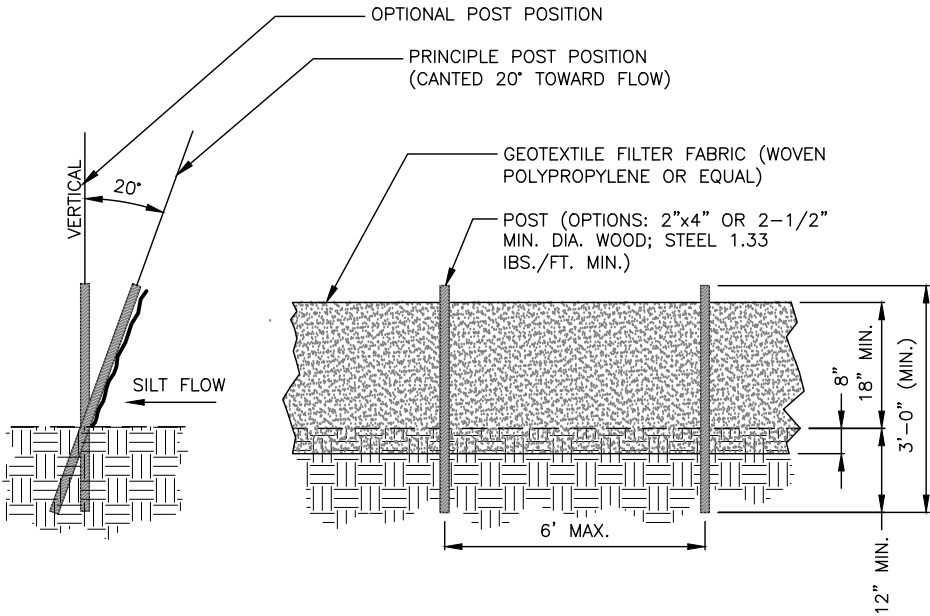
SIGNAGE DETAIL

SCALE: N.T.S.

BOTTOM: GEOTEXTILE FILTER ———
FABRIC (MIRAFI 60 MIL OR EQUAL)

GRAVEL PARKING & ENTRANCE AREA SECTION

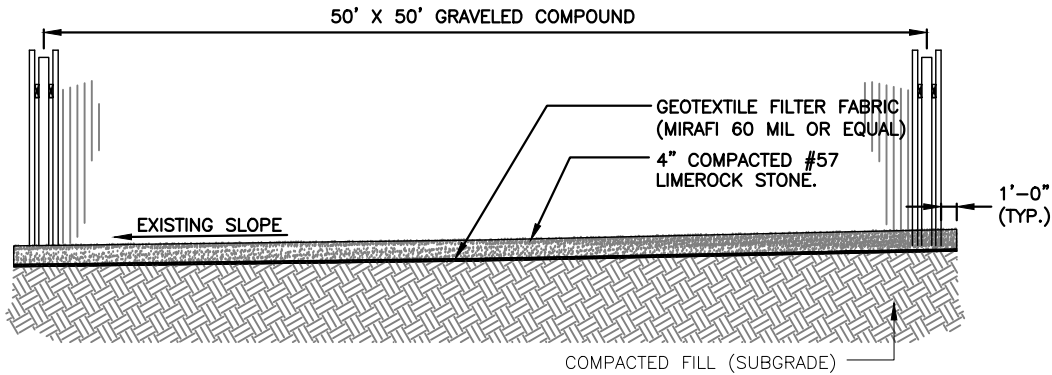
SCALE: N.T.S.



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2
C-5 **SILT FENCE DETAIL**
SCALE: N.T.S.



NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

3
C-5 **TYPICAL COMPOUND SECTION DETAIL**
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
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GEN3 PROJECT NO.:		102404002
DRAWN BY:	CHECKED BY:	
HR	DJK	

VERTEX

DEVELOPMENT, LLC

3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

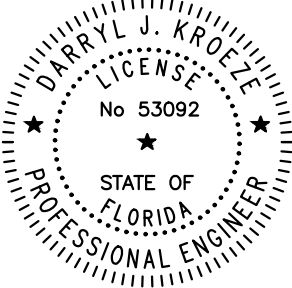


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:

GEN
ENGINEERING

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WESLEY CHAPEL, FLORIDA 33544
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COA # 35409



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MAY 21, 2026

DARRYL J. KROEZE, PE

PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-5

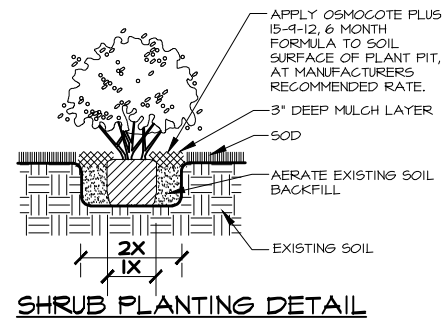
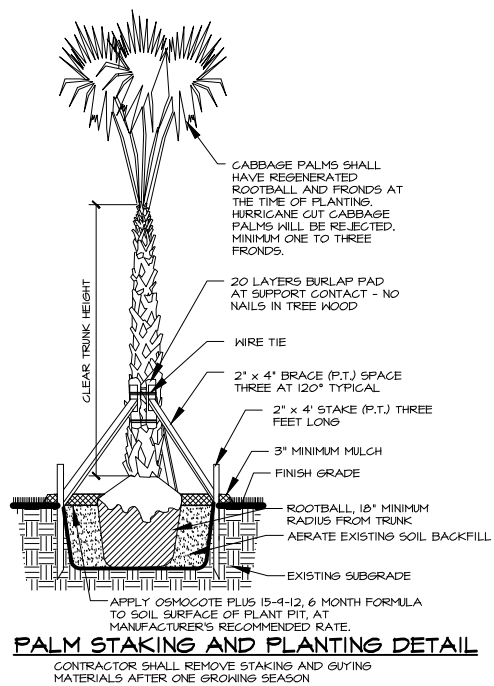
LANDSCAPE REQUIREMENTS

15' & 5' WIDE LANDSCAPE BUFFER WITH ONE CABBAGE PALM PER 10' AND A DOUBLE HEDGE ROW OF NATIVE SHRUBS. THE HEDGE MUST BE MAINTAINED AT A MINIMUM HEIGHT EQUIVALENT TO THE FENCE HEIGHT.

190 LF / 10 = 19 CABBAGE PALMS - 3 EXISTING TREES =
16 CABBAGE PALMS REQUIRED, 16 PROPOSED

LANDSCAPE INSTALLATION NOTES

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) NEW SOD SHALL BE ARGENTINE BAHIA SOD LOCATED IN ALL DISTURBED AREAS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS,
- 6) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- 7) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



SYMBOL LEGEND



REV	DATE	DESCRIPTION
	12/18/25	100% CDs
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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PREPARED BY:



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WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

**15085 DUSKY WARBLER ROAD
WEEKI WACHEE, FLORIDA 34614
(813) 831-9595**

alyson@andersonlesniak.net
www.andersonlesniak.net

Lucinda

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2026.04.

20

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-04'00'

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N UTTER ON THE DAT

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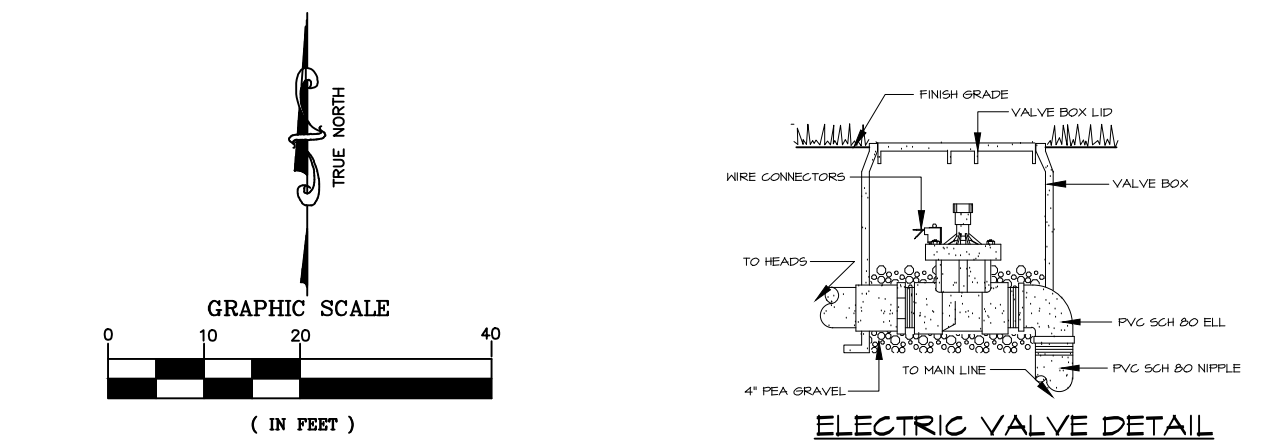
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER

L1



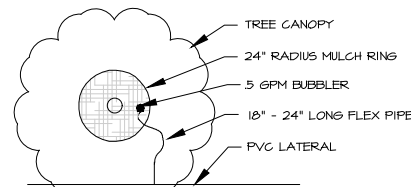
INSTALLATION NOTES

- 1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.
- 2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.
- 3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 4) PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE PROPOSED AND EXISTING TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.
- 5) ALL IRRIGATION EQUIPMENT SHALL BE BY RAIN BIRD CORPORATION, UNLESS OTHERWISE STATED ON THE PLAN.
- 6) WATER SOURCE IS EXISTING GOLF COURSE IRRIGATION SYSTEM. IRRIGATION SYSTEM REQUIRES 10 GPM AT 40 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 14 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE RECTANGULAR 22" X 16" X 12", GREEN WITH LID. PLACE 3" GRAVEL INSIDE VALVE BOXES.
- 7) NEW IRRIGATION CONTROLLER SHALL BE POST MOUNTED IN METER LOCATION. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.
- 8) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.
- 9) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.
- 10) MINIMUM COVER: PROVIDE 18" MINIMUM COVER OVER SLEEVES, 18" MINIMUM COVER OVER TOP OF MAIN LINE AND CONTROL WIRING, AND 12" MINIMUM COVER OVER ANY OTHER INSTALLED IRRIGATION PIPING.

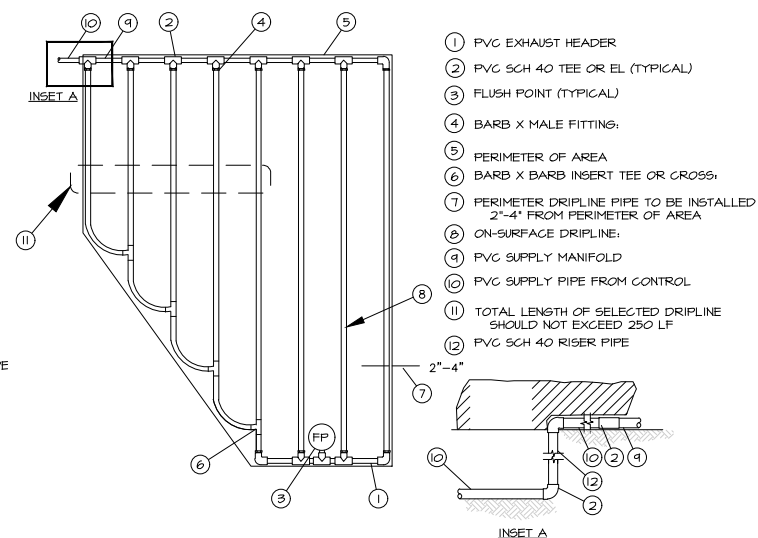
IRRIGATION

#1 ZONE NUMBER

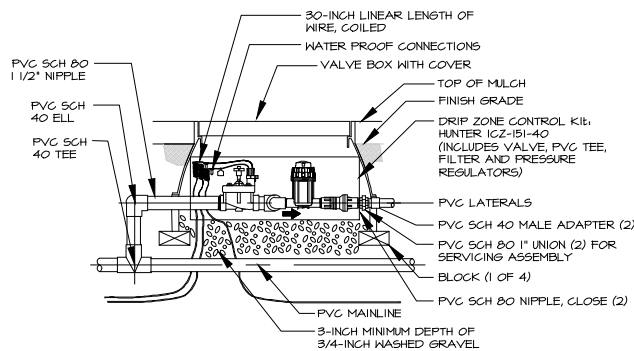
26 ZONE GPM



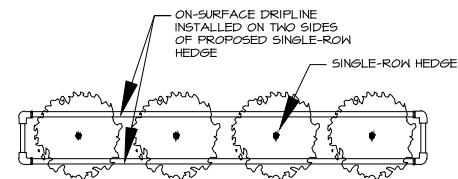
BUBBLER DETAIL



ON-SURFACE DRIPLINE INSTALLATION



DRIP CONTROL ZONE KIT



SINGLE-ROW HEDGE DRIPLINE DETAIL

NOTE: TOTAL LENGTH OF DRIPLINE SHALL NOT EXCEED 250 LF

VERTEX
DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
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FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

IRRIGATION PLAN

SHEET NUMBER

L2

DESCRIPTION SKETCH

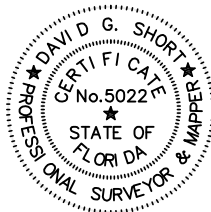
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE DERIVED FROM REDUNDANT VIRTUAL REFERENCE STATION (V.R.S.) NETWORK GNSS OBSERVATIONS INCORPORATING AN EGPS M-5 RECEIVER IN CONJUNCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.

David G
Short

Digitally signed by
David G Short
Date: 2026.05.15
13:42:48 -04'00'



GEOLINE SURVEYING, INC., LB 7082

David G Short

5/15/2026

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

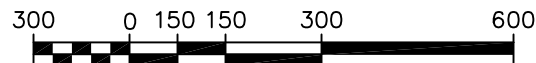
DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 600'

POINT OF COMMENCEMENT
PARENT PARCEL
SOUTHWEST CORNER OF
THE NORTHWEST 1/4
OF SECTION 1-46S-24EPOINT OF
BEGINNING
PARENT PARCEL

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102WEST LINE OF SECTION 1
BASIS OF BEARING

SOUTH LINE OF SECTION 1

SOUTHWEST CORNER OF
SECTION 1-46-24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°22'48" E	390.02'
L2	S 00°22'48" E	1446.29'
L3	N 73°57'27" E	250.82'
L4	N 29°02'14" E	30.00'
L5	S 40°18'15" E	239.90'
L6	S 19°38'44" E	90.44'
L7	S 44°40'30" W	284.50'
L8	S 45°51'29" E	100.12'
L9	S 00°51'29" E	300.00'
L10	N 89°08'31" E	551.00'
L11	N 00°51'29" W	130.00'
L12	S 89°08'31" W	15.00'
L13	N 45°19'30" W	305.20'
L14	N 44°40'30" E	60.00'
L15	S 45°19'30" E	305.20'
L16	N 89°08'31" E	85.00'
L17	N 00°51'29" W	30.00'
L18	N 13°39'44" W	225.61'
L19	N 00°51'29" W	294.00'
L20	N 12°30'49" E	604.27'
L21	N 01°35'56" E	333.82'
L22	N 89°51'15" W	15.00'
L23	N 01°35'56" E	120.04'
L24	S 89°51'15" E	15.00'
L25	N 01°35'56" E	120.04'
L26	S 89°51'15" E	149.67'
L27	N 00°08'46" E	30.00'
L28	N 89°51'15" W	148.91'
L29	N 01°35'56" E	154.18'
L30	N 63°38'17" W	112.49'
L31	S 20°35'00" W	147.73'
L32	S 00°34'53" W	106.80'
L33	S 20°35'00" W	581.57'
L34	N 87°14'43" W	82.80'
L35	N 34°58'32" W	325.62'
L36	N 02°45'17" E	572.23'
L37	S 89°06'24" W	440.00'

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

N

POINT OF BEGINNING:
CENTERLINE OF 20' WIDE
NON-EXCLUSIVE INGRESS,
EGRESS AND UTILITY
EASEMENT

MATCH LINE "A"

N 44°40'30" E

9.35'

N 48°58'31" W

13.03'

POINT OF BEGINNING
NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 20'

20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
922 SQUARE FEET±
(0.02 ACRES±)TOWER PARCEL
1,932 SQUARE FEET ±
0.04 ACRES ±

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83

LATITUDE = 26°29'46.31" N ±20'

LONGITUDE = 81°52'08.22" W ±20'

NAD'27

LATITUDE = 26°29'45.02" N ±20'

LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3' NAVD'88

GROUND ELEVATION = 7.1'±3' NGVD'29

POINT OF BEGINNING
TOWER PARCEL

POINT OF COMMENCEMENT

TOWER PARCEL

NON-EXCLUSIVE INGRESS, EGRESS,
AND UTILITY EASEMENT20 FOOT WIDE NON-EXCLUSIVE INGRESS,
EGRESS, AND UTILITY EASEMENT

SOUTHEAST CORNER OF SECTION 2-46-24

SOUTHWEST CORNER OF SECTION 1-46-24

WEST LINE OF SECTION 1

BASIS OF BEARING

N 00°22'48" W

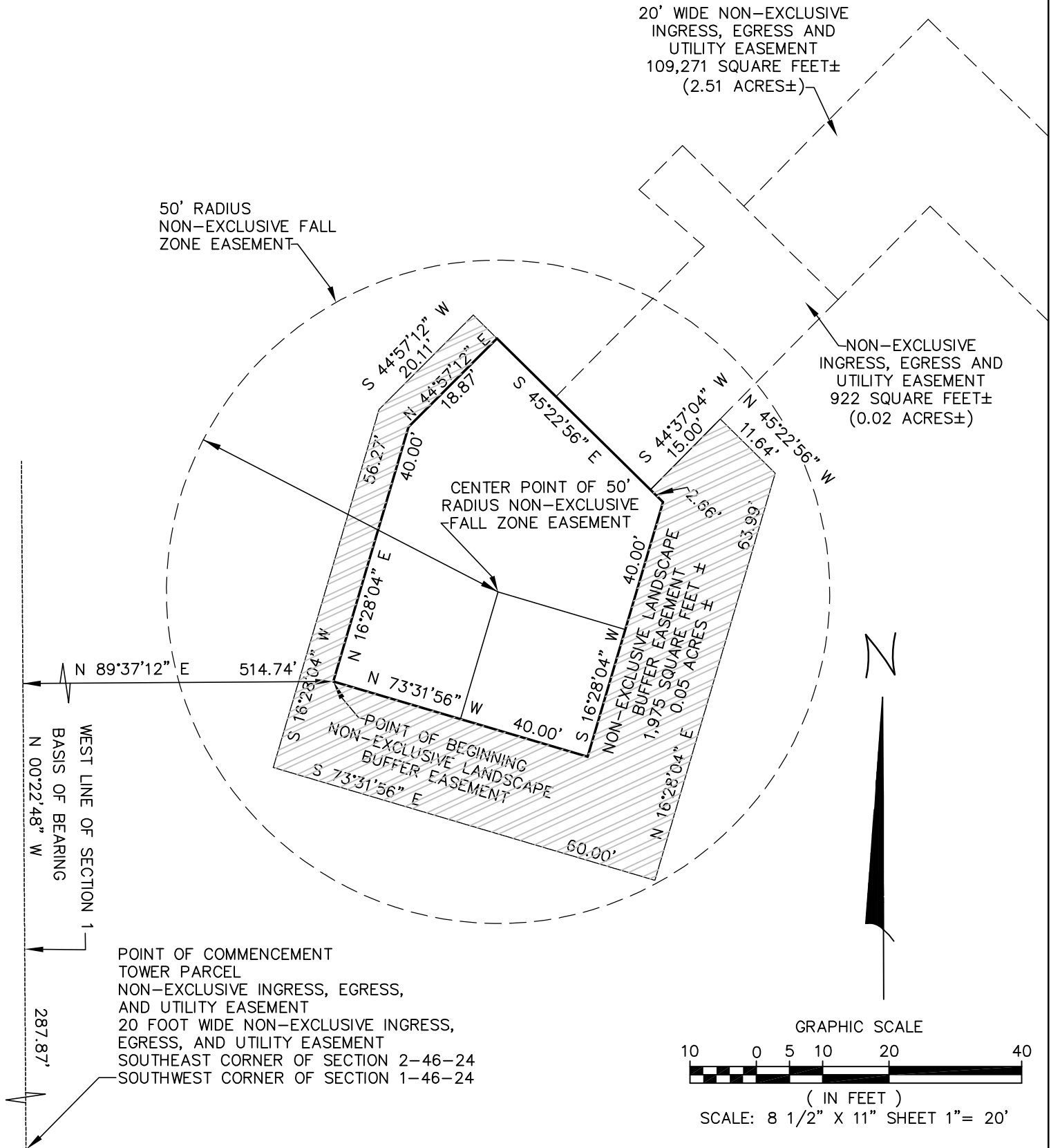
287.87'

G E  **LINE**
SURVEYING, INC.

Professional Land Surveyors
 13430 NW 104th Terrace, Suite A
 Alachua, Florida 32615
 (386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

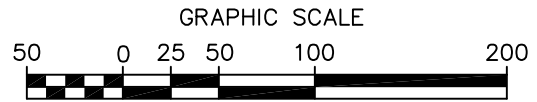


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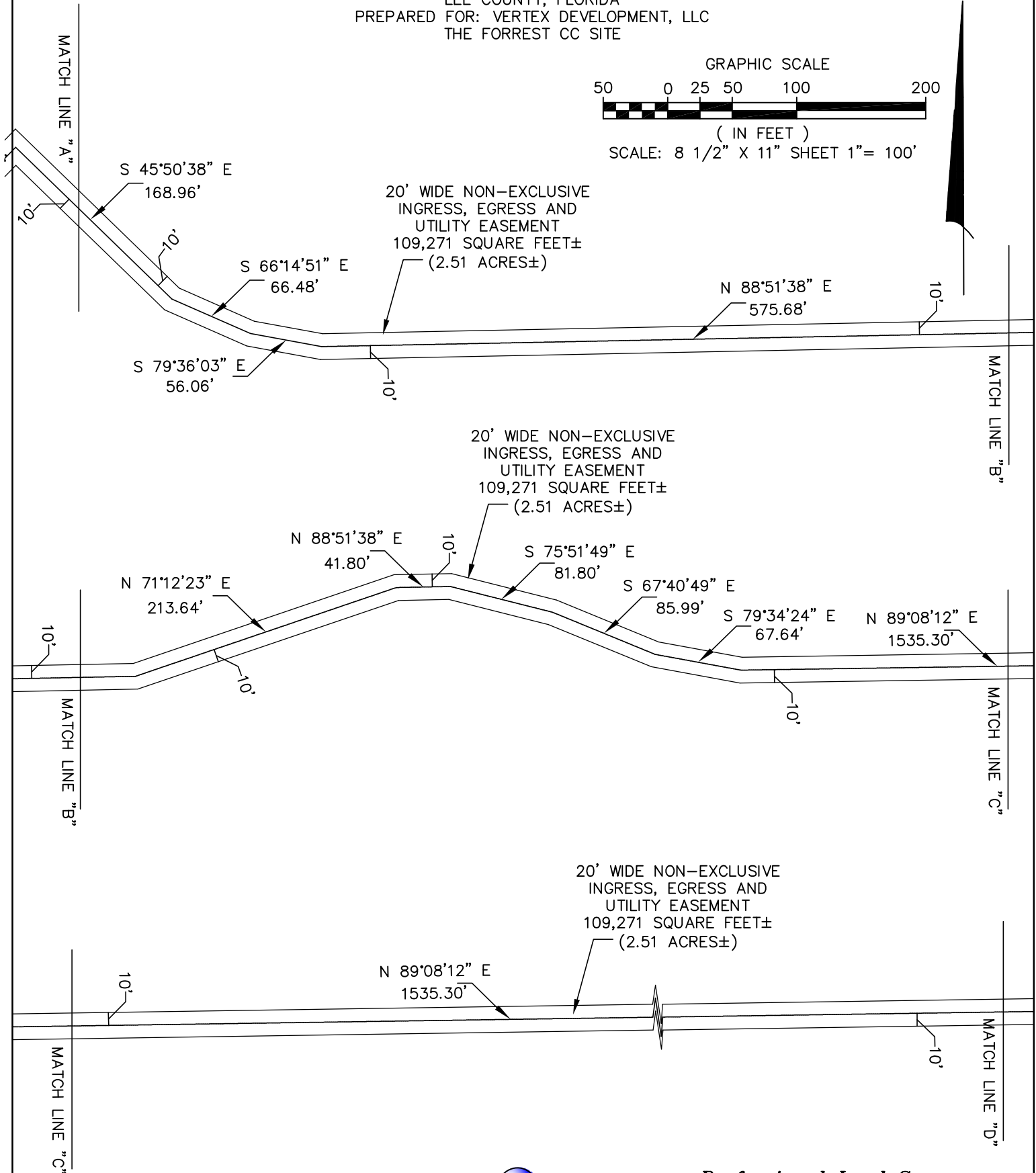
DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



SCALE: 8 1/2" X 11" SHEET 1"= 100'

N



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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

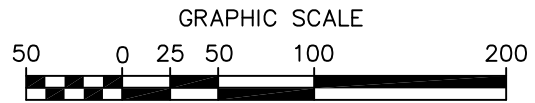
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

N

MATCH LINE "E"

N 09°59'51" E
654.55'

10'



SCALE: 8 1/2" X 11" SHEET 1" = 100'

N 08°51'03" W
61.86'

10'

N 45°44'52" W
217.57'20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)N 06°02'54" W
207.81'

10'

POINT OF
TANGENCY

CURVE INFORMATION:

ARC = 215.97'

RADIUS = 130.00'

CENTRAL ANGLE = 95°11'06"

CHORD = N 41°32'39" E

191.98'

POINT OF
CURVATURE

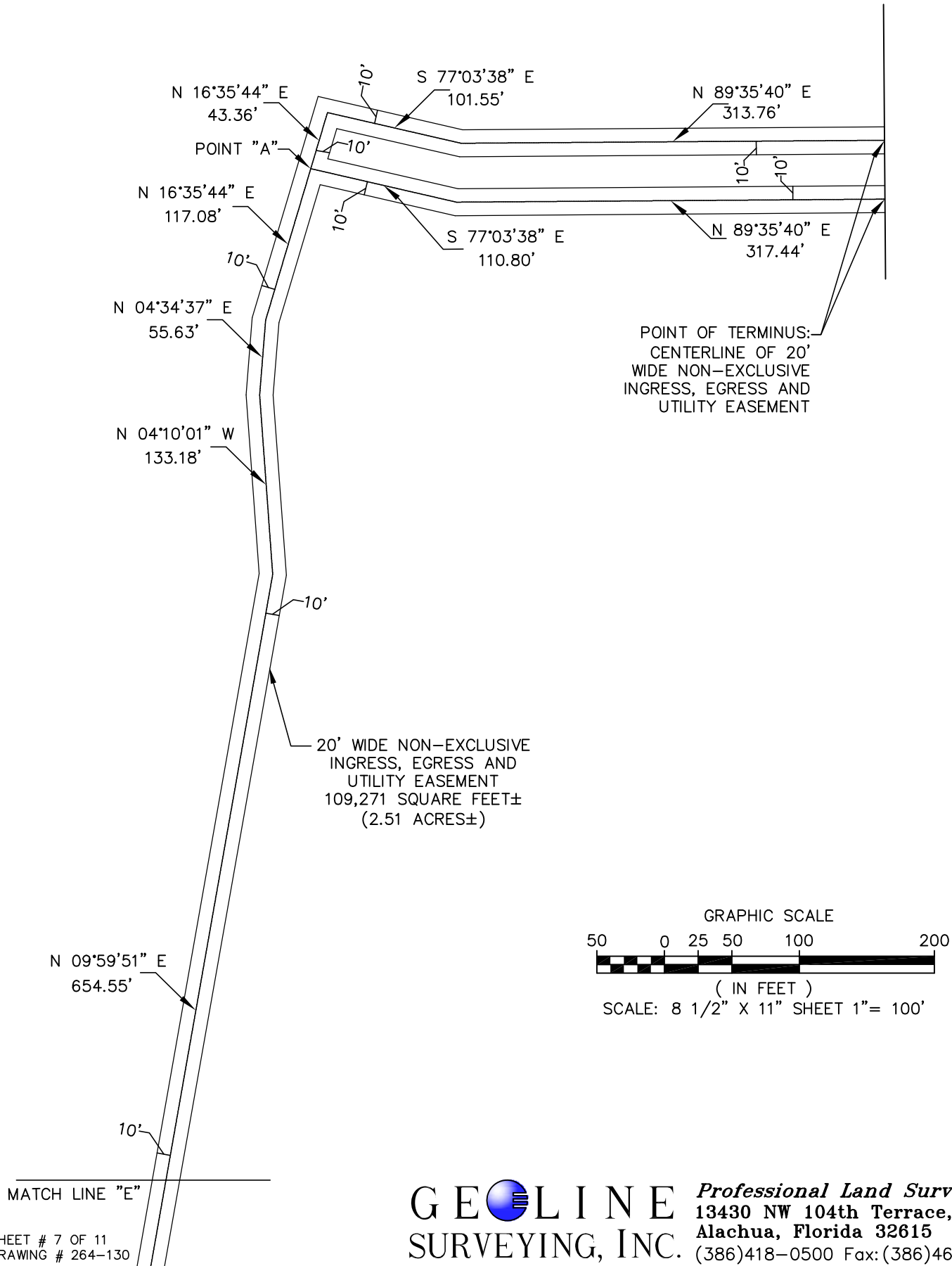
10'

MATCH LINE "D"

10'

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

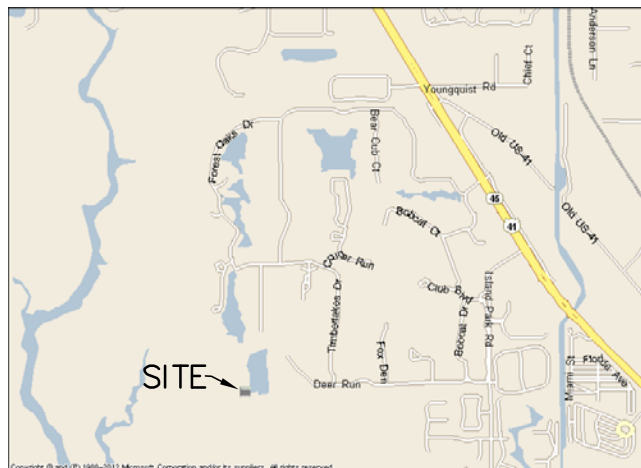


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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL

(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

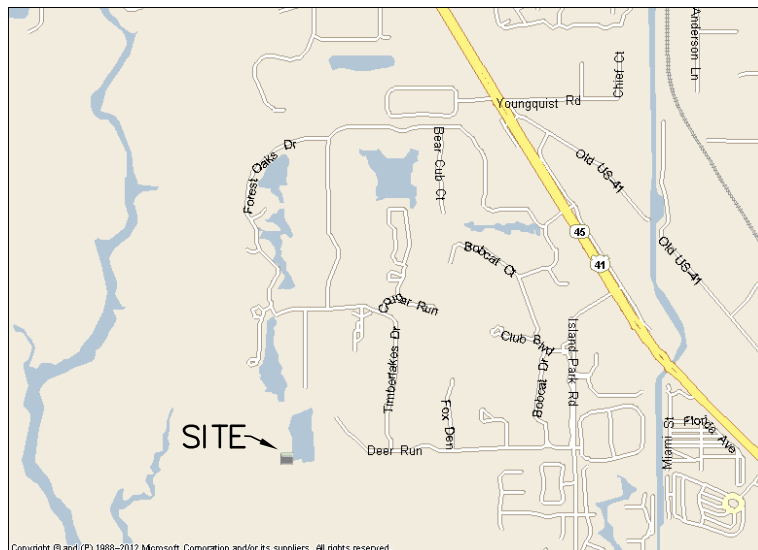
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

G E O L I N E
SURVEYING, INC.

Professional Land Surveyors
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Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

GEOLINE
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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

NON-EXCLUSIVE LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

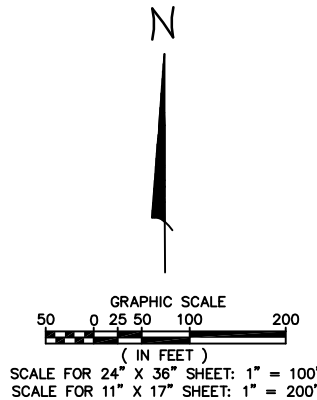
CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

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BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
FOLIO ID: 10219848
OFFICIAL RECORD BOOK 2042, PAGE 4511

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES CONCRETE MONUMENT AS NOTED
- INDICATES WOOD UTILITY POLE
- ⋈ INDICATES FIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- OH — INDICATES OVERHEAD UTILITY LINE
- ▨ INDICATES ASPHALT
- INDICATES OAK TREE AS NOTED
- ⊗ INDICATES PALM TREE AS NOTED
- ⊙ INDICATES MONEY TREE AS NOTED
- ⑩ INDICATES EXCEPTION NUMBER OF COMMITMENT FOR TITLE INSURANCE NOTE

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

REVISED 5/14/2026 : ADDED STATE PLANE COORDINATES TO SURVEY AND UPDATED SURVEYOR NOTE NUMBER 8.

REVISED 2/24/2026 : ADDED EXTRA TOPO AND ADDED A LANDSCAPE BUFFER EASEMENT. UPDATED NEW TITLE INFORMATION.

REVISED 12/8/2025 : RECONFIGURED AND CHANGED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C" TO 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT AND EDITED REPORT OF TITLE REVIEW NOTE

REVISED 9/29/2025 : RECONFIGURED AND DESCRIBED TOWER PARCEL AND EASEMENT AND ADDED 50 FOOT NON-EXCLUSIVE FALL ZONE RADIUS

REVISED 9/25/2024 : ADDED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C"

REVISED 3/28/2025: ADDED REPORT OF TITLE REVIEW NOTE, CONTOURS AND SPOT ELEVATIONS, BENCHMARKS

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-24
SOUTHWEST CORNER OF SECTION 1-46-24
FOUND 3.5" X 3.5" CONCRETE MONUMENT
(NO IDENTIFICATION)

NORTH LINE OF I.D.D. CANAL "T"

POND

SEE SITE DETAIL
ON SHEET 3 OF 6

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102

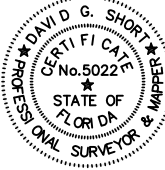
FOREST UTILITIES, INC.
PARCEL NUMBER: 01-46-24-00-00001.0090
OFFICIAL RECORD BOOK 1723, PAGE 1712

CROSS-ACCESS EASEMENT
INSTRUMENT # 2021000185921
PERPETUAL EASEMENT PER
OFFICIAL RECORD BOOK 2051, PAGE 559

CURVE INFORMATION:
ARC = 139.07'(D)
RADIUS = 175.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

CURVE INFORMATION:
ARC = 186.75'(D)
RADIUS = 235.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

Digitally signed
by David G Short
Date: 2026.05.15
13:44:06 -04'00'



SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386) 418-0500 Fax: (386) 462-9986
geoline@geolineinc.com

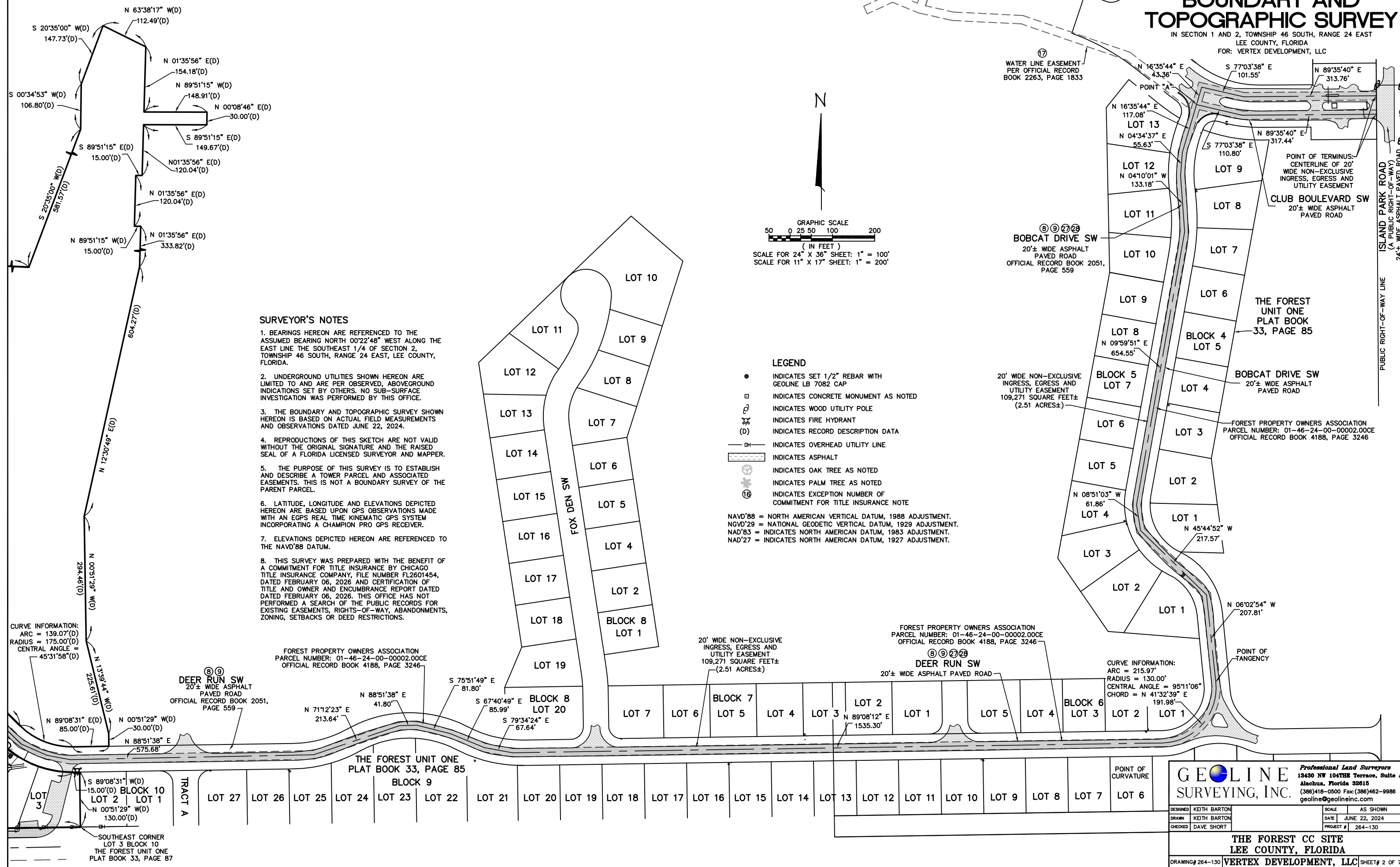
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	JUNE 22, 2024
CHECKED	DAVE SHORT	PROJECT #	264-130

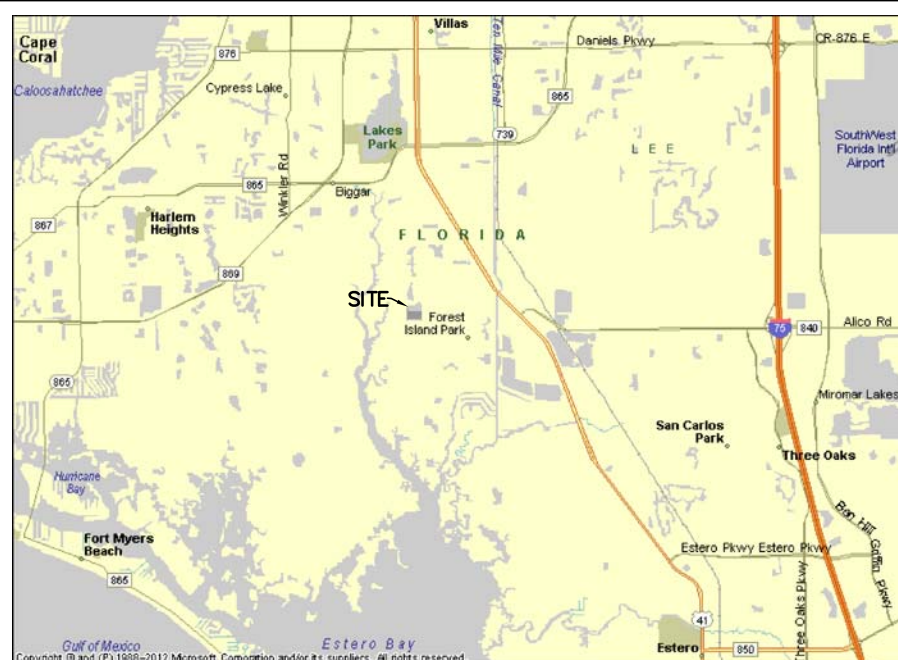
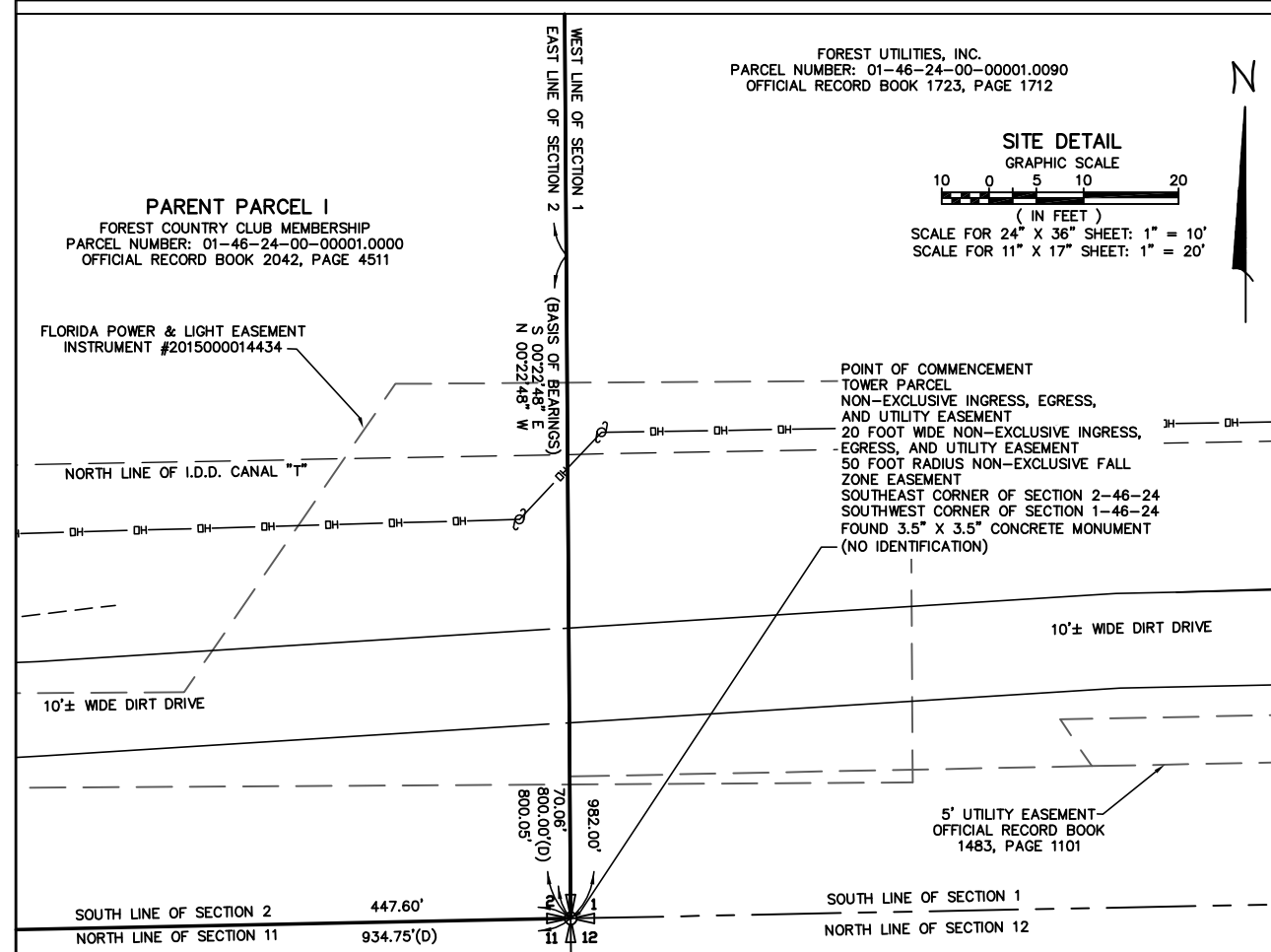
THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 1 OF 7

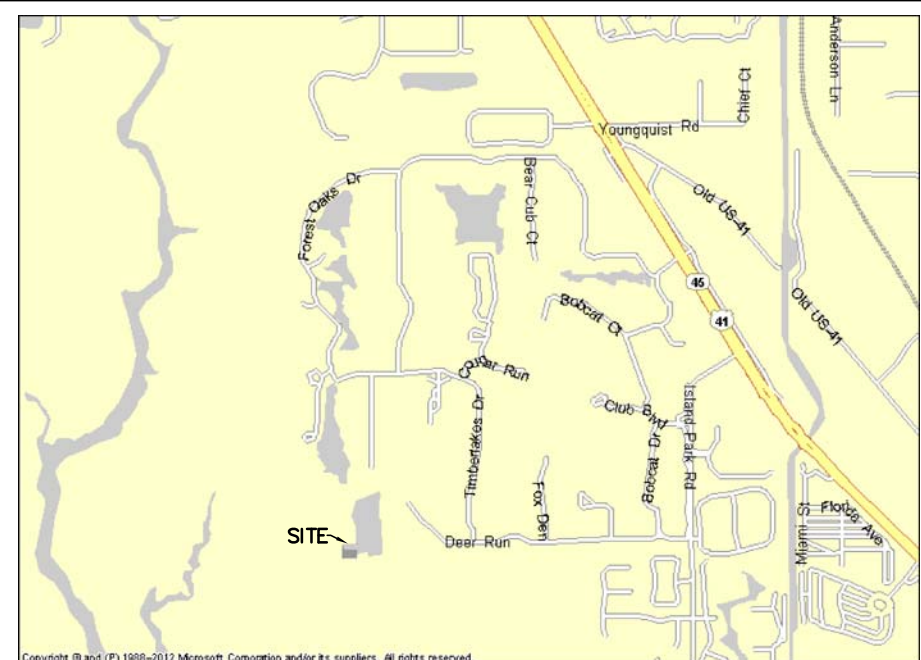
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

FOR: VERTEX DEVELOPMENT, LLC





VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

		<i>Professional Land Surveyors</i> 13430 NW 104TH Terrace, Suite A Alachua, Florida 32615 (386)418-0500 Fax: (386)462-9986 geoline@geolineinc.com	
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWING # 264-130	VERTEX DEVELOPMENT, LLC		SHEET # 3 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES CFIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES 6 FOOT TALL CHAINLINK FENCE
- INDICATES ASPHALT
- INDICATES PALM TREE AS NOTED
- INDICATES OAK TREE AS NOTED

N

SITE DETAIL

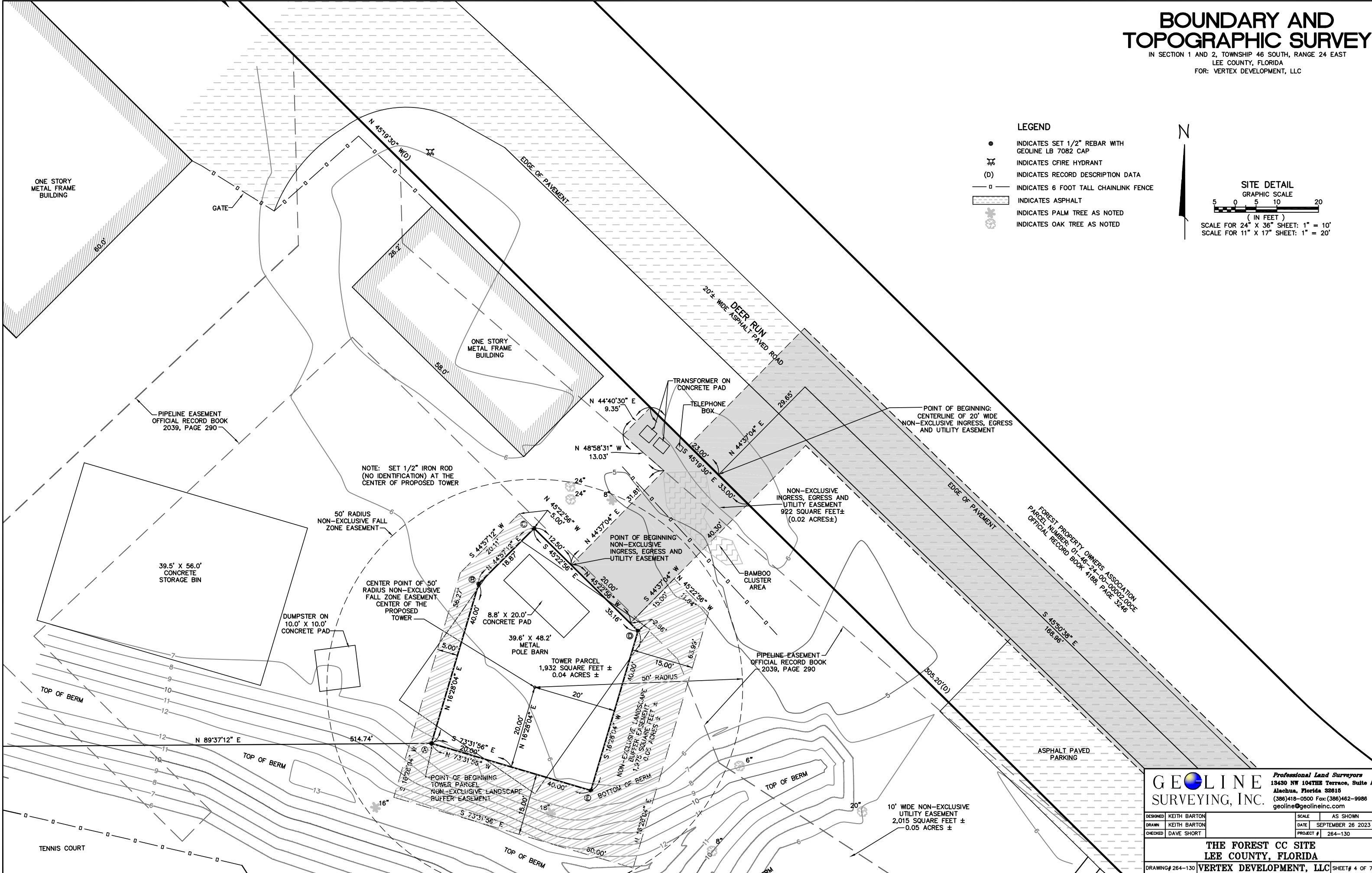
GRAPHIC SCALE

5 0 5 10 20

(IN FEET)

SCALE FOR 24" X 36" SHEET: 1" = 10'

SCALE FOR 11" X 17" SHEET: 1" = 20'



GEOLINE SURVEYING, INC.

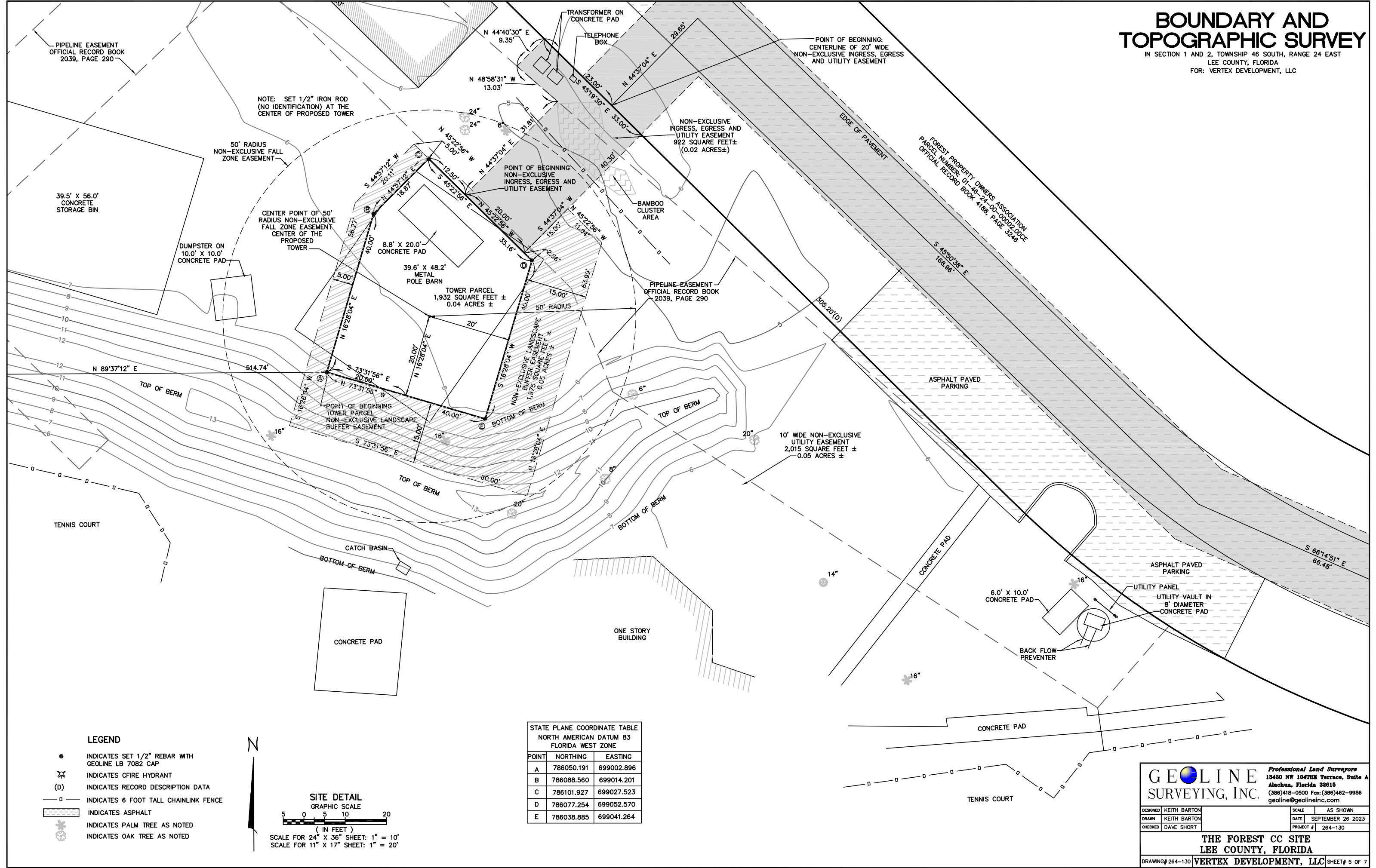
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DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE LEE COUNTY, FLORIDA	
DRAWING# 264-130	SHEET# 4 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



GEOLINE SURVEYING, INC. Professional Land Surveyors
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geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA
DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 5 OF 7

BOUNDARY AND
TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

PROPERTY DESCRIPTIONS

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E.FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34–37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°5 1'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W.FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

20 FOOT WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 FOOT WDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT–OF–WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT–OF–WAY) AND A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT–OF–WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT–OF–WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON–EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

NON–EXCLUSIVE LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418–0500 Fax:(386)462–9986
geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264–130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264–130 | VERTEX DEVELOPMENT, LLC | SHEET# 6 OF 7

COMMITMENT OF TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL2601454, EFFECTIVE DATE OF 2/6/2026 @ 8:00 A.M., AND FIND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B – SECTION II OF SAID REPORT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.

3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. AS DEPICTED HEREON.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT THE TYPE TO BE DEPICTED HEREON.

6. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2600 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

7. EASEMENT GRANT TO FLORIDA CITIES WATER AS RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2000 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON .

8. PETITION TO VACATE PUBLIC ROADS IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

9. RESOLUTION NO. 87–5–39 VACATING THE ROADS WITHIN UNITS ONE, TWO AND THREE OF THE FOREST SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGES 1282 THROUGH 1300, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AROUND THE PARENT PARCEL AND WITHIN THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

10. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCE THE PUD IN WHICH THE PLATS LIE WITHIN. BLANKET IN NATURE. NOT THE TYPE TO BE DEPICTED HEREON.

11. RIGHTS OF OTHERS THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4530 THROUGH 4544; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

12. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN THE DEED OF RESTRICTIONS, FILED ON JUNE 2, 1980, IN OFFICIAL RECORDS BOOK 1431, PAGE 644. AMENDED THE FOREST AMENDED DEED OF RESTRICTIONS, UNIT ONE, RECORDED ON JUNE 6, 1980, IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524 AND OFFICIAL RECORDS BOOK 2400, PAGE 2241, AND IN INSTRUMENT NO. 2010000131830, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PLATS AROUND AND ADJOINING THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. NOT THE TYPE TO BE DEPICTED HEREON.

13. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3695, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A PARCEL OF LAND 2100 FEET NORTHERLY OF THE SUBJECT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

14. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3699, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE NORTHERLY ADJOINING PARCEL OF THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

15. RECOVERED WATER AGREEMENT DATED JANUARY 3, 1989, BY AND BETWEEN FOREST UTILITIES, INC., A FLORIDA CORPORATION, AND THE FOREST COUNTRY CLUB MEMBERSHIP ASSOCIATION, INC, A FLORIDA CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 4543, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

16. A NON–EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 2051, PAGE 559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 60 FOOT BY 60 FOOT EASEMENT 160± WESTERLY OF THE TOWER PARCEL AS DEPICTED HEREON.

17. EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT, BETWEEN THE FOREST COUNTRY CLUB, INC., AND FLORIDA CITIES WATER COMPANY, RECORDED ON DECEMBER 9, 1991, IN OFFICIAL RECORDS BOOK 2263, PAGE 1833, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 20 FOOT WIDE EASEMENT NEAR THE INTERSECTION OF CLUB BOULEVARD SW AND BOBCAT DRIVE SW. AS DEPICTED HEREON.

18. DRAINAGE EASEMENT AS DESCRIBED IN INDENTURE DATED APRIL 27, 1999, GIVEN BY DAVID W. SWOR, IN FAVOR OF THE FOREST COUNTRY CLUB, INC., A FLORIDA CORPORATION, AS RECORDED ON AUGUST 3, 1999, IN OFFICIAL RECORDS BOOK 3152, PAGE 784, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 2 DRAINAGE EASEMENTS LOCATED IN A DIFFERENT PORTION OF THE SURROUNDING PLATS AND BEING APPROXIMATELY 4200 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

19. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY J. THOMAS HAMM, IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4900 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

20. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY SOUTHWEST FLORIDA HOME SOLUTIONS, INC., IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4028, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHIN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4800 FEET NORTHEATERLY OF THR TOWER PARCEL. NOT DEPICTED HEREON.

21. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED JANUARY 22, 2016, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON FEBRUARY 8, 2016, IN INSTRUMENT NO. 2016000034730, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

22. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED NOVEMBER 12, 2018, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON JANUARY 19, 2019, IN INSTRUMENT NO. 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

23. EASEMENT (BUSINESS), IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, GIVEN BY THE FOREST PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED ON OCTOBER 3, 2019, IN INSTRUMENT NO. 2019000229189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

24. NOTICE OF TYPE E LIMITED DEVELOPMENT ORDER APPROVAL, GIVEN BY THE LEE COUNTY UNDER THE LEE COUNTY LAND DEVELOPMENT CODE, FILED ON JUNE 28, 2021, IN INSTRUMENT NO. 2021000212934, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

25. LEE COUNTY ORDINANCE 11–03, AS AMENDED BY LEE COUNTY ORDINANCE 11–27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES. THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT ONE:

26. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT ONE, RECORDED IN PLAT BOOK 33, PAGES 85 THRU 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS DEPICTED HEREON.

27. RESOLUTION NUMBER 87–5–39, BY THE FOREST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, PETITION TO REQUEST THE VACATION OF THE ROADS IN THE FOREST SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGES 85, 86, 87, AND 88; FOREST SUBDIVISION UNIT TWO, AS RECORDED IN PLAT BOOK 34, PAGES 20, 21 AND 22; AND FOREST SUBDIVISION UNIT THREE, AS RECORDED IN PLAT BOOK 35, PAGES 34, 35, 36 AND 37, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24, EAST, LEE COUNTY, FLORIDA, BEING APPROVED ON MAY 19, 1987, IN OFFICIAL RECORDS BOOK 1923, PAGE 1284, SUBJECT TO FLORIDA POWER & LIGHT COMPANY EASEMENTS, WITH PROOF OF PUBLICATION, ALL AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS AND MAKING THEM PRIVATE ROADS FROM BEING PUBLIC ROADS. AS BE DEPICTED HEREON.

28. THE FOREST, A SUBDIVISION, AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION, AS RECORDED IN FAVOR OF ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY, AS RECORDED ON JUNE 23, 1987, IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, AND IN OFFICIAL RECORDS BOOK 1924, PAGE 4530, AS EXECUTED BY TIMBERLAKES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, TO AMEND ALL OF THE DEEDS OF RESTRICTION, WITHIN THE UNITS AS DESCRIBED AND RECORDED IN THE FOREST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88, THE FOREST UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 20 THROUGH 22, AND THE FOREST UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED THE FOREST UNIT ONE SUBDIVISION. AS DEPICTED HEREON.

29. DEED OF RESTRICTIONS OF THE FOREST UNIT TWO, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 1328, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A ADJOINING PLAT TO THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

30. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THE DECLARATION FOR THE FOREST, UNIT ONE, AS RECORDED IN OFFICIAL RECORD BOOK 1431, PAGE 664; AND AMENDMENTS IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1768, PAGE 1016; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 1924, PAGE 4528; ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTION OF UNIT ONE RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3279; OFFICIAL RECORDS BOOK 2400, PAGE 2241; AND AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010000133987; AMENDMENTS RECORDED IN INSTRUMENT #201900027742, OFFICIAL RECORDS INSTRUMENT #2019000027746, OFFICIAL RECORDS INSTRUMENT #2019000229190, OFFICIAL RECORDS INSTRUMENT #2020000063155, AND AS MAY BE SUBSEQUENTLY AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

31. THE BY–LAWS OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC, RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 4751; CERTIFICATE OF RECORDATION AMENDED AND RESTATED ARTICLES OF INCORPORATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899; AND AMENDED AND RESTATED BY–LAWS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, AS MAY BE SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

32. TERMS AND PROVISIONS OF STANDARD EASEMENT AGREEMENT BY AND BETWEEN TIMBERLAKES LIMITED PARTNERSHIP AND SOUTH FLORIDA CABLE TELEVISION CORP. RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1534 AND ASSIGNED THROUGH A SERIES OF ASSIGNMENTS TO PROVIDENCE JOURNAL COMPANY IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT THE TYPE TO BE DEPICTED HEREON.

33. EASEMENT TO SOUTH FLORIDA CABLE TELEVISION CORPORATION AS RECORDED IN OFFICIAL RECORD BOOK 1520, PAGE 1529 AND AS ASSIGNED TO SOUTH FLORIDA CABLEVISION, INC., RECORDED IN OFFICIAL RECORD BOOK 1801, PAGE 2475, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT IN PHASE I OF THE FOREST, TO INCLUDE "BOBCAT DRIVE SW, CLUB BOULEVARD, TO THE CLUBHOUSE, DEER RUN SW, FOX DEN SW AND FOREST BOULEVARD SW. NOT THE TYPE TO BE DEPICTED HEREON.

34. EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1684, PAGE 1199, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES TWO 12 FOOT WIDE EASEMENTS ON A NORTH ADJOINING PLAT. NOT DEPICTED HEREON.

35. TERMS, PROVISIONS AND CONDITIONS OF RESOLUTION NO. 87–5–39 BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, VACATING DEDICATED AND PLATTED ROADS AND ROAD RIGHTS–OF–WAY WITHIN THE FOREST AND TURNING RESPONSIBILITY FOR MAINTENANCE OVER TO THE FOREST PROPERTY OWNERS ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

36. EASEMENT IN FAVOR OF PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

37. CERTIFICATE OF RECORDATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000131830, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

38. GRANT OF EASEMENT TO COMCAST OF THE SOUTH, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000043702, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD THAT THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

39. AGREEMENTS FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENTS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2012000179830, OFFICIAL RECORDS INSTRUMENT NO. 2016000034730, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, COMMON AREA'S AND CANALS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

40 . EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NUMBER 2019000229189. DOES NOT AFFECT THE SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

41. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT #2019000250880. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A 10 FOOT WIDE UTILITY EASEMENT ON THE ADJOINING PLAT AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON..

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT TWO:

42. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT TWO, RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT DEPICTED HEREON.

43. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1431, PAGE 644, AMENDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; AS AMENDED; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 2400, PAGE 2241 AND OFFICIAL RECORDS INSTRUMENT NO 2010000131830; AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

44. RIGHTS OF OTHERS, OTHER THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGE 4530; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

45. ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO, UNIT THREE OF THE FOREST SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 3102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

46. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT THREE:

47. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGE 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT NORTHERLY AND WESTERLY OF PARENT PARCEL. NOT DEPICTED HEREON.

48. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1206, RE–RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 2307; AS AMENDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524; (DEED TO THE FOREST PROPERTY OWNER'S ASSOCIATION, INC. FOR ALL RIGHTS, TITLE, INTEREST, CLAIM AND DEMAND ACQUIRED THROUGH THE VACATION OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3624); OFFICIAL RECORDS BOOK 1925, PAGE 3119; OFFICIAL RECORDS BOOK 1925, PAGE 3133; OFFICIAL RECORDS BOOK 1925, PAGE 3147; OFFICIAL RECORDS INSTRUMENT NO. 2010000131830; CERTIFICATE OF RECORDATION OF THE FOREST AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT III RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000046479; AFFECTED BY A CERTIFICATE OF RECORDATION/NOTICE OF PRESERVATION OF USE RESTRICTIONS RECORDED AS INSTRUMENT NO. 2013000183559, AMENDMENT RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2019000027744, OFFICIAL RECORDS INSTRUMENT NO. 2019000027746, AND AS MAY BE SUBSEQUENTLY AMENDED. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

49. CERTIFICATE OF RECORDATION OF AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

50. FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

51. TERMS AND PROVISIONS OF THAT CERTAIN FEE SIMPLE DEED RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3376, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

52. STANDARD EASEMENT AGREEMENT FROM TIMBERLAKES LIMITED PARTNERSHIP TO SOUTH FLORIDA CABLE TELEVISION CORP. AS RECORDED IN OFFICIAL RECORD BOOK 1579, PAGE 1534, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CABLE SERVICES EASEMENT IN PHASE II OF THE FOREST, TO INCLUDE TIMBERLAKES DRIVE, BOBCAT DRIVE SW AND BEAR CUB COURT SW. NOT THE TYPE TO BE DEPICTED HEREON.

53. PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559 AND OFFICIAL RECORDS BOOK 1723, PAGE 1788, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 10 FOOT WIDE EASEMENT ON AN ADJOINING PLAT. NOT DEPICTED HEREON.

54. FOREST UTILITIES, INC. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1723, PAGE 787, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 12 FOOT WIDE SEWER EASEMENT ON A PACEL IN AN ADJOINING PLAT. NOT DEPICTED HEREON.

55. CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1677, PAGE 2246, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL OF SECTION 1 AND 2 FOR A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

56. THAT CERTAIN DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1706, PAGE 2031, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A MUCH LARGER PARCEL THAT THE PARENT PARCEL AND THE ADJOINING PLATS LIE WITHIN. NOT DEPICTED HEREON.

57. SUBJECT TO CABLE SERVICE EASEMENT TO PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, AS AMENDED IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

58. GRANT OF EASEMENT FOR BROADBAND COMMUNICATIONS SERVICES RECORDED AS INSTRUMENT NUMBER 2013000043702. REFERENCES THE PUD THAT THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

59. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, RECORDED UNDER INSTRUMENT #2019000007813. REFERENCES THE PARENT PARCEL AND ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE SUBJECT LANDS:

60. POSSIBLE EXPENSES FOR MAINTENANCE, REPAIR, LIGHTING AND SECURITY OF ROADS AND RIGHTS–OF–WAY RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

61. SUBJECT TO RESOLUTION NUMBER 87–5–39 OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN DEDICATED AND PLATTED ROADS AND ROAD RIGHT–OF–WAYS WITHIN THE FOREST SUBDIVISION, UNIT ONE, TWO AND THREE, WERE VACATED, CLOSED AND MAINTENANCE AND RESPONSIBILITY THEREFORE TURNED OVER TO THE FOREST PROPERTY OWNERS. ACCESS TO THIS PROPERTY IS PROVIDED BY THAT ROADWAY SYSTEM. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. NOT THE TYPE TO BE DEPICTED HEREON.

62. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT THE TYPE TO BE DEPICTED HEREON.

63. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

GEOLINE SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax:(386)462-9986
geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWING# 264-130		VERTEX DEVELOPMENT, LLC	SHEET# 7 OF 7



222 North LaSalle Street, Suite 600
Chicago, IL 60601

(312) 419-3900 Main
(312) 419-0778 Fax
www.NNTG.com

May 5, 2026

File No: FL2601454

RE: Title Certification and Owner and Encumbrance Report

Effective Date: February 6, 2026 at 8:00 AM

Certified to: Lee County Board of County Commissioners

Parcel/APN Number: 01-46-24-00-0000.1.0000 (Parcel 1) and 01-46-24-00-00002.00CE (Parcel 2)

We have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the legal description attached hereto as Exhibit "A." As of the Effective Date of the Title Certification set forth above (the "Property"), we have found the following, as further set forth below:

Title to the Property is vested in:

The Forest Country Club, Inc., a Florida not for profit corporation f/k/a The Forest Country Club Membership Association, Inc., a Florida corporation (as to Parcel 1) and The Forest Property Owner's Association, Inc., a Florida not for profit corporation (as to Parcel 2) and, as disclosed in the Public Records, has been since January 3, 1989 (Parcel 1) and February 2, 2004 (Parcel 2).

The Property appears to be encumbered by the following mortgages and their affecting documents:

1. Mortgage dated January 3, 1989, given by The Forest Country Club Membership Association, Inc., in favor of Timberlakes Limited, a Florida limited partnership, to secure the original principal amount of \$2,464,000.00, as recorded on January 17, 1989, in Official Records Book 2042, Page 4519, as affected by the Subordination Agreement dated September 11, 1991, in favor of Sun Bank of Lee County, National Association, as recorded on September 18, 1991, in Official Records Book 2247, Page 2187, and as further affected by Negative Pledge and Agreement Not to Transfer Property, dated and recorded on January 31, 2025, by The Forest Country Club, Inc., a Florida non-profit corporation, in favor of Lake Michigan Credit Union, securing a promissory note in the principal amount of \$4,201,386.64, and a Revolving Line of Credit Promissory Note in the principal amount of \$1,500,000.00, in Instrument No. 2025000027940, of the Public Records of Lee County, Florida.
2. Mortgage dated September 11, 1991, given by The Forest Country Club, Inc., a Florida not-for-profit corporation, f/k/a The Forest Country Club Membership Association, Inc., a Florida not-for-profit corporation, in favor of Sun Bank/Southwest Florida, a Florida corporation, f/k/a Sun Bank of Lee County, National Association, to secure the original principal amount of \$1,750,000.00, as recorded on September 18, 1991, in Official Records Book 2247, Page 2198, as affected by Receipt of Future Advance dated May 1, 1994, in the amount of \$568,796.00, as affected by Receipt of Future Advance in the amount of \$560,796.00, as recorded on July 22, 1994, in Official Records Book 2521, Page 2282, and on July 22, 1994, and as affected by Mortgage Modification/Extension Agreement dated May 1, 1994, and recorded on July 22, 1994, in Official Records Book 2521, Page 2291, of the Public Records of Lee County, Florida.
3. Non-Taxable Agreement not to Encumber or Transfer Real Property dated June 17, 1997, given by The Forest Country Club, Inc., a Florida not-for-profit corporation f/k/a Forest Country Club Membership Association Inc., a Florida corporation, in favor of Suntrust Bank, Southwest Florida, as recorded on August 5, 1997, in Official Records Book 2852, Page 3451, of the Public Records of Lee County, Florida.
4. UCC-1 in favor of Lake Michigan Credit Union, by The Forest Country Club, Inc., a Florida not for profit corporation as recorded on January 31, 2025, in Instrument No. 2025000027939, of the Public Records of Lee County, Florida.

5. Negative Pledge and Agreement Not to Transfer Property, dated January 31, 2025, given by The Forest Country Club, Inc., a Florida not-for-profit, in favor of Lake Michigan Credit Union, who has a security interest in two Promissory Notes in the original principal amounts of \$4,201,386.64 and \$1,500,000.00, as Recorded on January 31, 2025, in Instrument No. 2025000027940, of the Public Records of Lee County, Florida.
6. Non-Taxable Agreement not to Encumber or Transfer Real Property given by The Forest Country Club, Inc., a Florida not-for-profit corporation f/k/a Forest County Club Membership Association Inc., a Florida corporation, as recorded on January 29, 2018, in Instrument No. 2018000022056, of the Public Records of Lee County, Florida.
7. Agreement not to Transfer or Encumber, by The Forest Country Club, Inc., a Florida not-for-profit corporation, f/k/a The Forest County Club Membership Association, Inc., a Florida not-for-profit corporation, in favor of Branch Banking and Trust Company, a North Carolina banking corporation, as recorded on December 19, 2014, in Instrument No. 2014000258074, of the Public Records of Lee County, Florida.

The following are all recorded easements, declarations, rights of way, leases, and related documents affecting the Property:

1. Easement granted to Florida Power and Light as recorded in Official Records Book 1483, Page 1104, of the Public Records of Lee County, Florida.
2. Easement grant to Florida Cities Water as recorded in Official Records Book 1661, Page 2559, of the Public Records of Lee County, Florida.
3. Petition to Vacate public roads in Official Records Book 1923, Page 1279, of the Public Records of Lee County, Florida.
4. Resolution No. 87-5-39 vacating the roads within Units One, Two and Three of The Forest Subdivision, as recorded in Official Records Book 1923, Pages 1279, of the Public Records of Lee County, Florida.
5. Cable Service Agreement between The Forest P.U.D. and Palmer Communications Incorporated recorded May 2, 1992 and recorded in Official Records Book 2301, Page 636, of the Public Records of Lee County, Florida.
6. Rights of others than the insured into, over and across those roads as described in Official Records Book 1924, Pages 4530 through 4544; Official Records Book 2150, Page 3105; Official Records Book 2193, Page 1686 and Official Records Book 2193, Page 1688, of the Public Records of Lee County, Florida.
7. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in the Deed of Restrictions, filed on June 2, 1980, in Official Records Book 1431, Page 644, amended The Forest Amended Deed of Restrictions, Unit One, recorded on June 6, 1980, in Official Records Book 1432, Page 1470; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1793, Page 2625; Official Records Book 1924, Page 4524 and Official Records Book 2400, Page 2241, and in Instrument No. 2010000131830, of the Public Records of Lee County, Florida.

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

8. Declaration of Covenants and Restrictions, dated August 12, 1983, by The Forest Joint Venture, a Florida general partnership, as recorded on August 15, 1983, in Official Records Book 1684, Page 3695, of the Public Records of Lee County, Florida.
9. Declaration of Covenants and Restrictions, dated August 12, 1983, by The Forest Joint Venture, a Florida general partnership, as recorded on August 15, 1983, in Official Records Book 1684, Page 3699, of the Public Records of Lee County, Florida.

10. Recovered Water Agreement dated January 3, 1989, by and between Forest Utilities, Inc., a Florida corporation, and The Forest Country Club Membership Association, Inc, a Florida corporation, as recorded in Official Records Book 2042, Page 4543, of the Public Records of Lee County, Florida.
11. A non-exclusive Perpetual easement for ingress and egress, as further described in Official Records Book 2051, Page 559, of the Public Records of Lee County, Florida.
12. Exclusive and Perpetual Water Pipeline Easement Grant, between The Forest Country Club, Inc., and Florida Cities Water Company, recorded on December 9, 1991, in Official Records Book 2263, Page 1833, of the Public Records of Lee County, Florida.
13. Drainage Easement as described in Indenture dated April 27, 1999, given by David W. Swor, in favor of The Forest Country Club, Inc., a Florida corporation, as recorded on August 3, 1999, in Official Records Book 3152, Page 784, of the Public Records of Lee County, Florida.
14. Lee County Utilities Exclusive Use Waterline Easement Grant and Indemnity Agreement dated May 16, 2000, by J. Thomas Hamm, in favor of Lee County Board of County Commissioners, as recorded on May 30, 2000, in Official Records Book 3260, Page 4024, of the Public Records of Lee County, Florida.
15. Lee County Utilities Exclusive Use Waterline Easement Grant and Indemnity Agreement dated May 16, 2000, by Southwest Florida Home Solutions, Inc., in favor of Lee County Board of County Commissioners, as recorded on May 30, 2000, in Official Records Book 3260, Page 4028, of the Public Records of Lee County, Florida.
16. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, dated January 22, 2016, by and between The Forest Property Owners Association Inc., a Florida not-for-profit corporation and The Forest Country Club, Inc., a Florida not-for-profit corporation, as recorded on February 8, 2016, in Instrument No. 2016000034730, of the Public Records of Lee County, Florida.
17. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, dated November 12, 2018, by and between The Forest Property Owners Association Inc., a Florida not-for-profit corporation and The Forest Country Club, Inc., a Florida not-for-profit corporation, as recorded on January 19, 2019, in Instrument No. 2019000007813, of the Public Records of Lee County, Florida.
18. Easement (Business), in favor of Florida Power & Light Company, given by The Forest Property Owners Association, Inc., as recorded on October 3, 2019, in Instrument No. 2019000229189, of the Public Records of Lee County, Florida.
19. Notice of Type E Limited Development Order Approval, given by the Lee County under the Lee County Land Development Code, filed on June 28, 2021, in Instrument No. 2021000212934, of the Public Records of Lee County, Florida.
20. Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
21. Restrictions, covenants, conditions, easements and other matters as contained on the plat of The Forest Unit One, recorded in Plat Book 33, Pages 85 through 88, of the Public Records of Lee County, Florida.
22. Resolution Number 87-5-39, by The Forest Property Owners' Association, Inc., a Florida not-for-profit corporation, petition to request the vacation of the roads in the Forest Subdivision, Unit One, as recorded in Plat Book 33, Pages 85, 86, 87, and 88; Forest Subdivision Unit Two, as recorded in Plat Book 34, Pages 20, 21 and 22; and Forest Subdivision Unit Three, as recorded in Plat Book 35, Pages 34, 35, 36 and 37, all of the Public Records of Lee County, Florida, lying and being in Section 1, Township 46 South, Range 24, East, Lee County, Florida, being approved on May 19, 1987, in Official Records Book 1923, Page 1279, subject to Florida Power & Light Company Easements, with proof of Publication, all as recorded in the Public Records of Lee County, Florida.

23. The Forest, a Subdivision, Amendment to All Deeds of Restrictions of Unit One, Unit Two and Unit Three of the Forest Subdivision, as recorded in favor of All present and Future Owners of the Property, as recorded on June 23, 1987, in Official Records Book 1924, Page 4524, and in Official Records Book 1924, Page 4530, as executed by Timberlakes Limited Partnership, a Florida limited partnership, and The Forest Joint Venture, a Florida general partnership, to amend all of the Deeds of Restriction, within the units as described and recorded in The Forest Unit One, according to the plat thereof as recorded in Plat Book 33, Pages 85 through 88, The Forest Unit Two, according to the plat thereof recorded in Plat Book 34, Pages 20 through 22; and The Forest Unit Three, according to the plat thereof recorded in Plat Book 35, Pages 34 through 37, of the Public Records of Lee County, Florida.
24. Deed of Restrictions of The Forest Unit Two, a subdivision, as recorded in Official Records Book 1522, Page 1328, of the Public Records of Lee County, Florida.
25. Restrictions, covenants, and conditions as set forth in the Declaration for The Forest, Unit One, as recorded in Official Record Book 1431, Page 664; and amendments in Official Records Book 1432, Page 1470; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1768, page 1016; Official Records Book 1793, page 2625; Official Records Book 1924, Page 4524; Acknowledgement of the Amendment to all Deeds of Restriction of Unit One recorded in Official Records Book 1925, Page 3279; Official Records Book 2400, Page 2241; and Amended and Restated Deed of Restrictions, Unit One recorded in Official Records Instrument #2010000133987; Amendments recorded in Instrument #2019000027742, Official Records Instrument #2019000027746, Official Records Instrument #2019000229190, Official Records Instrument #2020000063155, and as may be subsequently amended, in the Public Records of Lee County, Florida.
26. The By-Laws of the Forest Property Owners Association, Inc, recorded in Official Records Book 3760, Page 4751; Certificate of Recordation Amended and Restated Articles of Incorporation The Forest Property Owners Association, Inc. Recorded in Official Records Instrument Number 201000082899; and Amended and Restated By-Laws recorded in Official Records Instrument Number 2011000100398, as may be subsequently amended in the Public Records of Lee County, Florida.
27. Terms and provisions of Standard Easement Agreement by and between Timberlakes Limited Partnership and South Florida Cable Television Corp. Recorded in Official Records Book 1579, page 1534 and assigned through a series of assignments to Providence Journal Company in Official Records Book 2347, page 3538, Public Records of Lee County, Florida.
28. Easement to South Florida Cable Television Corporation as recorded in Official Record Book 1520, Page 1529 and as assigned to South Florida Cablevision, Inc., recorded in Official Record Book 1801, Page 2475, in the Public Records of Lee County, Florida.
29. Easement in favor of United Telephone Company recorded in Official Records Book 1684, page 1199, Public Records of Lee County, Florida.
30. Terms, provisions and conditions of Resolution No. 87-5-39 by the Board of County Commissioners of Lee County, Florida, vacating dedicated and platted roads and road rights-of-way within The Forest and turning responsibility for maintenance over to The Forest Property Owners Association recorded in Official Records Book 1923, page 1279, Public Records of Lee County, Florida.
31. Easement in favor of Palmer Communications Incorporated recorded in Official Records Book 2301, page 636, Public Records of Lee County, Florida.
32. Certificate of Recordation of The Forest Property Owners Association, Inc. recorded in Official Records Instrument Number 2010000131830, Public Records of Lee County, Florida.
33. Grant of Easement to Comcast of the South, Inc. recorded in Official Records Instrument Number 2013000043702, Public Records of Lee County, Florida.
34. Agreements for Operation and Maintenance of Surface Water Management System and Easement Agreements, recorded in Official Records Instrument Number 2012000179830, Official Records Instrument

No. 2016000034730, and Official Records Instrument Number 2019000007813, of the Public Records of Lee County, Florida.

35. Easement granted to Florida Power & Light Company, recorded under Instrument Number 2019000229189.
36. Easement granted to Florida Power & Light Company, recorded under Instrument #2019000250880.
37. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Forest Unit Two, recorded in Plat Book 34, Page 20, of the Public Records of Lee County, Florida.
38. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in Official Records Book 1431, Page 644, amended in Official Records Book 1432, Page 1470; as amended; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1793, Page 2625; Official Records Book 1924, Page 4524; Official Records Book 2400, Page 2241 and Official Records Instrument No 2010000131830; as amended, of the Public Records of Lee County, Florida. NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.
39. Rights of others, other than the insured into, over and across those roads as described in Official Records Book 1924, Pages 4530; Official Records Book 2150, Page 3105; Official Records Book 2193, Page 1686 and Official Records Book 2193, Page 1688, of the Public Records of Lee County, Florida.
40. Acknowledgement of the Amendment to all Deeds of Restrictions of Unit one, Unit two, Unit three of the Forest Subdivision, recorded in Official Records Book 2150, Page 3102, of the Public Records of Lee County, Florida.
41. Cable Service Agreement between The Forest P.U.D. and Palmer Communications Incorporated recorded May 2, 1992 and recorded in Official Records Book 2301, Page 636, of the Public Records of Lee County, Florida.
42. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Forest Unit Three, recorded in Plat Book 35, Page 34, of the Public Records of Lee County, Florida.
43. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments, as contained in that certain Declarations recorded in Official Records Book 1642, Page 1206, re-recorded in Official Records Book 1645, Page 2307; as amended in Official Records Book 1924, Page 4524; (Deed to The Forest Property Owner's Association, Inc. for all rights, title, interest, Claim and demand acquired through the vacation of roads recorded in Official Records Book 2146, Page 692 and Deed recorded in Official Records Book 4332, Page 3624); Official Records Book 1925, Page 3119; Official Records Book 1925, Page 3133; Official Records Book 1925, Page 3147; Official Records Instrument No. 2010000131830; Certificate of Recordation of The Forest Amended and Restated Deed of Restrictions, Unit III recorded in Official Records Instrument Number 2011000046479; affected by a Certificate of Recordation/Notice of Preservation of Use Restrictions recorded as Instrument No. 2013000183559, amendment recorded under Official Records Instrument No. 2019000027744, Official Records instrument No. 2019000027746, and as may be subsequently amended.
44. Certificate of Recordation of Amended and Restated Articles of Incorporation for The Forest Property Owners' Association, Inc. recorded in Official Records Instrument Number 2010000082899, and Official Records Instrument Number 2011000100398, Public Records of Lee County, Florida.
45. Florida Power and Light Company Easement recorded in Official Records Book 1483, Page 1101, of the Public Records of Lee County, Florida.
46. Terms and Provisions of that certain Fee Simple Deed recorded in Official Records Book 1925, Page 3376, of the Public Records of Lee County, Florida.

47. Standard Easement Agreement from Timberlakes Limited Partnership to South Florida Cable Television Corp. as recorded in Official Record Book 1579, Page 1534, of the Public Records of Lee County, Florida.
48. Pipeline Easement Grant recorded in Official Records Book 1661, Page 2559.
49. Forest Utilities, Inc. Easement recorded in Official Records Book 1723, Page 787, of the Public Records of Lee County, Florida.
50. Condominium Right-of-way Easement and Conduit Agreement recorded in Official Records Book 1677, Page 2246, of the Public Records of Lee County, Florida.
51. That certain Development Order recorded in Official Records Book 1706, Page 2031, of the Public Records of Lee County, Florida.
52. Cable Service Easement to Palmer Communications Incorporated recorded in Official Records Book 2301, Page 636, as amended in Official Records Book 2347, Page 3538, Public Records of Lee County, Florida.
53. Grant of easement for broadband communications services recorded as Instrument Number 2013000043702.
54. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, recorded under Instrument #2019000007813.
55. Possible expenses for maintenance, repair, lighting and security of roads and rights-of-way recorded in Official Records Book 1924, Page 4524, of the Public Records of Lee County, Florida.
56. Subject to Resolution Number 87-5-39 of the Board of County Commissioners of Lee County, Florida, recorded in Official Records Book 1923, Page 1279, Public Records of Lee County, Florida, wherein dedicated and platted roads and road right-of-ways within The Forest Subdivision, Unit One, Two and Three, were vacated, closed and maintenance and responsibility therefore turned over to The Forest Property Owners. Access to this property is provided by that roadway system.
57. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
58. Note: Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District (SFWMD), in favor of The Forest Country Club-Bear Course, as recorded on April 23, 2025, in Instrument No. 2025000109476, of the Public Records of Lee County, Florida.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

The Property is also subject to the following:

1. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
2. Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District (SFWMD), in favor of The Forest Country Club-Bear Course, as recorded on April 23, 2025, in Instrument No. 2025000109476, of the Public Records of Lee County, Florida.
3. The nature, extent or existence of riparian rights or littoral rights.
4. Any gas, oil, phosphate, or mineral interests, whether recorded or unrecorded, wherein the rights of surface entry have not been extinguished by § 712, Fl. Statutes.
5. The Property and any construction thereon should be in accordance with all zoning and permitting requirements.
6. The Property should conform to environmental regulations as set forth by the United States Environmental Protection Agency and the Florida Department of Environmental Protection.

EXHIBIT A

Parcel 1:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S. 00°22'48"E., ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E., ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E., FOR 250.82 FEET; THENCE N.29°02'14"E., FOR 30.00 FEET; THENCE S.40°18'15"E., FOR 239.90 FEET; THENCE S.19°38'44"E., FOR 90.44 FEET; THENCE S.44°40'30"W., FOR 284.50 FEET; THENCE S.45°51'29"E., FOR 101.12 FEET; THENCE S.00°51'29"E., FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E., ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W., FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W., ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W., ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E., ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E., ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E., ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W., ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W., ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W., ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E., ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E., ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W., FOR 15.00 FEET; THENCE N.01°35'56"E., FOR 120.04 FEET; THENCE S.89°51'15"E., FOR 15.00 FEET; THENCE N.01°35'56"E., ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E., ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E., ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W., ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E., ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W., ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W., FOR 147.73 FEET; THENCE S.00°34'53"W., FOR 106.80 FEET; THENCE S.20°35'00"W., FOR 581.57 FEET; THENCE N.87°14'43"W., FOR 82.80 FEET; THENCE N.34°58'32"W., FOR 325.62 FEET; THENCE N.02°45'17"E., FOR 577.23 FEET; THENCE S.89°06'24"W., FOR 440.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AS BEARING S.0°22'48"E., AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2042, PAGES 4511 THROUGH 4518 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel 2:

All right, title, interest, claim or demand in the vacation of roads located within Units One, Two and Three of The Forest Subdivision, as set forth in Deed restrictions in OR Book 1924, Page 4524, and in Master Form Deed in OR Book 1924, Page 4530, Lee County, Florida.

Please note that this is not a certification of ownership of any oil, gas, and mineral rights or interests. This certification is provided pursuant to the requirements of § 177.041, Florida Statutes, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to § 627.7843, Florida Statutes.

By: Alan Sandler
Alan Sandler, Esq.
V.P. and Underwriting Counsel



Report Date: November 3, 2025

Client: Expert Construction Managers, Inc.
815 S. Kings Ave
Brandon, FL 33511
Attn: Ryan Aufiero
(813) 731-2580
ryan@expertconstructionmanagersinc.com

Structure: Proposed 145-ft Monopole
Site Name: Forest CC
Site Address: 6227 Deer Run
City, County, State: Fort Myers, Lee County, FL
Latitude, Longitude: 26.496194°, -81.86895°

PJF Project: A62625-0002.003.7102

We understand that there may be some concern on the part of local building officials regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-H, "Structural Standards for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA-222-H standard was developed by professional engineers experienced in the design of communication structures. Much of these specific design criteria are often not available in local building codes.

The pole and its foundation will be designed per the 2023 Florida Building Code, 8th Edition (2021 International Building Code with state amendments) and the TIA-222-H standard (exception #5 of Section 1609.1.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in American Institute of Steel (AISC) and American Concrete Institute (ACI) design standards.

This pole shall be designed with a basic design wind speed of 160 mph for use in the TIA-222-H Standard Exposure Category D, a topographic factor, $K_{zt} = 1.0$, and Risk Category II shall be used in this design.

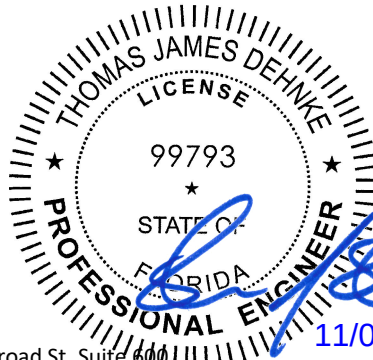
The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole has reserve capacity compared to that of the upper section in an attempt to limit the fall radius of the pole. This pole will be designed with the top 50-ft meeting the design wind criteria near capacity, but the remaining structure will have reserve capacity to remain intact beyond possible failure of the upper section. When steel becomes overstressed, it does not suddenly break, it will locally deform. The upper portion of the pole would then hinge at this level resulting in a fall radius of up to 50-ft. Once the upper portion is no longer upright catching the wind load, the stresses in the lower portion of the pole are reduced.

We at Paul J. Ford and Company appreciate the opportunity of providing our continuing professional services to you and Expert Construction Managers, Inc.. If you have any questions or need further assistance on this or any other projects, please give us a call.

Respectfully Submitted by:
Paul J. Ford and Company

Thomas J. Dehnke, PE
Project Manager
tdehnke@pauljford.com

THOMAS J. DEHNKE, PE - LICENSE #0000099793
PAUL J. FORD & CO. - #EB-0002848

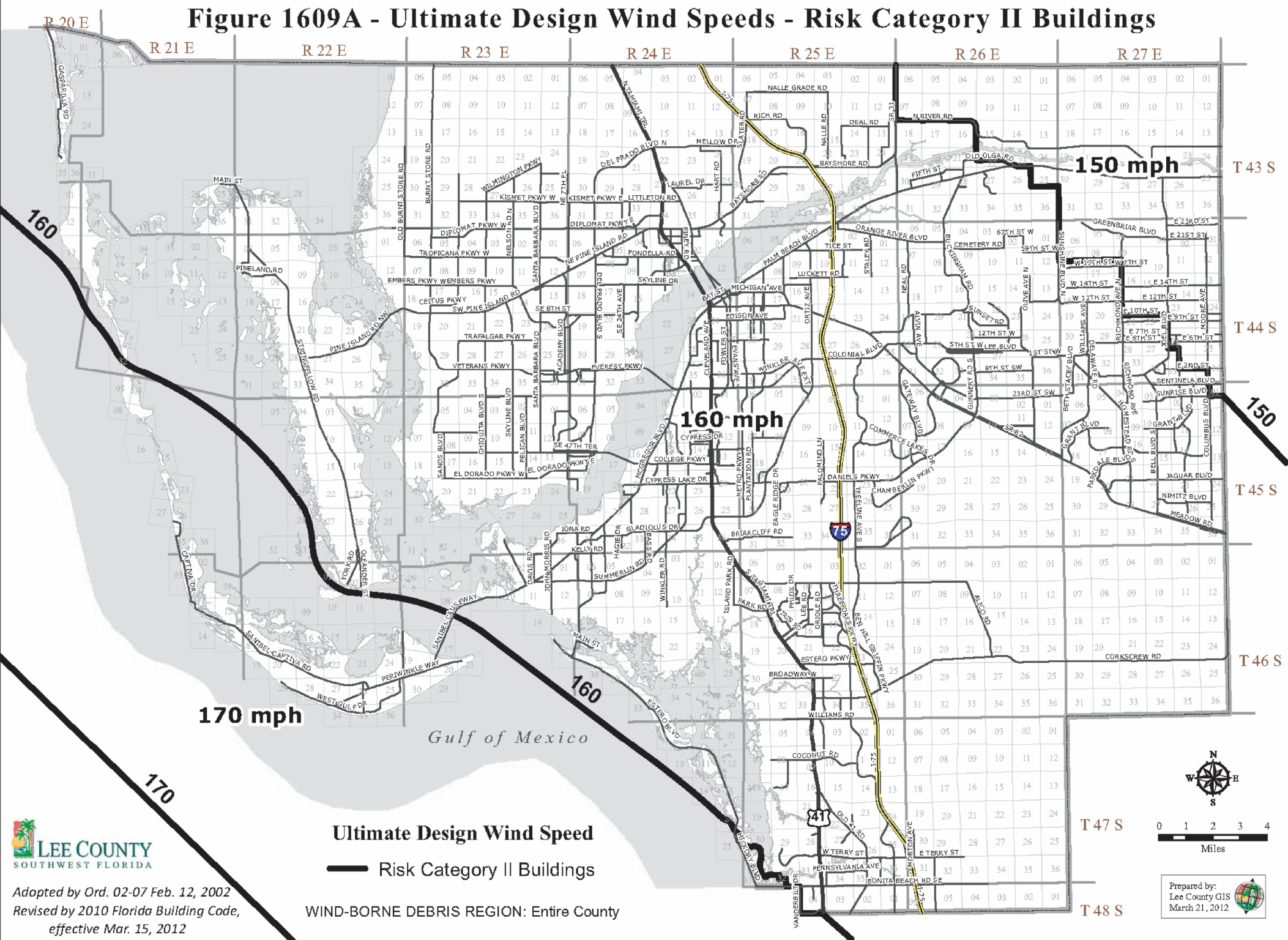


This item has been electronically signed and sealed by Thomas J. Dehnke, PE using a digital signature and date.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.

11/03/2025

250 E Broad St, Suite 600
Columbus, OH 43215
Phone 614.221.6679

Figure 1609A - Ultimate Design Wind Speeds - Risk Category II Buildings



ASCE Hazards Report

Address:

No Address at This Location

Standard:

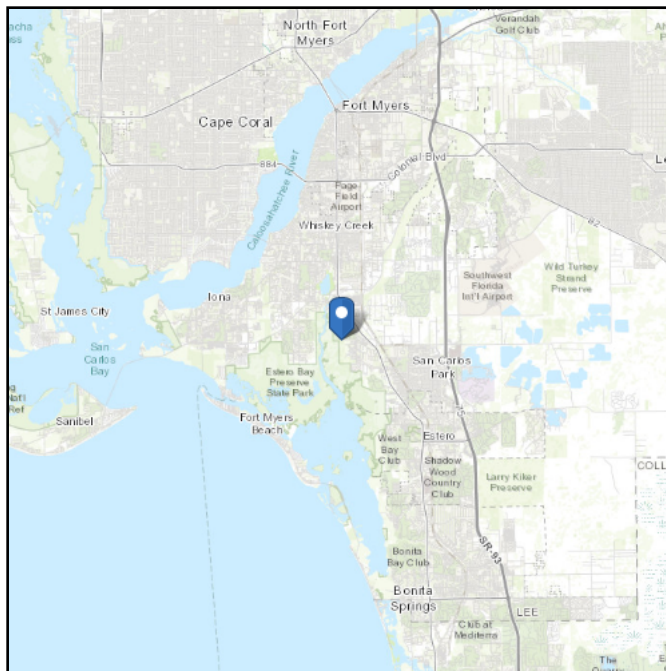
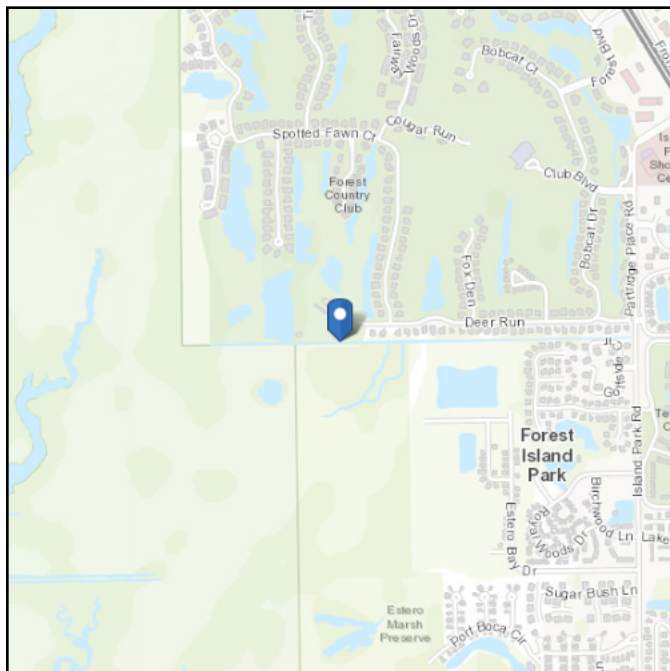
ASCE/SEI 7-22

Risk Category: II**Soil Class:**

D - Stiff Soil

Latitude:

26.4954

Longitude: -81.869**Elevation:** 1.24453143090112 ft (NAVD 88)

Wind

Data Source:

ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed:

Mon Nov 03 2025



Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

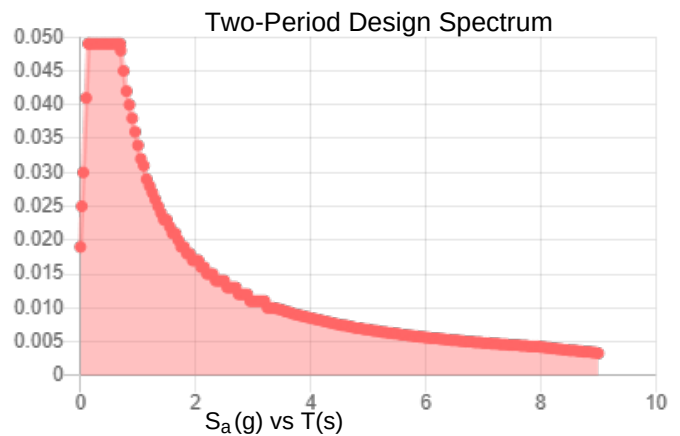
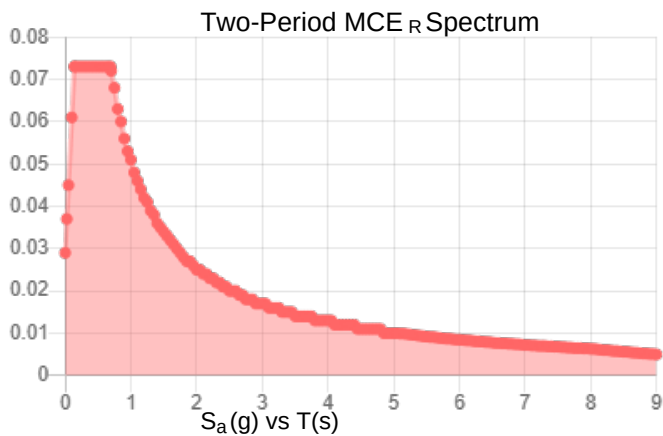
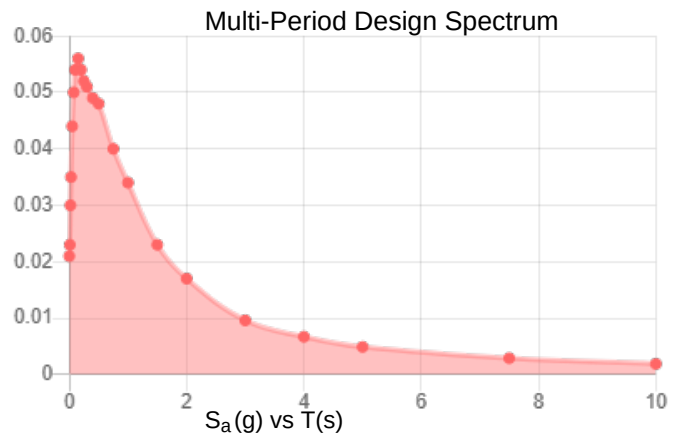
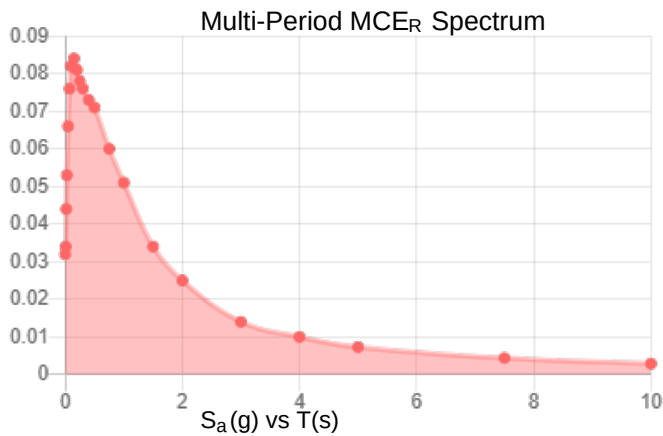


Site Soil Class: D - Stiff Soil

Results:

PGA _M :	0.028	T _L :	8
S _{MS} :	0.073	S _S :	0.054
S _{M1} :	0.051	S ₁ :	0.024
S _{DS} :	0.049	V _{S30} :	260
S _{D1} :	0.034		

Seismic Design Category: A



MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.



Data Accessed: Mon Nov 03 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



Ice

Results:

Ice Thickness:	N/A
Concurrent Temperature:	N/A
3-s Gust Speed	N/A

Data Source: Standard ASCE/SEI 7-22, Figs. 10-2 through 10-8

Date Accessed: Mon Nov 03 2025

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain for 250, 500, 1,000, and 1,400-year mean recurrence intervals along with concurrent 3-s gust speeds and concurrent air temperatures. The shading indicates special icing regions, with elevations above 2,100 ft (640 m) in the east, 6,000 ft (1829 m) in the west, and 1,600 ft (488 m) in Alaska, with sparse weather station data for determining design ice loads. In these regions, as well as in regions with complex terrain causing unusual icing conditions and regions where snow or in-cloud icing results in larger loads, the mapped values should be adjusted based on a combination of local historical records and experience, reanalysis data, and numerical weather prediction systems.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-21892-OE

Issued Date: 02/11/2026

VERTEX DEVELOPMENT, LLC
ALAN RUIZ
3630 W. Kennedy Blvd
Tampa, FL 33609

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower The Forest CC FL-5066
County, State: Lee, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Terri Johnson, at 1-404-305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-21892-OE.

Signature Control No: 680063552-693233025

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Case Description

Frequency Data

Map(s)

cc: FCC

Case Description for ASN 2025-ASO-21892-OE

145' Monopole Tower and additional appurtenances (lightning rod) for up to 149' AGL

Frequency Data for ASN 2025-ASO-21892-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2025-ASO-21892-OE



Sectional Map for ASN 2025-ASO-21892-OE





STEVEN C. HENNIGAN, C.M., A.C.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

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February 25, 2026

Jennifer Frost
Vertex Development LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

RE: Proposed Communications Tower (149' AGL)
6227 Deer Run, Fort Myers, FL 33908

Dear Mrs. Frost:

This letter is being provided in response to your email sent to the Lee County Port Authority (LCPA) on Feb 13, 2026 for the review of a 149' AGL monopole cell tower location. The location submitted is shown below as a reference.

1. 149' Monopole Communications Tower
6227 Deer Run Fort Myers, FL 33908
STRAP: 04-44-25-00-00021.0010

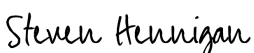
The proposed monopole location is within the Lee County Port Authority's Airspace Notification limits. The LCPA has reviewed the location listed above and have no objection to the proposed construction, provided all requirements set forth in Section 34-1107 of the Lee County Land Development Code are followed.

Please note that this approval only pertains to the height of the proposed monopole tower. The Federal Aviation Administration is working with the telecommunications industry to ensure that radio signals from newly activated wireless telecommunications systems can coexist safely with flight operations. It is incumbent upon the owner and users of these monopoles to ensure there is no disruption to surrounding aviation equipment or airport operations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

DocuSigned by:

617BDA172CC34CB...
Steven C. Hennigan, C.M., A.C.E.
Executive Director

CC: Steve Cornell, Deputy Executive Director - Development

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 • Fort Myers, Florida 33913-8213
flylcpa.com



STEVEN C. HENNIGAN, C.M., A.C.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

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DAVID MULICKA

TRISH PETROSKY

February 23, 2026

Jennifer C. Frost
Vertex Development LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

RE: Lee County Tall Structures Review Application 2602-03
149' AGL Communication Tower w/ Antennas & Lightning Rod)
6227 Deer Run, Fort Myers, FL 33908
01-46-24-00-00001.0000

As requested, the Lee County Port Authority has reviewed the attached Tall Structures Review Application for a 149' above ground level (AGL) Communications Tower located at 6227 Deer Run Fort Myers, FL 33908 (6.45 miles WSW of Southwest Florida International Airport). The proposed project as described in the review application has been found to be in compliance with the Lee County Development Code, Zoning Section 34-1107, as amended, and is approved with the attached stipulations.

Note: A copy of the *signed* approved permit must be kept on the project site during construction. It is to be presented to any county, state or Port Authority representative, upon request, as proof of compliance. If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

Alexander Joseph Reyes

Alexander Joseph Reyes
Noise & Airspace Project Coordinator

Attachments: Tier II Tall Structures Permit
Application for Tall Structures Permit
Executive Director Letter
FAA Determination Letter

CC: Gilbert J. Forgays, III, CM - Director, Operations, RSW
James Hess - Airside Operations Manager, RSW

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 - Fort Myers, Florida 33913-8213
flylcpa.com

LEE COUNTY PORT AUTHORITY
CONDITIONS/STIPULATIONS FOR THE ISSUANCE
OF A TIER II TALL STRUCTURES PERMIT 2602-03

Project: 149' AGL Communications Tower (Forest CC)

Location: 6227 Deer Run Fort Myers, FL 33908

STRAP: 01-46-24-00-00001.0000

The above project is approved for a Tier II Tall Structures Permit based on the following Stipulations:

1. The above-referenced project will be constructed using materials or equipment at the maximum height of 149' AGL for the permanent structure at the location approximately 6.45 miles west-southwest of Southwest Florida International Airport Runway 06/24 as described in the attached Tall Structures Review Application.

2. This permit evaluated possible impacts to Page Field and Southwest Florida International Airport only. This airspace approval is valid February 23, 2026 - February 22, 2027. After that date, this approval will be null and void, unless this application is extended, revised, or this office approves a new application. **Requests for a time extension must be received by this office at least 15 days before the expiration date.**

3. Three separate notifications must be made THREE (3) business days prior to the erection of the temporary structure using the contacts below so a local Notice to Airmen (NOTAM) can be published; and during the notifications, the crane operator's contact information must be provided so that two-way communication can be maintained at all times. In addition, the first two contacts must be notified the day of the operation, prior to the crane being erected. All contacts must be notified at the end of the project so that all NOTAMs can be cancelled. Note that Voicemail is not an acceptable form of notice.

- RSW Air Traffic Control Tower, 239-768-5985
- **RSW Airside Operations Manager, James Hess, at 239-590-4733**
- **RSW Operations Department at 239-590-4460**
- LCPA Noise & Airspace Project Coordinator, at 239-590-4609

4. Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

5. If lighting is accomplished on a voluntary basis; Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

6. If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Granted this 23rd Day of February, 2026

Lee County Port Authority Representative



Alexander Joseph Reyes
Noise & Airspace Project Coordinator

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

Project: The Forest CC Tower **Date:** 02/13/2026

(Circle one) D.O. # / Building Permit Reference #: _____

The undersigned Owner/Lessee hereby requests a Tall Structures Review in accordance with the Lee County Land Development Code, Zoning Section 34-1008, as amended.

PROJECT LOCATIONAddress: 6227 Deer RunCity: Fort Myers State: FL Zip: 33908STRAP Number: 01-46-24-00-00001.0000**PROPOSED TEMPORARY CRANE** *(closest point or corner to nearest runway)*****Will apply for crane under separate permit prior to Construction of Tower**

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

Date(s) of Operation: _____ **Hours of Use: _____

****Crane operator MUST coordinate with the Lee County Port Authority prior to use****PROPOSED PERMANENT STRUCTURE** *(closest point or corner to nearest runway)*Type of Structure: 145' Monopole Communications Tower with lightning rod up to 149' AGLConstruction Materials: Galvanized steel tower with miscellaneous appurtenances (antennas, mounts, lightning rod)Base Dimensions: 84" diameter Top Dimensions: 24" diameter (plus misc. antennas)Height Above Ground Level: 149' Site Elevation: 6'Latitude: 26 Degrees 29 Minutes 46.31 Seconds NorthLongitude: 081 Degrees 52 Minutes 08.22 Seconds West

ADDITIONAL POINTS (permanent or temporary: balloons, mature vegetation heights, signs, poles, antennas, etc.)

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

11000 Terminal Access Road, Suite 8671, Fort Myers, FL 33913

[1]Email: tallstructure@flylcpa.com / Phone: 239.590.4609 / FAX: 239.590.4688

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

CONTACT INFORMATIONProperty Owner Name: The Forest Country Club, Inc. c/o Rich JohnsonAddress: 6100 Club Blvd SWCity: Fort Myers State: FL ZIP: 33908Phone: 630-899-5606 FAX: _____ Email: rwfjag@aol.comApplicant Name: Vertex Development, LLC c/o Jennifer C. Frost, PMPAddress: 3630 W. Kennedy BlvdCity: Tampa State: FL ZIP: 33609Phone: (813) 480-7855 FAX: _____ Email: jfrost@vertexdevelopment.net**REQUIRED ATTACHMENTS**

If cranes are to be used during the project, include the maximum operating height necessary to complete the work during construction on the application and an attachment. Additionally, shade in their envelope of maneuverability on the attachment. A printout on Google Earth annotating locations and heights of points can satisfy this requirement.

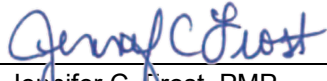
IF PERMIT SEEKER IS NOT LANDOWNER, attach a copy of the authorization to construct or lease on the land involved.

Attach hereto a scaled drawing showing the size and dimensions of the proposed construction.

Special considerations, if any: See enclosed Determination of No Hazard for ASN 2025-ASO-21892-OE, issued 02/11/2026.

SIGNATURE REQUIRED

I do solemnly swear (or affirm) that the statements and information contained herein and on the required supporting documents are true and correct.

Applicant Signature:  Date: 02/13/2026Print Applicant Name: Jennifer C. Frost, PMP

Please forward this application, and direct any questions regarding the completion of this application, to the Lee County Port Authority – Planning & Environmental Compliance Department at tallstructure@flylcpa.com.

11000 Terminal Access Road, Suite 8671, Fort Myers, FL 33913

AGENT OF RECORD LETTER

RE: Vertex Development Application for Communications Tower Facility

I, Richard C. Johnson, as V.P. of The Forest Country Club, Inc., own the following property located at 6227 Deer Run in Fort Myers, Florida (33908) (Lee County Parcel ID# 01-46-24-00-00001.0000) and have the authority to execute this document. I hereby designate and appoint the below listed Agent(s) of Record for any necessary zoning, permitting, or regulatory processes in association with the development of a wireless communication facility located at the aforementioned property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning, permitting or other regulatory process for the above-mentioned site.

The authorized Agent(s) of Record are:

Doty Solik Law, P.A.
Mary Doty Solik, Esquire
121 S. Orange Ave, Suite 1500
Orlando, FL 32801
Phone: 407-367-7868
Email: msolik@dotysoliklaw.com

Vertex Development, LLC
Alan Ruiz and/or Jennifer C. Frost, PMP
3630 W. Kennedy Blvd
Tampa, FL 33609
Phone: 813-335-4768
Email: alanruiz@vertexdevelopment.net

[Signature] 3/6/25
Date

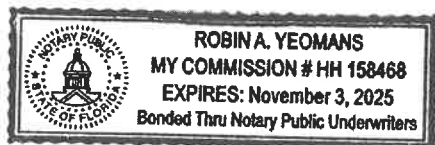
Richard C. Johnson
Printed Name & Title V.P.

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me on this 6th day of March, 2025, by Richard C. Johnson who is personally known to me X or has produced _____ as identification.

[Signature]
Notary Public

(SEAL)



Robin A. Yeomans
Printed Name of Notary Public



FAA TOWER CERTIFICATION

Date: November 17, 2025

Re: The Forest CC Site
Lee County, Florida

I hereby certify to Vertex Development, LLC that the following Latitude and Longitude values for the center of the above-referenced proposed tower site are accurate to within +/- 20 feet horizontally; and that the following proposed tower site existing ground elevation is accurate to within +/- 3 feet vertically, as observed in the field on September 29, 2025.

NAD 1983

Latitude: 26° 29' 46.31" N.

Longitude: 81° 52' 08.22" W.

NAD 1927

Latitude: 26° 29' 45.02" N.

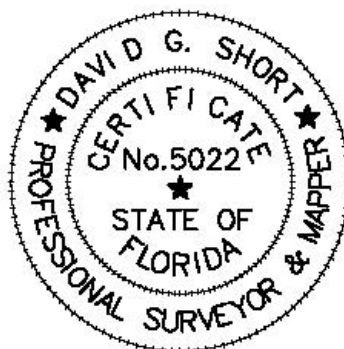
Longitude: 81° 52' 08.91" W.

Existing Ground Elevation: 5.9 Feet NAVD88
7.1 Feet NGVD29

GeoLine Surveying, Inc.

A handwritten signature in black ink, appearing to read "David G. Short", is written over a horizontal line.

David G. Short, P.S.M. Date: November 17, 2025
Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
s:\office documents\word docs\ecm\264-130 prop faa revised
9-29-2025.doc





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-21892-OE

Issued Date: 02/11/2026

VERTEX DEVELOPMENT, LLC
ALAN RUIZ
3630 W. Kennedy Blvd
Tampa, FL 33609

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower The Forest CC FL-5066
County, State: Lee, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Terri Johnson, at 1-404-305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-21892-OE.

Signature Control No: 680063552-693233025

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Case Description

Frequency Data

Map(s)

cc: FCC

Case Description for ASN 2025-ASO-21892-OE

145' Monopole Tower and additional appurtenances (lightning rod) for up to 149' AGL

Frequency Data for ASN 2025-ASO-21892-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2025-ASO-21892-OE



Sectional Map for ASN 2025-ASO-21892-OE





A map of the Fort Rock area in Florida. A red pin marks the 'SITE LOCATION' on the western side of the map. To the north is 'Blue Compass RV Fort Myers'. To the northeast is 'Mango Rita's Rhythm House'. To the west is 'The Forest Country Club'. To the east is 'The Clam Bake'. Further east is 'Public Super Market at Alico Commons'. To the southeast is 'Fort Rock Climbing Center'. Major roads shown include Highway 750 running diagonally and Highway 41 running horizontally. A compass rose is in the top left corner.

An aerial photograph of a golf course and surrounding residential areas. A red pin is placed on a road, with a black arrow pointing to it from a white box labeled 'SITE LOCATION'. In the top right corner, there is a green circular logo with a white 'F' and the text 'The Forest Country Club'. A compass rose is visible in the top left corner.

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER

PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

1. VERTEX SITE NAME:	THE FOREST CC
2. VERTEX SITE NUMBER:	FL-5066
3. TYPE OF STRUCTURE:	UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 149' MONOPOLE
4. TYPE OF DEVELOPMENT:	UTILITY
5. TOWER GROUND ELEVATION:	±5.9' (NAVD 88)
6. SITE ADDRESS:	6227 DEER RUN FORT MYERS, FL 33908
7. LATITUDE:	26° 29' 46.31" N / 26.496197° N
8. LONGITUDE:	81° 52' 08.22" W / -81.868950 W
PROPERTY OWNER:	THE FOREST COUNTRY CLUB, INC. 6100 CLUB BLVD SW FORT MYERS, FL 33908
9. COUNTY:	LEE COUNTY, FLORIDA
10. PARCEL NUMBER:	01-46-24-00-00001.0000
11. PARCEL PORTION OF:	S1, T46 SOUTH, R24 E
12. JURISDICTION:	LEE COUNTY, FLORIDA
13. EXISTING LAND USE:	3800 - GOLF COURSE
14. FUTURE LAND USE:	SUBURBAN - 93% WETLANDS - 4% WETLANDS - 3%
15. EXISTING ZONING:	RM-2
16. ADJACENT PARCEL ZONING:	NORTH: RM-2 SOUTH: PUD EAST: RM-2 WEST: PUD

ACTUAL TOWER SETBACKS:	NORTH: 1101.9' SOUTH: 246.6'± EAST: 372.9'± WEST: 224.5'±
17. PARENT TRACT AREA:	280.34 ACRES
18. TOTAL PROJECT AREA:	2,854 SF (±) / 0.06 ACRES (±)
19. TOTAL LEASE AREA:	1,932 SF
20. TOTAL COMPOUND AREA:	1,932 SF
21. PROPOSED TOWER PARKING:	(1) ONE

- FLORIDA BUILDING CODE 8th EDITION (2023)
ANSI/EIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
ASCE 7-22
Vult = 160 MPH (ULTIMATE 3 SECOND GUST)
Vasd = 124 MPH (NOMINAL 3 SECOND GUST)
RISK CATEGORY= II
EXPOSURE= C
IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2020 EDITION
- FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.

1. 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.
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
3. THIS PROJECT CONSISTS OF THE INSTALLATION OF:

NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE
149' MONOPOLE TOWER & 1,932 SF FENCED COMPOUND WITHIN
A 1,932 SF LEASE AREA FOR AN UNMANNED WIRELESS
DATA TELECOMMUNICATIONS FACILITIES.

APPLICANT /
TOWER OWNER /
LEASE HOLDER:
VERTEX DEVELOPMENT
3630 W. KENNEDY BLVD.
TAMPA, FL 33609
(813) 335-4768

TITLE HOLDER /
PROPERTY OWNER:
THE FOREST COUNTRY CLUB, INC.
6100 CLUB BLVD SW
FORT MYERS FL 33908

SURVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 418-0500

CONTRACTOR:
EXPERT CONSTRUCTION MANAGERS
815 SOUTH KINGS AVENUE
BRANDON, FL 33511
(813) 657-8710

ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544
(813) 917-2671
ATTN: DARRYL J. KROEZE, PE

ELECTRIC COMPANY:
SECO ENERGY

FIBER COMPANY:
TBD

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERTEX DEVELOPMENT CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERTEX DEVELOPMENT OR WIRELESS CARRIER EMPLOYEES AND SUB-CONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
6. HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	
GN-1	GENERAL NOTES	
ARCHITECTURAL / CIVIL PLANS		
A-1	OVERALL AERIAL AND SETBACK PLAN	
C-1	SITE PLAN	
C-2	TOWER ELEVATION & PROPERTY DESCRIPTIONS	
C-3	COMPOUND AND GRADING PLAN	
C-4	FENCE AND GATE DETAILS	
C-5	SITE DETAILS	



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

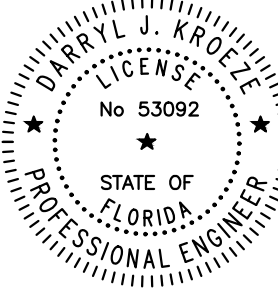


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

**SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.**

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

T-1

General Conditions:

1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Built Drawings:

1. The Contractor shall prepare a red-lined set of As-Built Drawings.

Environmental Protection

1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 8th Edition (2023)
EIA/TIA-222 Rev. H
Florida Fire Prevention Code 8th Edition (2023)
Life Safety Code 101
National Electric Code 2020
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories
2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

1. The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

Structural:

1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 8th Edition (2023)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1
Wind Loads (ASCE 7-22)
160 mph ultimate design wind speed per FBC 8th Edition (2023)
124 mph nominal design wind speed per FBC 8th Edition (2023)

Site Notes

1. ALL TELECOMMUNICATIONS TOWERS (TOWERS), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE LEE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE SIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY LEE COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 149 FEET ABOVE GROUND LEVEL.
3. ALL NEW TOWER BASES, OUTDOOR EQUIPMENT, ACCESSORY BUILDINGS, AND ACCESSORY STRUCTURES SHALL BE FENCED.
4. TOWER LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY.
5. THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE FCC.
6. COLLOCATION. THE MONOPOLE TOWER WILL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR (4) WIRELESS TELECOMMUNICATIONS CARRIERS AT VARYING ELEVATIONS.
7. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE HAS BEEN PROVIDED.
8. TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE.
9. UTILITIES. TOWER DOES NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.
10. AT THE TOWER SITE, THE DESIGN OF ANY BUILDINGS AND RELATED STRUCTURES SHALL, TO THE EXTENT POSSIBLE, USE MATERIALS, COLORS, TEXTURES, SCREENING, AND LANDSCAPING THAT WILL BLEND THE TOWER FACILITIES TO THE NATURAL SETTING AND BUILT ENVIRONMENT. OUTDOOR STORAGE IS NOT PERMITTED AT A TOWER SITE.
11. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT OF THE EASEMENT OF RECORD.
12. THE CONSTRUCTION OF THIS FACILITY WILL NOT IMPACT TO THE 100 YEAR FLOOD PLAIN.
13. COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

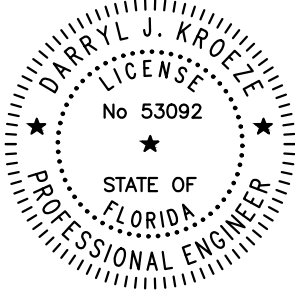


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



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SEALED BY DARRYL J. KROEZE, P.E. ON
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DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

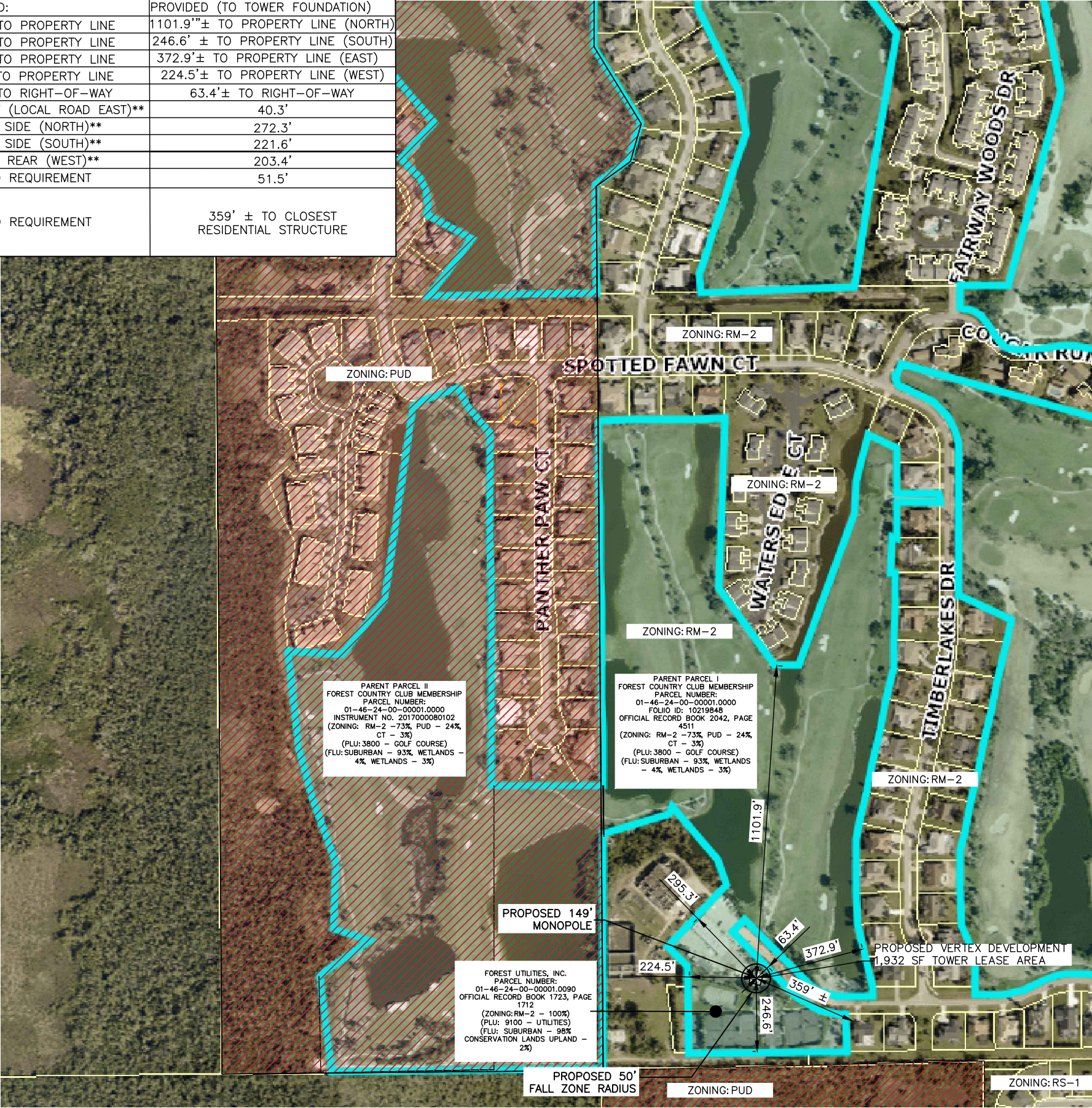
GENERAL NOTES

SHEET NUMBER

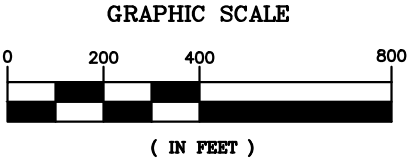
GN-1

GEN3 - C:\Users\DarrylKroeze\Downloads\Forest\US-FL-5606_The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg December 30, 2025 9:14:12 AM DarrylKroeze

SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (TO TOWER FOUNDATION)
TOWER TO PARENT PARCEL PROPERTY LINE	149' TO PROPERTY LINE	1101.9'± TO PROPERTY LINE (NORTH)
	149' TO PROPERTY LINE	246.6' ± TO PROPERTY LINE (SOUTH)
	149' TO PROPERTY LINE	372.9'± TO PROPERTY LINE (EAST)
	149' TO PROPERTY LINE	224.5'± TO PROPERTY LINE (WEST)
TOWER TO R/W	149' TO RIGHT-OF-WAY	63.4'± TO RIGHT-OF-WAY
DISTRICT SETBACKS	25' FRONT (LOCAL ROAD EAST)**	40.3'
	20' SIDE (NORTH)**	272.3'
	20' SIDE (SOUTH)**	221.6'
	20' REAR (WEST)**	203.4'
CLOSEST BUILDING	NO REQUIREMENT	51.5'
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	NO REQUIREMENT	359' ± TO CLOSEST RESIDENTIAL STRUCTURE



1
A-1 **OVERALL AERIAL & SETBACK PLAN**
11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'



REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK

DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

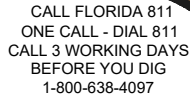
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

OVERALL AERIAL AND SETBACK PLAN

SHEET NUMBER

A-1



NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3' NAVD'88
GROUND ELEVATION = 7.1'±3' NGVD'29

TRUE NORTH

[illegible]

GEN3 PROJECT NO.: 102404002

DRAWN BY:

CHECKED BY _____

HR

DJK



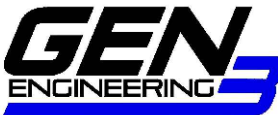
DEVELOPMENT, LLC

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TAMPA, FLORIDA 33609
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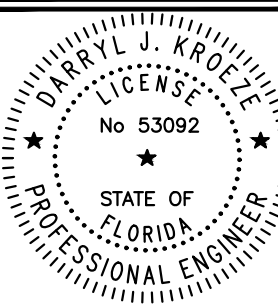


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DECEMBER 30, 2025

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PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

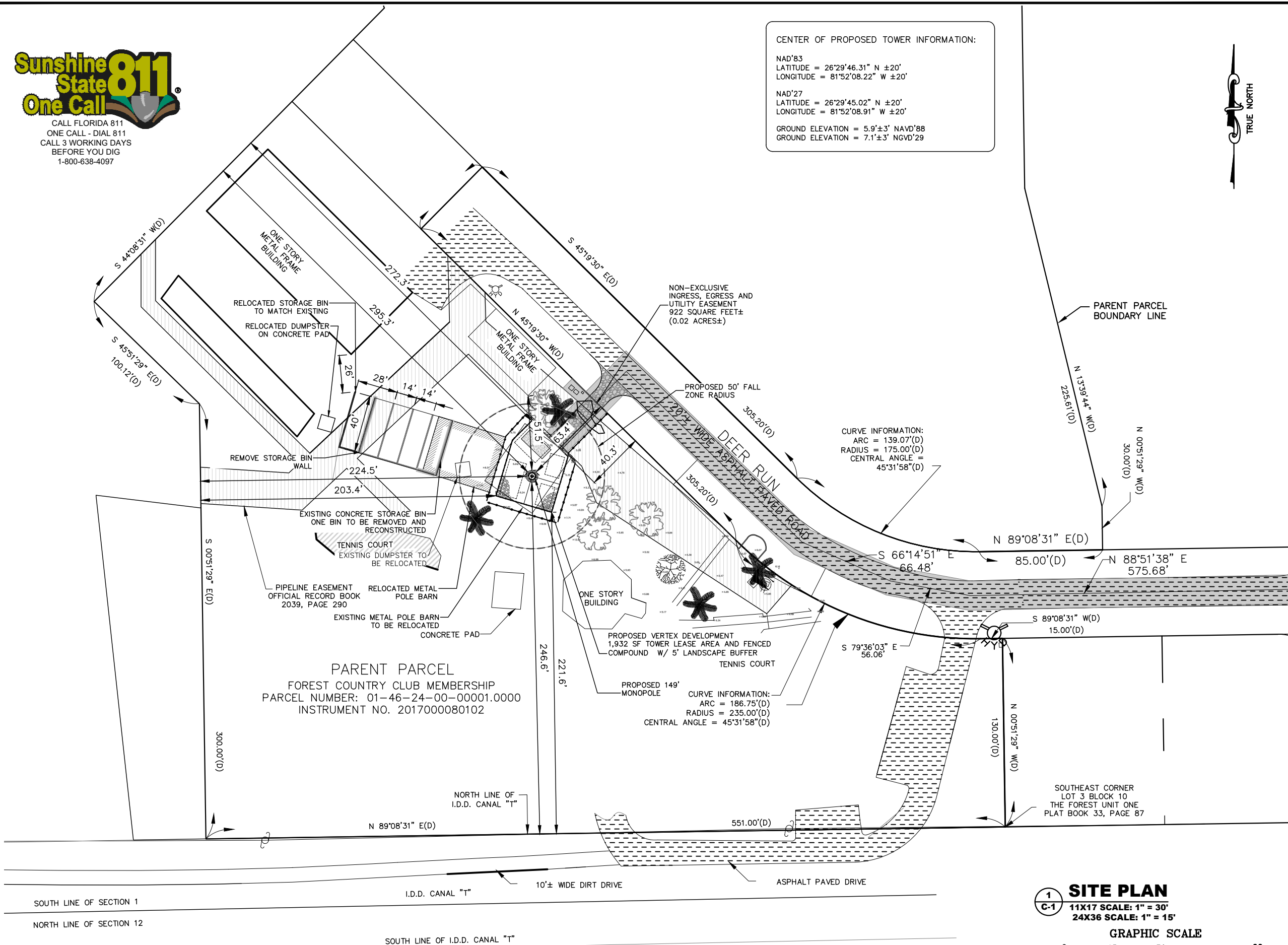
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

C-1



1 SITE PLAN

GRAPHIC SCALE



(IN FEET)

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PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E.FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W.FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

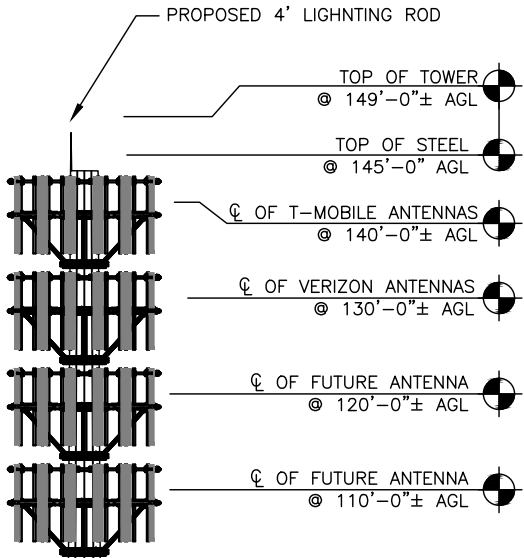
CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

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CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.



CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3'
NAVD'88
GROUND ELEVATION = 7.1'±3'
NGVD'29

PROPOSED 149' MONOPOLE TOWER (GALVANIZED FINISH)

PROPOSED 10' TALL PVC FENCE



1
C-2 TOWER ELEVATION
NOT TO SCALE

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK

3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY DARRYL J. KROEZE, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

**THE FOREST CC
FL-5066**

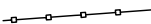
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

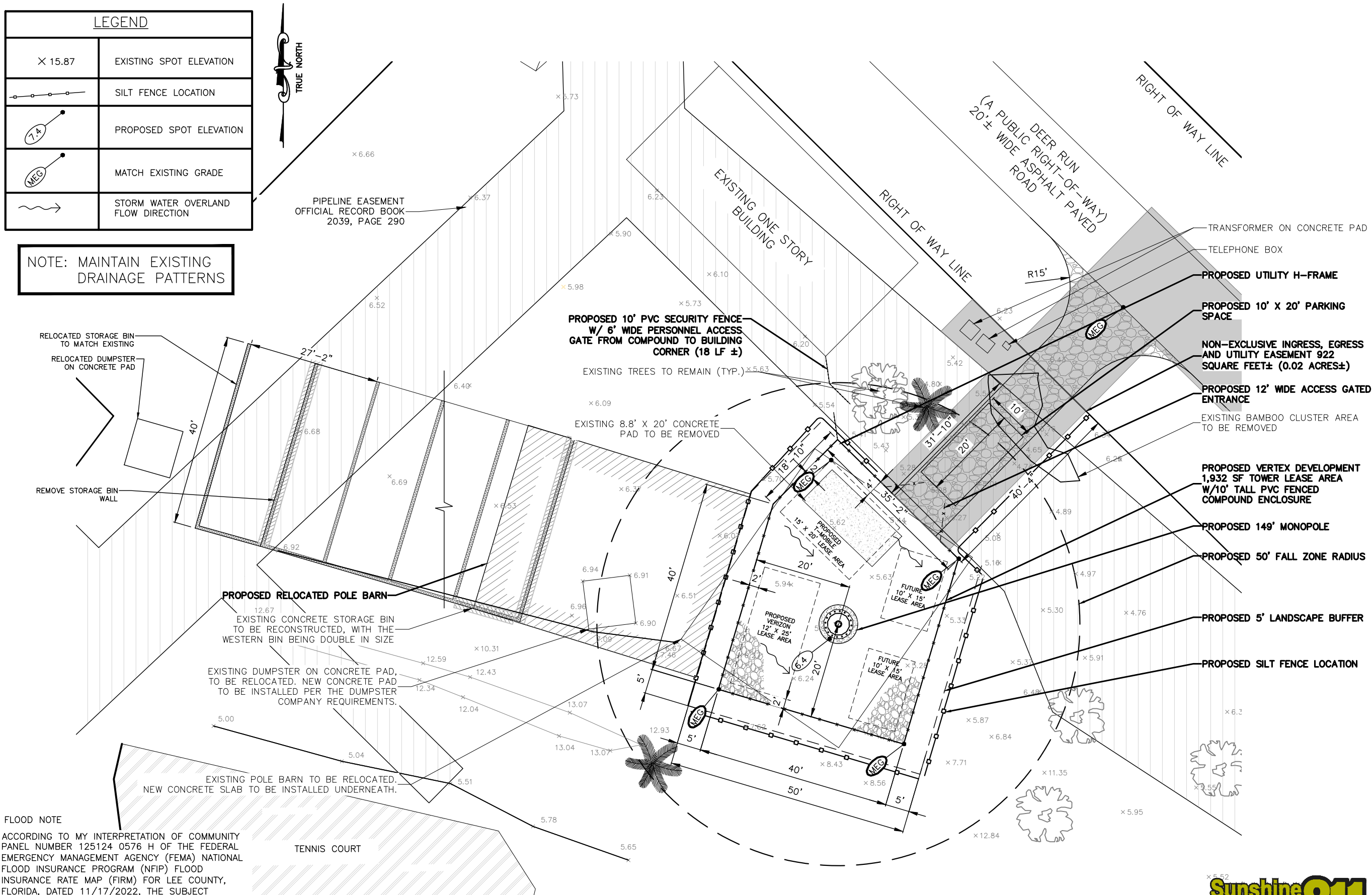
**TOWER ELEVATION &
PROPERTY DESCRIPTIONS**

SHEET NUMBER

C-2

<u>LEGEND</u>	
$\times 15.87$	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

NOTE: MAINTAIN EXISTING
DRAINAGE PATTERNS



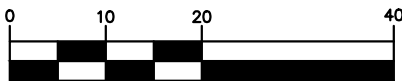
FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

1 C-3 COMPOUND & GRADING PLAN --- SCALE: 1" = 20'-0" SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE



(IN FEET)

[illegible]

GEN3 PROJECT NO.: 102404002

DRAWN BY:	CHECKED BY:
HR	DJK



DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

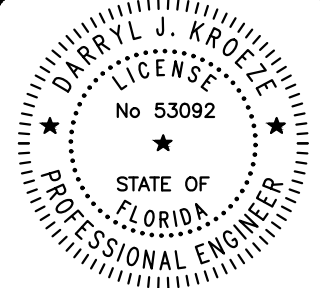


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

**SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.**

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

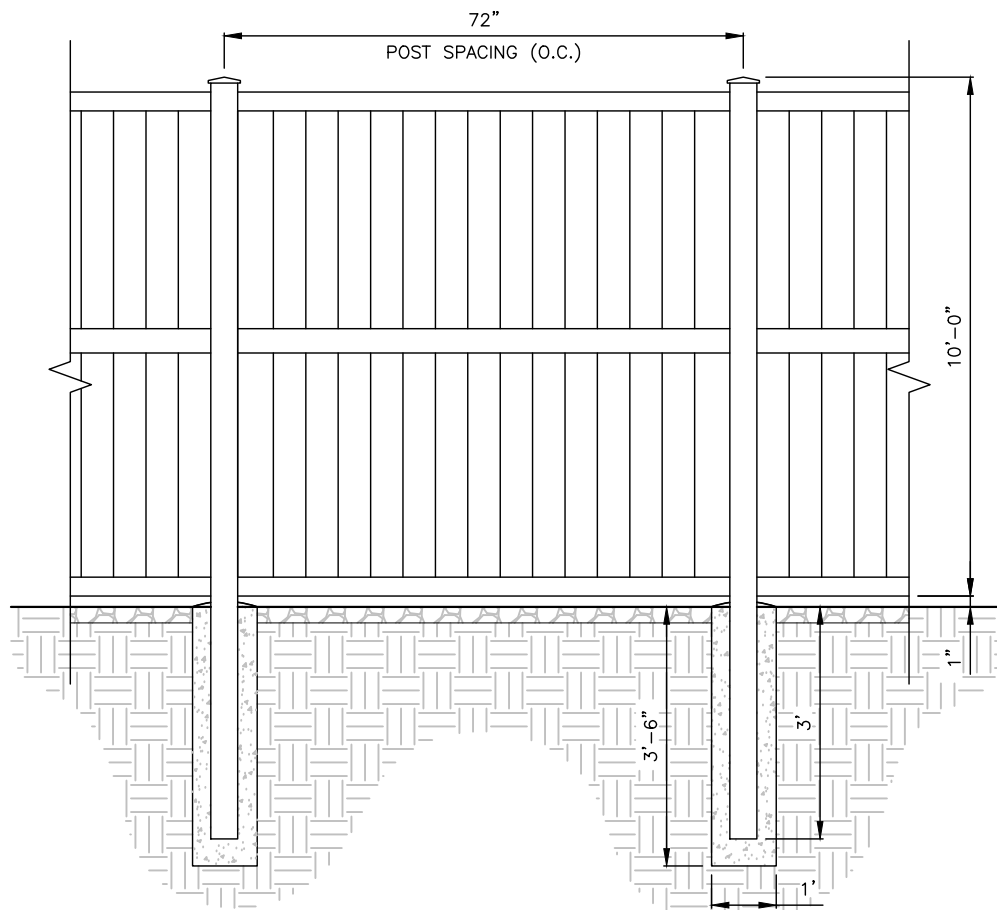
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

COMPOUND & GRADING PLAN

SHEET NUMBER

C-3



-

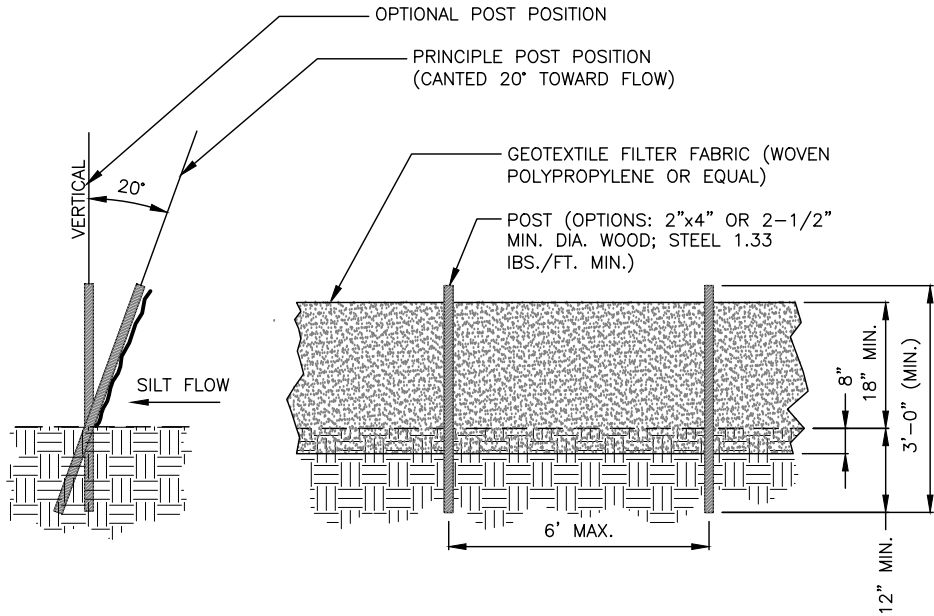
3 C-3 SCALE: N.T.S. GRAVEL PARKING & ENTRANCE AREA SECTION



1. "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
2. THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

3 GRAVEL PARKING & ENTRANCE AREA SECTION
C-3 SCALE: N.T.S.

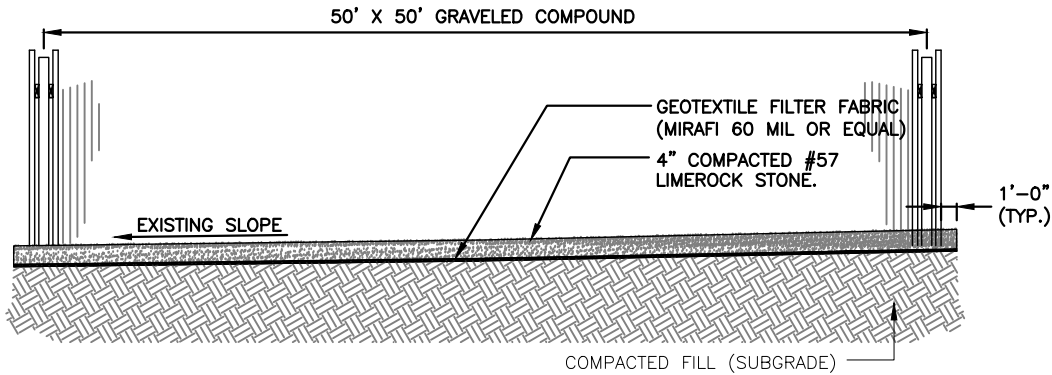
C-4



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2
C-5 **SILT FENCE DETAIL**
SCALE: N.T.S.



NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

3
C-5 **TYPICAL COMPOUND SECTION DETAIL**
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

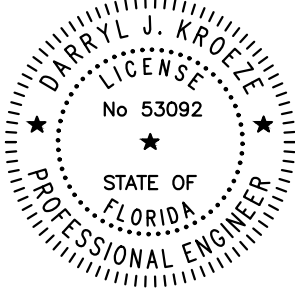


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DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

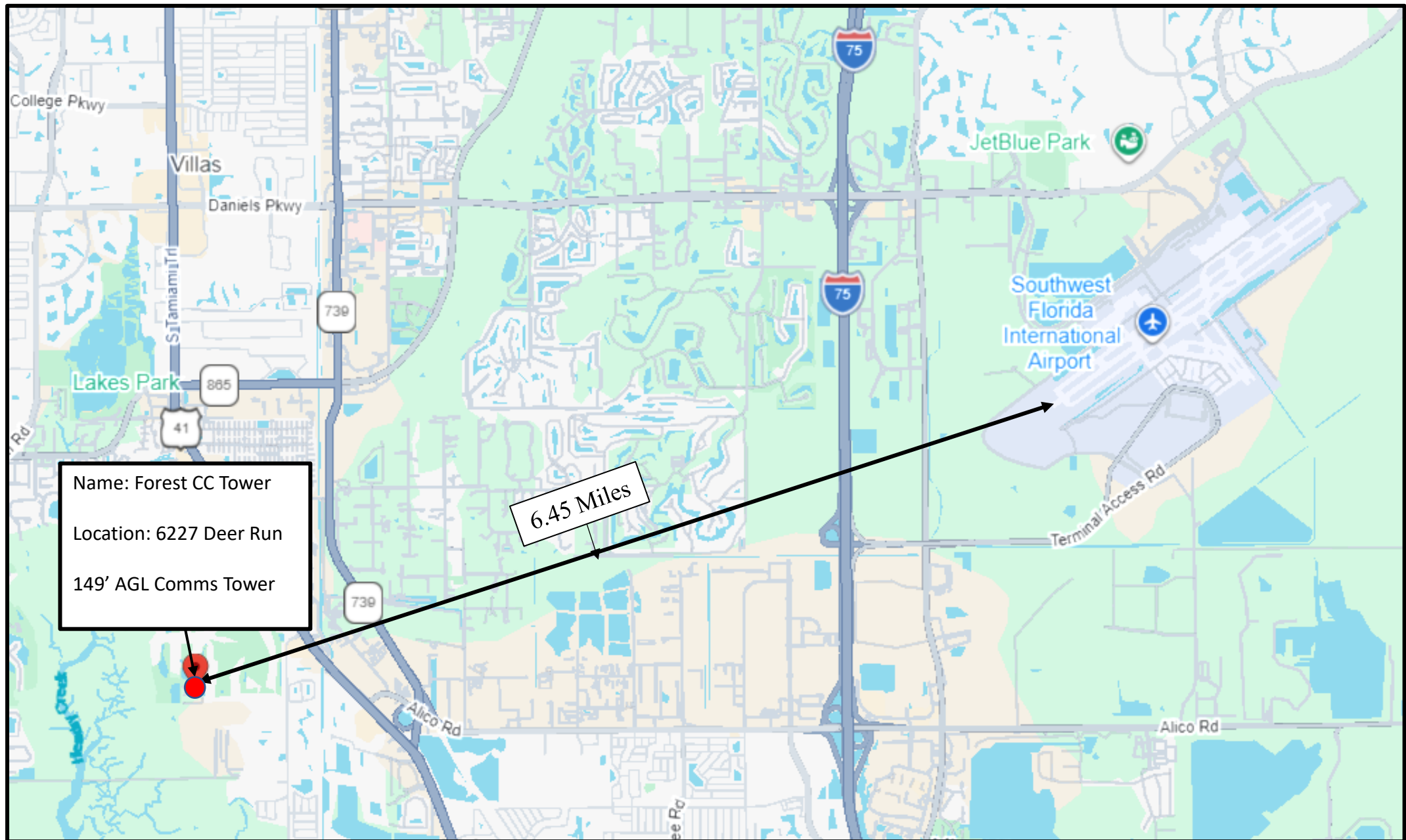
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-5





Board of County Commissioners

Kevin Ruane
District One

April 24, 2026

Via E-Mail

Cecil L Pendergrass
District Two

Alan Ruiz
Vertex Development, LLC
3630 W. Kennedy Blvd.
Tampa, FL 33609

David Mulicka
District Three

Brian Hamman
District Four

**RE: Potable Water Availability
The Forest CC Tower
6227 Deer Run, Fort Myers, FL 33908
STRAP # 01-46-24-00-00001.0000**

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Donna Marie Collins
County Hearing
Examiner

Your firm has indicated that this project will consist of a wireless communication facility with an estimated flow demand of approximately 56 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is to be utilized for special exception and variance purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531



Engineering & Operations

6FM0454C

The Forest Golf and Country Club

Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

Last Updated	10/27/25
Revision Number	V1.1



Engineering & Operations

Table of Contents

Statement of Need 1

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Certification Statement of Non-interference 3

I - Statement of Need**Statement of Need**

To comply with FCC guidelines as defined in the Code of Federal Regulations Title 47, T-Mobile is deploying 4G and 5G services nationwide. To meet regulatory requirements and the increased customer demand, T-Mobile is committed to provide high-speed services throughout metro, suburban and rural areas.

General signal levels provided by existing T-Mobile facilities (sites) are reliable in most parts of the Fort Myers area. The proposed facility is intended to cover gaps in about 1.5-mile radius. Mainly residential properties and communities.

Device users in this area can experience an inordinate amount of dropped connections, failed attempts, slow data speeds or a combination of problems. Unreliable service can exist for a variety of reasons including low signal levels, as in this case, which are due to the distances between the active sites. (Fig 1, Table 1)

Predictive signal level maps presented in Fig 2 and Fig 3, demonstrate improvements when a new facility is added to the local area network. The predictions were calculated for a Monopole of ACL 145 feet.

Numerous upgrades and technology enhancements have been added to the network and surrounding facilities for at least the last ten years with measurable but insufficient improvements.

No viable structures of sufficient height were identified within the search ring radius. The proposed tower will mitigate and potentially eliminate performance issues around the area of concern.

The table below list the existing towers where T-Mobile is collocated and transmitting. Nothing else is available to provide adequate coverage in the search ring.

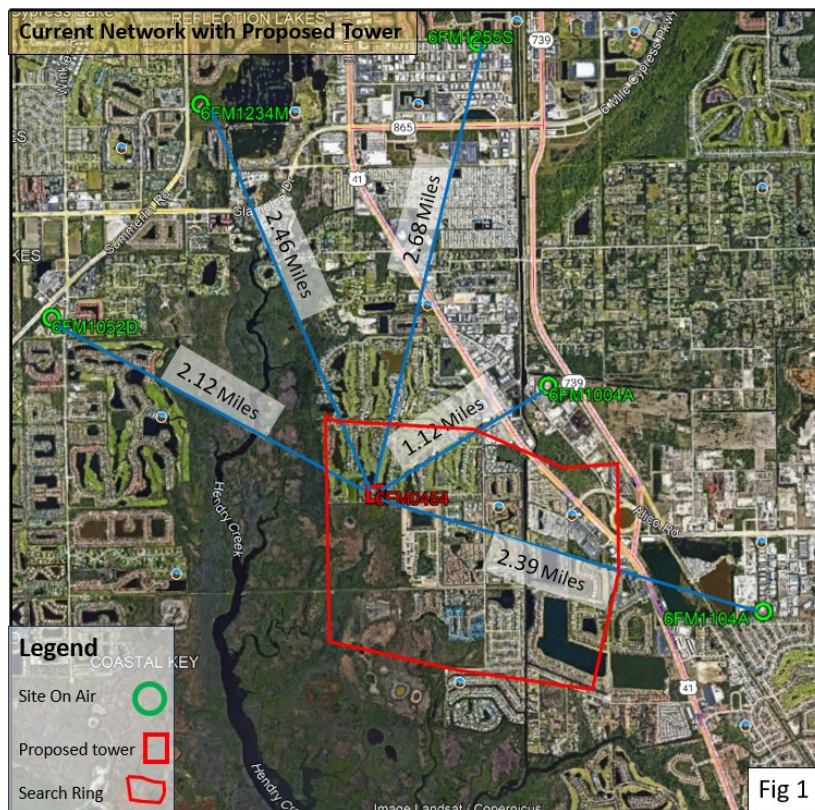


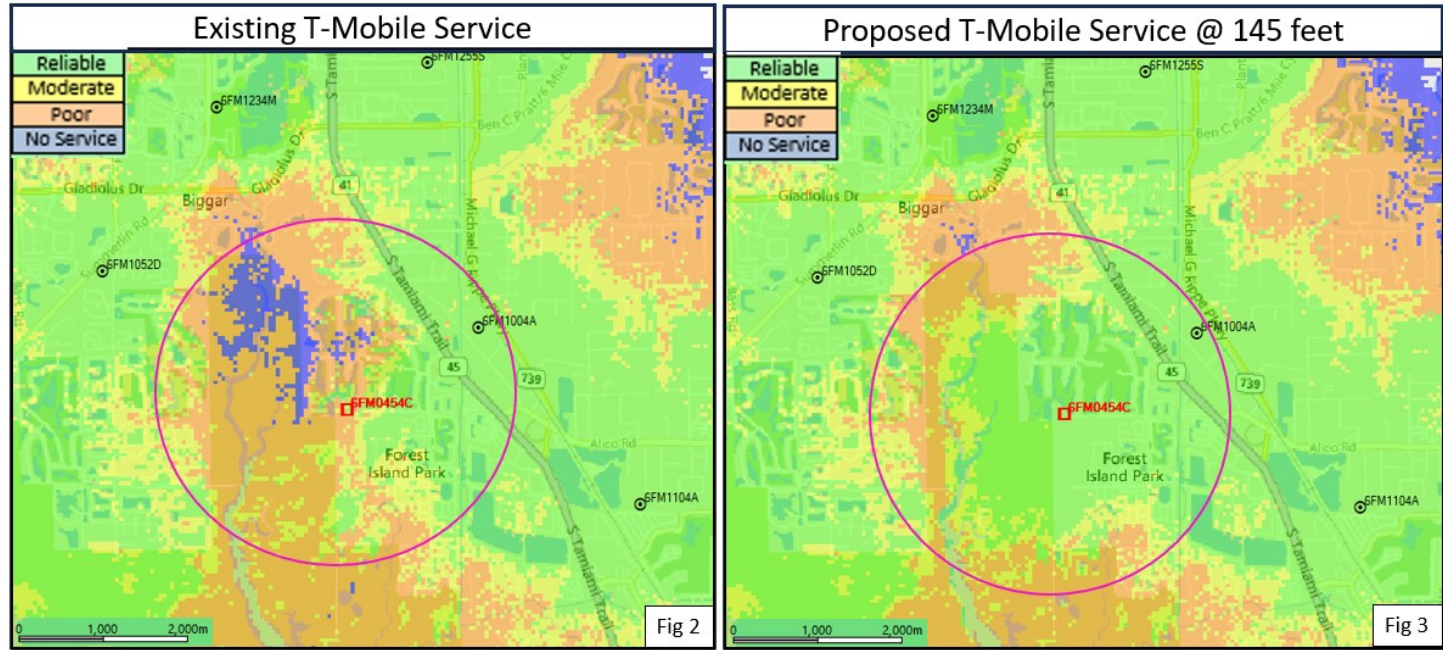
Fig 1

T-Mobile ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6FM1052D	Gladiolus Crossings FPL	Monopole	15830 Winkler Road	Fort Myers	100	149	2.12
6FM1234M	SFL913 - 3_358 - Lakes Park	Monopole	7330 Gladiolus Drive	Fort Myers	105	145	2.46
6FM1255S	6FM1255S	Monopole	2200 Andrea Ln	Fort Myers	150	150	2.68
6FM1004A	South West Tower, Inc.	Guyed Tower	16341 Old US 41	Fort Myers	215	500	1.12
6FM1104A	(101) Alico Center	Unipole/Micropole	17430 Alico Center Rd	Fort Myers	125	149	2.39
6FM0454C	The Forest Golf and Country Club	Monopole	6227 Deer Run	Fort Myers	145	150	0

Table 1

II - Coverage Predictions

Most Reliable Service	Moderate Service	Poor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.



The current 4G-5G service in this part of the network is inadequate due to the distance of the 4G-5G towers to the coverage objective.

There are no other existing buildings or structures within the search ring area that meets coverage requirements.

(Fig 2) shows the existing lack of coverage in the area close to The Forest Country Club. In contrast, the addition of a Monopole facility at the new location drastically improves the coverage. (Fig 3)

III - Certification Statement of Non-interference

This letter provides information about the proposed T-Mobile transceiving equipment on an addition to a new facility in Naples and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed Monopole tower, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility follows FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Olga Maffeo

Title T-Mobile Sr XD Engineer, Radio Frequency

Signature *Olga Maffeo*



**4950 Communications Avenue
Suite 910
Boca Raton, FL 33431**

**Mark Baesch
Principle Engineer
Network Real Estate & Regulatory
Florida Network Engineering**

October 23st, 2025

Re: PROPOSED TOWER SITE: The Forest Country Club APPLICANT: Vertex Development, LLC

To Whom It May Concern:

Verizon Wireless is a leading national wireless communication provider authorized by the Federal Communications Commission to provide state of the art digital wireless personal communication throughout the State of Florida and throughout the United States.

Currently, Verizon Wireless has a need for an antenna support structure in the area of The Forest Country Club. Verizon Wireless has made every reasonable attempt to utilize existing towers within the search area to meet the network design goals. It is our understanding that Vertex Development is proposing to build a new 145' tower in the area with coordinates at N26° 29' 46.30", W81° 52' 08.22" at a height of 145'. We have determined that the proposed tower would meet our needs for an antenna support structure, as there are no other available towers or structures within at least one mile of the proposed tower. Accordingly, the proposed site is imperative to allow the necessary coverage improvements and capacity relief to this portion of the highway and the surrounding area. The site will allow Verizon Wireless to expand service at The Forest Country Club area and help provide improved coverage along U.S. Highway 41.

If approved in zoning at the requested height and location, Verizon Wireless would be interested in collocating on this tower with a centerline of 135' AGL and would negotiate with Vertex Development to that end.

In addition, please be advised that the proposed tower, including reception and transmission functions, will not interfere with the customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by adjacent residential and non-residential properties.

Signed by:

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Mark Baesch

Principal Engineer - Regulatory/Real Estate
Network Real Estate

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