



July 16, 2026

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

RE: VAR2026-00001 Resubmittal #2 – 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 June 16, 2026. Documents to support our resubmittal include:

- Resubmittal Response Letter 2 (*this response*)
- Request Statement REV2
- Boundary Survey REV2
- Legal Description Sketch REV1
- Site Plans REV2
- Landscaping Plans REV2
- Lease Memorandum REV1

Environmental Review:

1. Please demonstrate protection of existing trees to remain during construction. **Please see Landscaping Plans Sheet L1 for proposed trees to be barricaded during construction – each contains a hashed line around it. Additionally, see Site Plans Sheet C-5 for Protective Barrier Information.**
2. Please clearly depict lease area boundary on landscape plan. Staff is having difficulty depicting boundary line in accordance with buffer area. **Please see red outline on Landscaping Plans Sheets L1 and L2, which clearly delineates the leased area.**
3. Repeat Comment: Staff cannot support the variance request; it appears the lease area cannot accommodate the required 15ft wide buffer. **As previously submitted, Vertex is only seeking a variance on the western side of the compound. Additionally, the current existing pole barn sits where the Tower is proposed, and it will be relocated five feet from the edge of the compound, which prevents a full 15 feet of landscaping. However, the closest adjacent parcel line to the west is 272 feet from the compound. That adjacent parcel contains a wastewater treatment facility. The closest residentially developed parcel (STRAP 02-46-24-02-00007.0120) is over 800 feet away. The intent of screening the base of the compound is otherwise accomplished by a ten-foot opaque fence, the required number of plantings within the five-foot width buffer, and the distance to the next residential use with other more intensive uses intervening.**

4. A non-exclusive easement must be submitted and must be acknowledged by The Forest County Club. Staff could not find this document in the resubmittal. **Please see the Lease Memorandum. The landscaping is now included in the Lease Area, aka "Tower Parcel."**

LeeTran Review:

1. 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. **As previously responded: Vertex acknowledges this section and will comply with any reasonably required improvements at the time of LDO. The Proposed Tower is an unmanned facility and is not expected to generate any public transit ridership.**

Legal Review:

1. LDC §34-202(a)(5) Legal description and sketch to accompany legal description.
 - a. The legal sketch and description contain conflicting calls. Please review the highlighted discrepancies. **The Legal Description Sketch document has been revised to eliminate any discrepancies.**
2. LDC §34-202(a)(6) Boundary Survey.
 - a. The distance, 287.87 in the first call of the first line of the Tower Parcel legal description is missing on the legal sketch. **The Boundary Survey and Legal Description Sketch have been revised to eliminate any discrepancies. Please note, as we adjusted the Tower Parcel to include the landscaping area (previously within a non-exclusive easement), the updated distance of 274.96' is shown on the Boundary Survey and Legal Description Sketch.**
 - b. Please review the typos in the legal description on the Boundary Survey. **All typos have been reviewed and corrected in both the Boundary Survey and the Legal Description Sketch.**

Zoning Review:

1. Please provide a clean, unedited, unhighlighted, no strike-thru and underline, version of the Request Narrative. This document will be included as an exhibit in the resolutions and approval for the case. **Vertex has completed these requested changes.**
2. Please provide detailed analysis of Lee Plan Policy 6.1.1, and how the project meets each specific criteria. **The Request Statement has been revised for the following:**
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); **Vertex has submitted a Traffic Impact Analysis, which demonstrates the Tower will have de minimus impact upon the existing use.**
 2. Landscaping and detailed site planning (development orders); **Vertex has submitted detailed Site Plans and Landscaping Plans, which demonstrates the most reasonable design for a Communication Tower in this location.**
 3. Screening and buffering (Planned Development rezoning and development orders); **Vertex is**

- providing a ten-foot opaque PVC Fence and appropriate landscaping around the base of the Tower to minimize impact to nearby residential properties.
4. Availability and adequacy of services and facilities (rezoning and development orders); **The Proposed Tower is an unmanned facility and creates no demand on public services and facilities.**
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning); **As the Tower is proposed to be constructed within an existing golf course maintenance facility – and adjacent to an existing water treatment facility – the location is highly compatible with other utility-adjacent uses. The Tower is at least 359 feet (or 240% of its height) from the nearest residential structure. There is heavy vegetative buffering and an existing golf course between the Tower and the nearest residential lots to minimize visual impact of the base of the Tower. Finally, the siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall have a positive impact on the surrounding neighborhood by strengthening the wireless service to area and supporting the health, welfare and safety of the community.**
6. Proximity to other similar centers (rezoning); and **The Proposed Tower meets all tower to tower separation requirements.**
7. Environmental considerations (rezoning and development orders). **Towers generally have little to no environmental impact. The FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA).**
3. Pursuant to LDC Section 34-202(a)(9), please provide the requested documents from a variance report provided through the Lee County Property Appraisers site, found here: Lee County Property Appraiser The submitted documents are not sufficient to fulfill this section of code. **As per a conversation with Lead Planner on July 16, 2026, the previously submitted materials are acceptable as submitted.**

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

Sincerely,



Jennifer C. Frost, PMP



January 8, 2025 (Revised May 21, 2026 and July 16, 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); **Vertex has submitted a Traffic Impact Analysis, which demonstrates the Tower will have de minimus impact upon the existing use.**

2. Landscaping and detailed site planning (development orders); **Vertex has submitted detailed Site Plans and Landscaping Plans, which demonstrates the most reasonable design for a Communication Tower in this location.**

3. Screening and buffering (Planned Development rezoning and development orders); **Vertex is providing a ten-foot opaque PVC Fence and appropriate landscaping around the base of the Tower to minimize impact to nearby residential properties.**

4. Availability and adequacy of services and facilities (rezoning and development orders); **The Proposed Tower is an unmanned facility and creates no demand on public services and facilities.**

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning); **As the Tower is proposed to be constructed within an existing golf course maintenance facility – and adjacent to an existing water treatment facility – the location is highly compatible with other utility-adjacent uses. The Tower is at least 359 feet (or 240% of its height) from the nearest residential structure. There is heavy vegetative buffering and an existing golf course between the Tower and the nearest residential lots to minimize visual impact of the base of the Tower. Finally, the siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall have a positive impact on the surrounding neighborhood by strengthening the wireless service to area and supporting the health, welfare and safety of the community.**

6. Proximity to other similar centers (rezoning); and **The Proposed Tower meets all tower to tower separation requirements.**

7. Environmental considerations (rezoning and development orders). **Towers generally have little to no environmental impact. The FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA).**

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 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

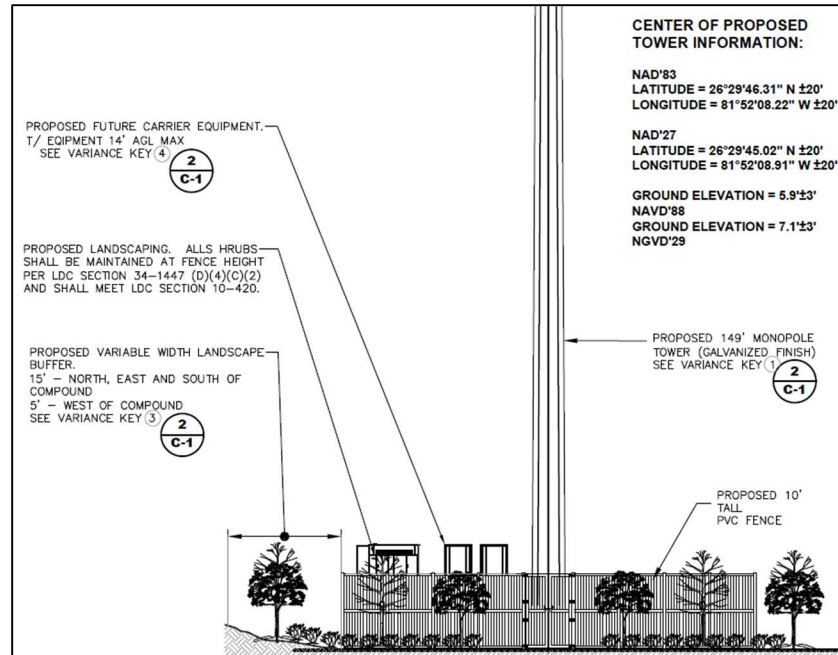
Section 34-145.(b) Variances

(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 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 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.

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

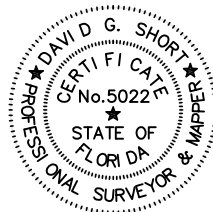
1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE 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:

2026.07.01

16:14:37 -04'00'



GEOLINE SURVEYING, INC., LB 7082

David G Short

6/30/2026

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

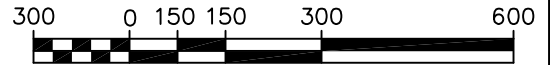
DESCRIPTION SKETCH

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-24E

POINT OF
BEGINNING
PARENT PARCEL

PARENT PARCEL

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

WEST 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	101.12'
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	294.46'
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	577.23'
L37	S 89°06'24" W	440.00'

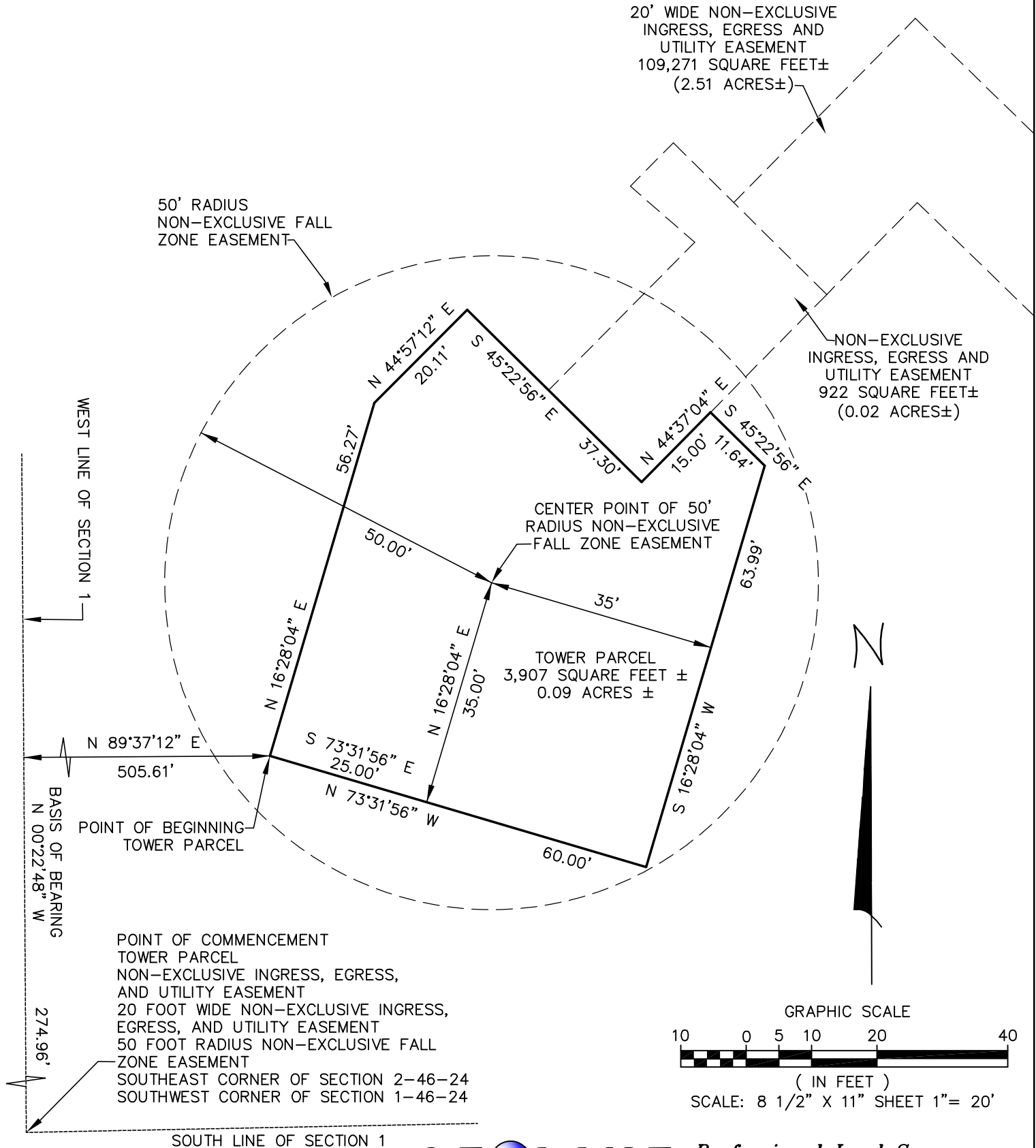
CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

G E  L I N E
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



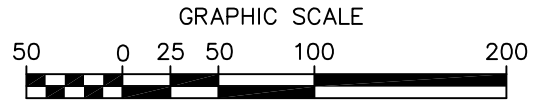
DESCRIPTION SKETCH

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

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC

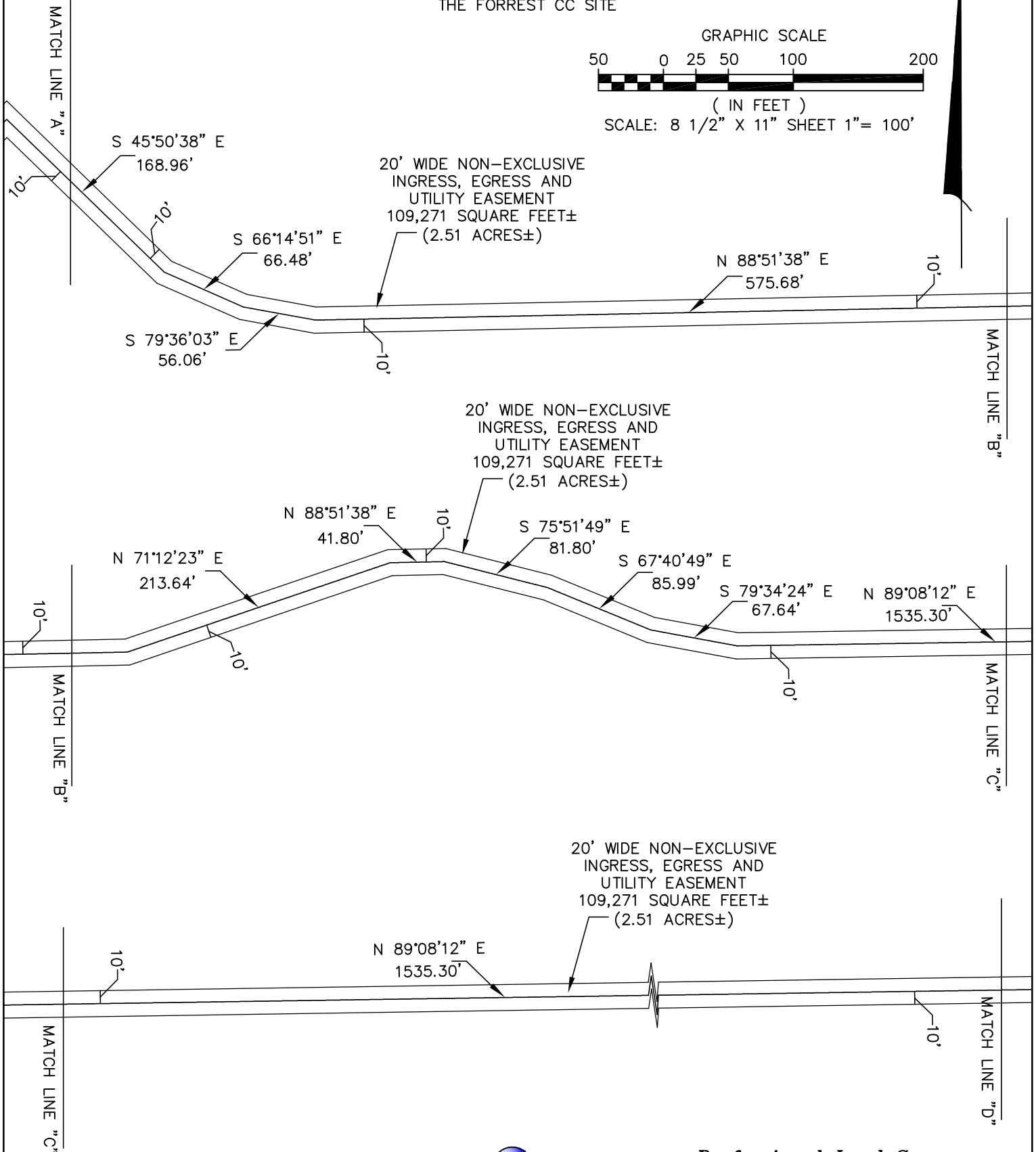
THE FORREST CC SITE



GRAPHIC SCALE

(IN FEET)

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



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

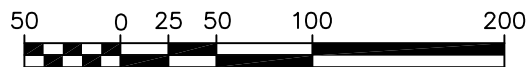
N

MATCH LINE "E"

N 09°59'51" E
654.55'

10'

GRAPHIC SCALE



(IN FEET)

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

N 08°51'03" W
61.86'N 45°44'52" W
217.57'

10'

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'

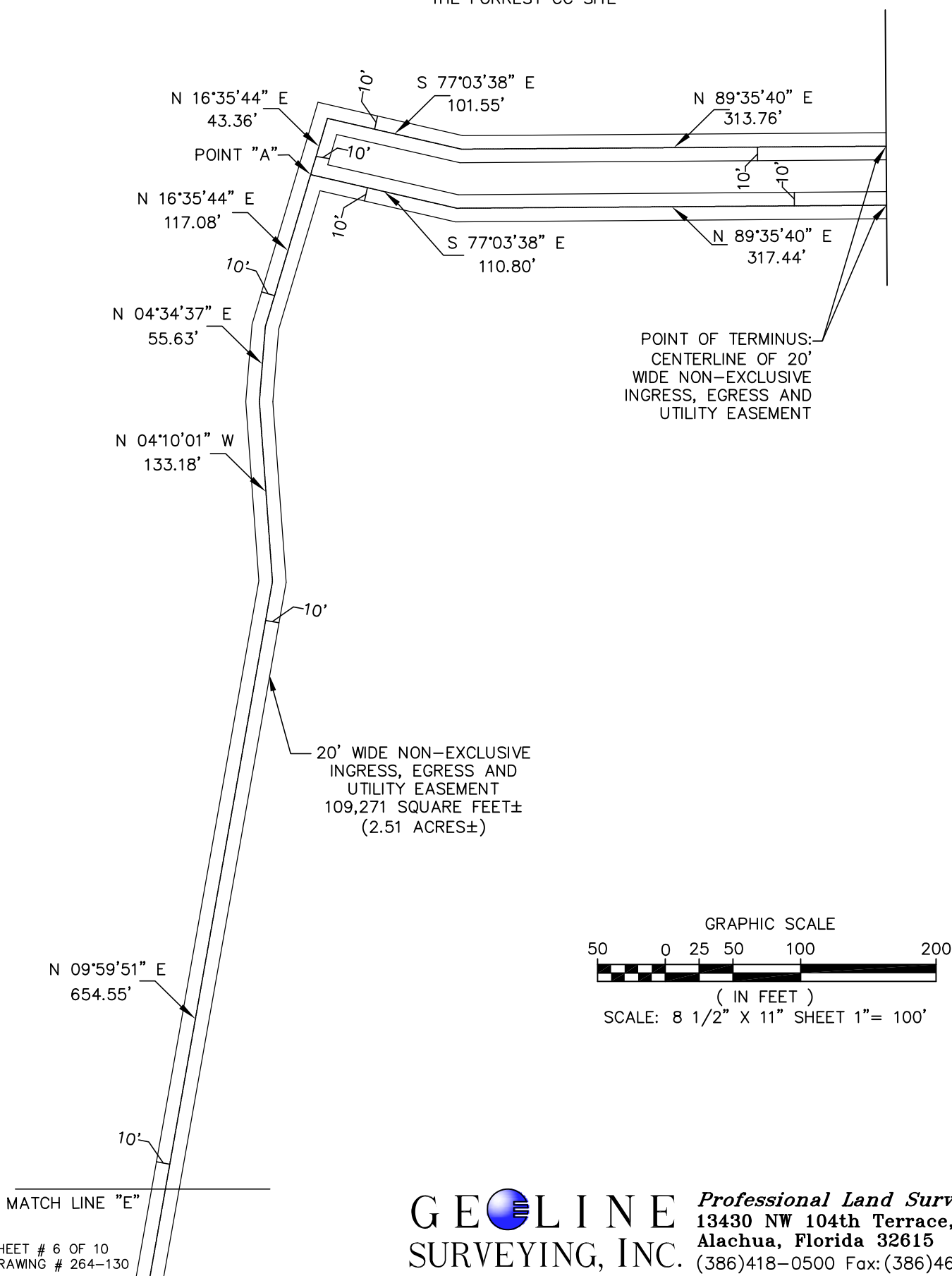
POINT OF
CURVATURE

10'

MATCH LINE "D"

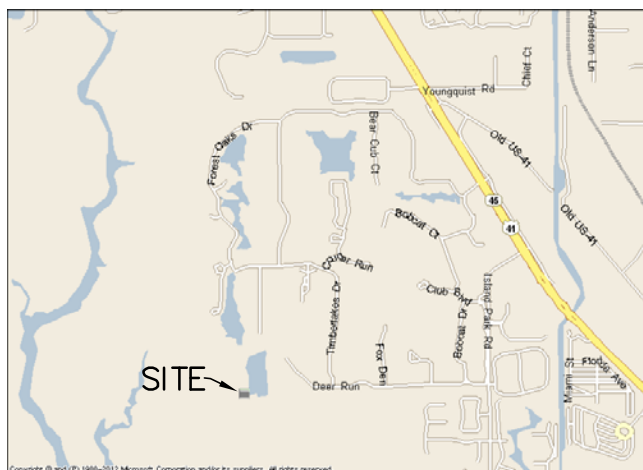
10'

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



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:

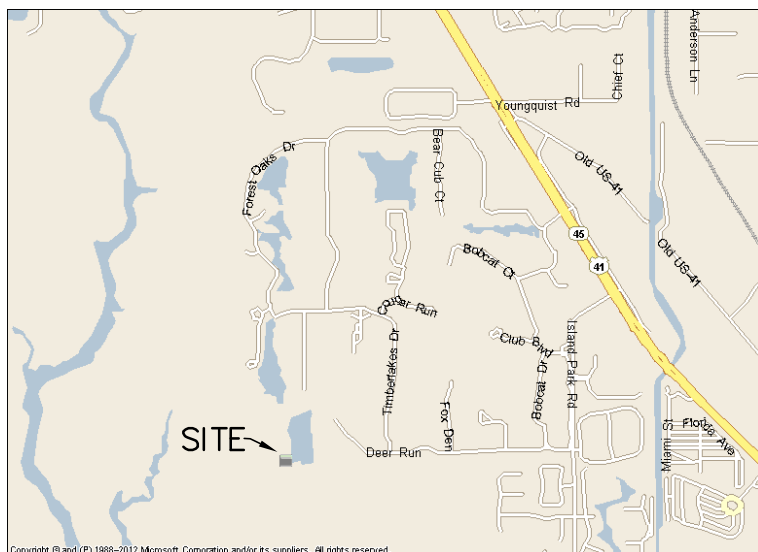
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE 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
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

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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 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
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)

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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50; 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 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.

GEOLINE
SURVEYING, INC.

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

PREPARED BY AND RETURN TO:

Vertex Development, LLC
3630 W Kennedy Blvd
Tampa, Florida 33609

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM evidences that an agreement was made and is hereby entered into by written Land Lease Agreement dated effective the 20th day of April, 2024, between The Forest Country Club, Inc., a Florida not for profit corporation ("Owner"), [Grantor for indexing purposes] whose address is as set forth below and Vertex Development, a Delaware limited liability company ("Vertex"), [Grantee for indexing purposes] whose address is set forth below, the terms and conditions of which are incorporated herein by reference.

1. Such Land Lease Agreement provides, in part, that Owner, for valuable consideration, leases to Vertex a part of that certain property owned by Owner which is described in Exhibits "A" and "B" attached hereto and incorporated herein for a term of ten (10) years, which term is subject to five (5) additional five (5) year optional renewal terms.

2. The Commencement Date of the Land Lease Agreement, of which this is a Memorandum, is the first day of the month following the date that Vertex begins construction of its communications facility.

3. Vertex has the exclusive right to construct, install, operate and maintain a Communications Facility on that portion of the Owner's Property leased to Vertex.

4. Vertex has a right of first refusal to purchase that portion of the Owner's Property leased to Vertex during the initial term and all renewal terms of the Land Lease Agreement.

5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Vertex. If there is any inconsistency between the Land Lease Agreement and this Memorandum of Agreement, the terms of the Land Lease Agreement, or any written executed Amendment or Addendum, will control.

6. The Land Lease Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, representatives, successors, and assigns.

[SIGNATURES ON FOLLOWING PAGE]

The parties have executed this Memorandum as of the day and year first above written.

Owner: The Forest Country Club, Inc.

a Florida not for profit corporation

By: Pete S. Connor
Name: PETER S. CONNOR
Title: PRESIDENT
Address: 6100 Club Blvd. SW,
Fort Myers, FL 33908

Date: 4/29/24

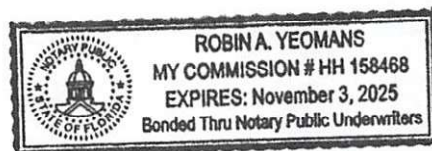
STATE OF FLORIDA
COUNTY OF: Lee

The foregoing instrument was acknowledged before me this 29th day of April, 2024 by Pete S. Connor as President of The Forest Country Club on behalf of the Board of Directors. He/She is personally known to me or has produced _____ as identification.

Witness my hand and official seal.

Robina Yeomans
Notary Public
My commission expires: Nov. 3, 2025

(Seal)



Vertex Development, LLC
a Delaware limited liability company

By: 

Name: Alan Ruiz

Its: Manager

Address of Vertex:

3630 W. Kennedy Boulevard

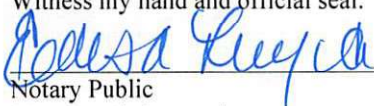
Tampa, Florida 33609

Date: 5/2/2024

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of May, 2024, by Alan Ruiz as Manager of Vertex Development, LLC, on behalf of the company. He is personally known to me.

Witness my hand and official seal.


Notary Public

My commission expires:

(Seal)

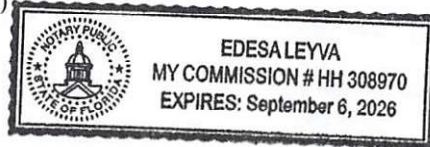


EXHIBIT "A-1" TO LAND LEASE AGREEMENT**LEGAL DESCRIPTION OF OWNER'S PROPERTY (PARENT TRACT)**

Lee County STRAP: 01-46-24-00-00001.0000

(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.

EXHIBIT "B-2" TO LAND LEASE AGREEMENT**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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 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 17.50; 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 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 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE

SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 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.

(See attached 7 pages of the Geoline Surveying, Inc., Boundary and Topography Survey)

BOUNDARY AND TOPOGRAPHIC SURVEY

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

LEE COUNTY, FLORIDA

FOR: VERTEX DEVELOPMENT, LLC

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. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY OTHERS, NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 22, 2024.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EOP5 REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION PRO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD88 DATUM.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE BY ORICAGO TITLE INSURANCE COMPANY, FILE NUMBER FL2601454, DATED FEBRUARY 06, 2026 AND CERTIFICATION OF TITLE AND OWNER AND ENCUMBRANCE REPORT DATED FEBRUARY 06, 2026. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

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

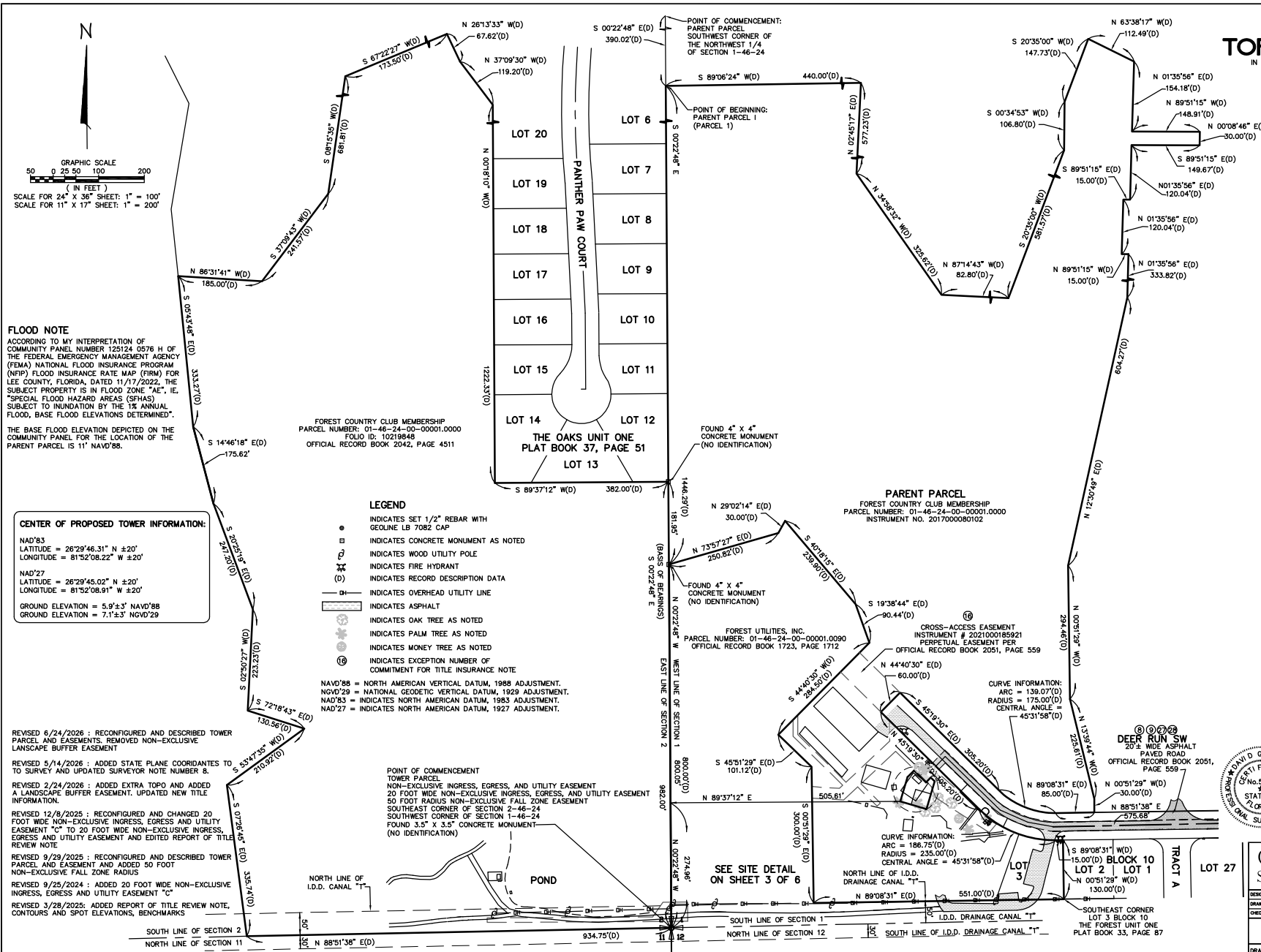
GEOLINE SURVEYING, INC.
Professional Land Surveyors
15480 NW 104TH Terrace, Suite A
Alachua, Florida 32818
(386)418-0500 Fax (386)462-9986
geoline@geolineinc.com

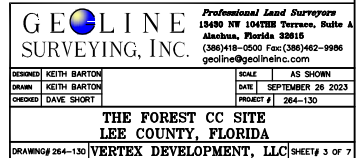
DESIGNED: KEITH BARTON
DRAWN: KEITH BARTON
CHECKED: DAVE SHORT

SCALE: AS SHOWN
DATE: JUNE 22, 2024
PROJECT # 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING 264-130 | VERTEX DEVELOPMENT, LLC | SHEET 1 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

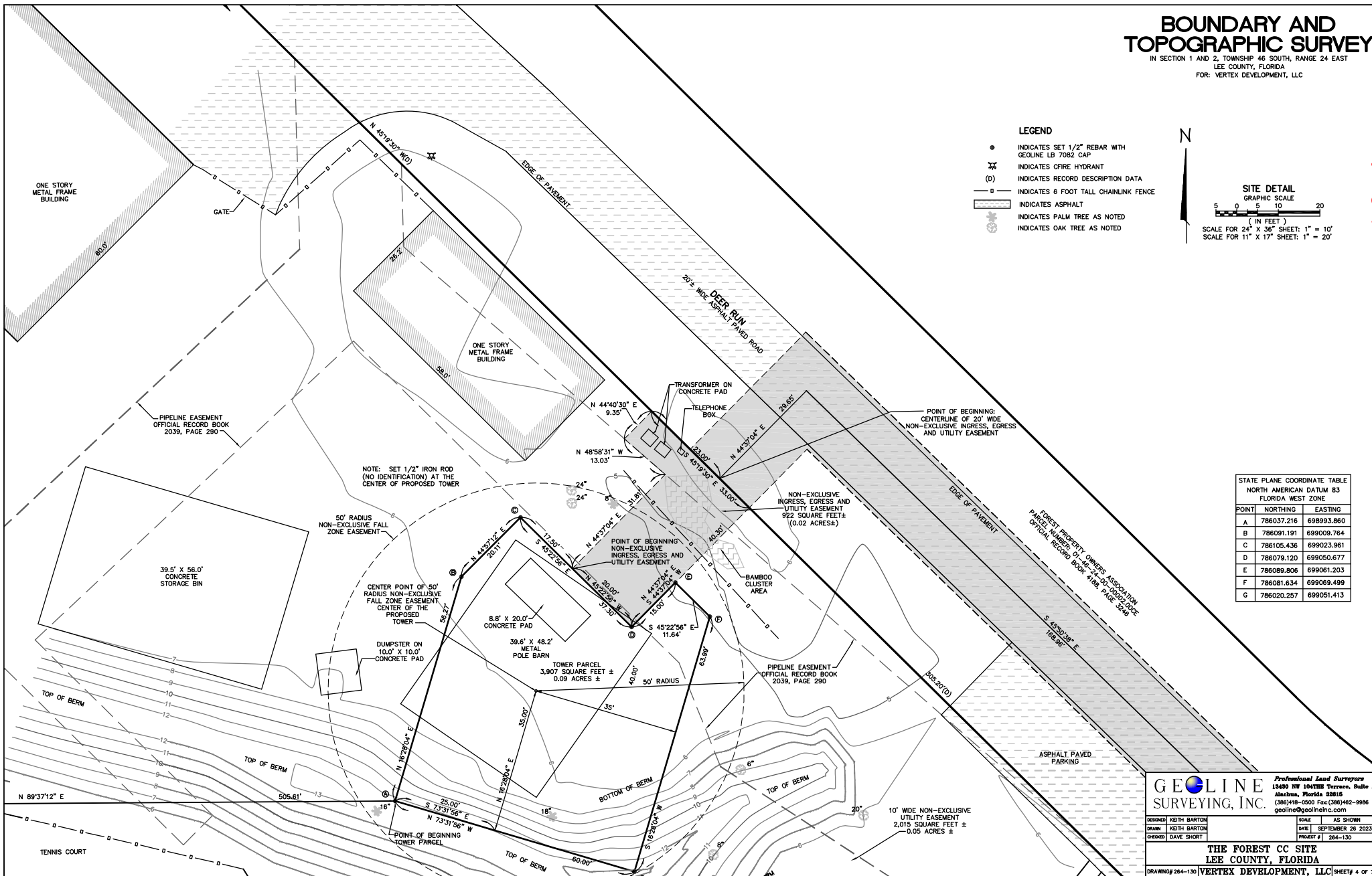
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- ⊕ INDICATES CPRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES 6 FOOT TALL CHAINLINK FENCE
- ▨ INDICATES ASPHALT
- ⊙ INDICATES PALM TREE AS NOTED
- ⊙ INDICATES OAK TREE AS NOTED



SITE DETAIL
GRAPHIC SCALE
0 5 10 20
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'

STATE PLANE COORDINATE TABLE NORTH AMERICAN DATUM 83 FLORIDA WEST ZONE

POINT	NORTHING	EASTING
A	786037.216	698993.860
B	786091.191	699009.764
C	786105.436	699023.961
D	786079.120	699050.677
E	786089.806	699061.203
F	786081.634	699069.499
G	786020.257	699051.413



GEOLINE
SURVEYING, INC.

Professional Land Surveyors
15480 NW 104TH Terrace, Suite A
Alachua, Florida 32818
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DRAWN: KEITH BARTON
CHECKED: DAVE SHORT

SCALE: AS SHOWN
DATE: SEPTEMBER 26, 2023
PROJECT: 264-130

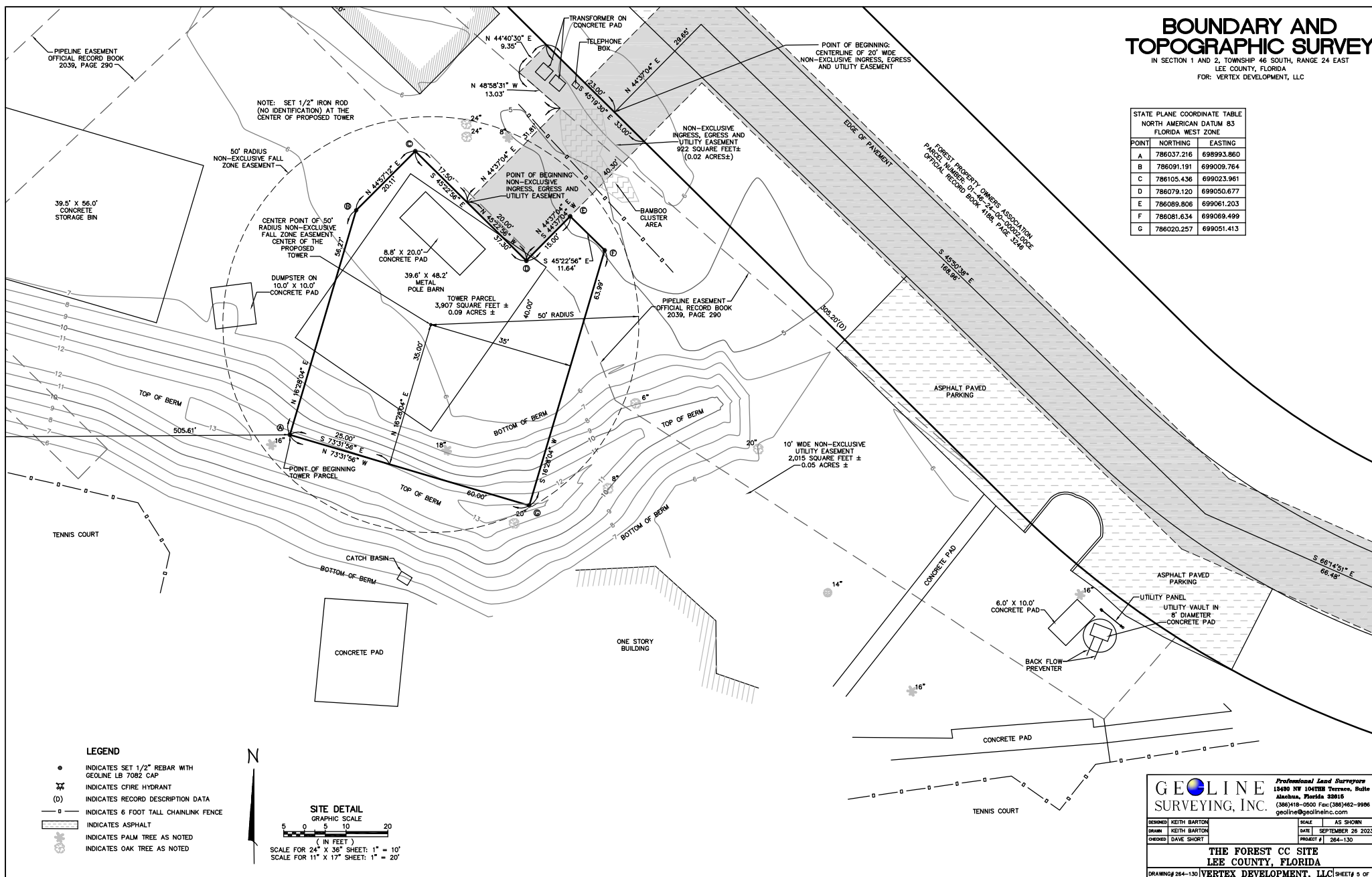
THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 4 OF 7

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

FOR: VERTEX DEVELOPMENT, LLC

STATE PLANE COORDINATE TABLE		
NORTH AMERICAN DATUM 83		
FLORIDA WEST ZONE		
POINT	NORTHING	EASTING
A	786037.216	698993.860
B	786091.191	699009.764
C	786105.436	699023.961
D	786079.120	699050.677
E	786089.806	699061.203
F	786081.634	699069.499
G	786020.257	699051.413



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

FOR: VERTEX DEVELOPMENT, LLC

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

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 390.022 FEET TO THE POINT OF BEGINNING; THENCE S.89°51'15"W, ALONG SAID SOUTHWEST CORNER OF SAID SECTION 1, 1.000 FEET; THENCE N.73°57'27"E, FOR 250.822 FEET; THENCE N.29°21'14"E, FOR 30.000 FEET; THENCE S.40°18'15"W FOR 239.930 FEET; THENCE S.19°38'44"E, FOR 90.444 FEET; THENCE S.44°40'30"E, FOR 284.630 FEET; THENCE S.89°51'15"W, ALONG SAID SOUTHWEST CORNER OF SAID SECTION 1, 1.000 FEET; THENCE S.89°51'15"W, ALONG SAID NORTH LINE OF SAID SECTION 1 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 S.89°51'15"W, ALONG SAID NORTH CORNER OF SAID LOT 3; THENCE S.89°51'15"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 15.0 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE, TO THE CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19°30"W, ALONG THE BOUNDARY OF SAID LOT ONE FOR 30.020 FEET; THENCE N.44°40°30"E, ALONG SAID BOUNDARY FOR 60.000 FEET; THENCE S.45°19°30"E, ALONG SAID BOUNDARY OF SAID LOT ONE FOR 30.020 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY OF SAID LOT ONE, TO THE CENTRAL ANGLE OF 45°31'58" ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.000 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE S.89°51'15"W, ALONG SAID BOUNDARY OF SAID LOT ONE, TO THE SOUTHWEST CORNER OF SAID SECTION 1, 1.000 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY OF SAID SECTION 1, 1.000 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E, ALONG SAID BOUNDARY FOR 333.822 FEET; THENCE N.89°51'15"W, FOR 14.000 FEET; THENCE N.01°35'56"E, FOR 120.044 FEET; THENCE S.89°51'15"W, FOR 15.000 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY FOR 30.000 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY FOR 14.000 FEET; THENCE N.00°40°46"E, ALONG SAID BOUNDARY FOR 30.000 FEET; THENCE N.89°51'15"W, ALONG SAID BOUNDARY FOR 148.912 FEET; THENCE N.01°35'56"E, ALONG SAID BOUNDARY FOR 154.168 FEET; THENCE N.63°58'17"W, ALONG SAID BOUNDARY OF SAID SECTION 1, 1.000 FEET; THENCE S.89°51'15"W, ALONG SAID BOUNDARY OF SAID SECTION 1, 1.000 FEET; THENCE S.20°30'00"W, FOR 581.572 FEET; THENCE N.87°14°43"W FOR 82.890 FEET; THENCE N.34°58'32"E, FOR 326.622 FEET; THENCE N.02°45°17"E, FOR 577.273 FEET; THENCE S.89°50°24"W, FOR 440.000 FEET TO THE POINT OF BEGINNING.

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 02°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 506.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE NORTH 89°37'12" EAST FOR 10.00 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTLY LINE OF SAID TOWER PARCEL FOR 33.00 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°30'40" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST HILLS" TRACT, LEE COUNTY, FLORIDA; THENCE NORTH 44°37'04" EAST FOR 10.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE NORTH 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

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:

[illegible]

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 SOUTHEAST CORNER OF SECTION TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 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.

		<i>Professional Land Surveyors</i> 15400 NW 140th Avenue, Suite A Alachua, Florida 32016 (386)418-0500 Fax (386)462-9986 geoline@geolineinc.com	
		SCALE AS SHOWN DATE SEPTEMBER 28, 2023 PROJECT # 284-130	
DESIGNED KEITH BARTON DRAWN KEITH BARTON CHECKED DAVE SHORT	THE FOREST CC SITE LEE COUNTY, FLORIDA VERTEX DEVELOPMENT, LLC		
DRAWING# 284-130		SHEET# 6 OF 7	

COMMITMENT OF TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERTAKEN BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL084154, EFFECTIVE DATE OF 2/6/2026 @ 8:00 A.M., AND FND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B – SECTION II OF SAID REPORT:

- 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.
- TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.
- STANDARD EXCEPTIONS:
- 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.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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.
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. CLAIM IN NATURE. NOT THE TYPE TO BE DEPICTED HEREON.
- RIGHTS OF OTHERS THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4630 THROUGH 4644, 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.
- 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 INSTRUMENT RECORDED 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 OMTS 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 HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. NOT THE TYPE TO BE DEPICTED HEREON.
- DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JUNTURE, 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.
- DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JUNTURE, 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.
- 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. REFERENCE THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.
- A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 2051, PAGE 558, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 60 FOOT BY 60 FOOT EASEMENT 1602 WESTERLY OF THE TOWER PARCEL. AS DEPICTED HEREON.
- EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT, BETWEEN THE FOREST COUNTRY CLUB, INC. AND FLORIDA CITIES WATER, 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.
- DRAINAGE EASEMENT AS DESCRIBED IN INDEUTURE 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.
- 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 A PARCEL OF LAND 4500 FEET EASTERLY OF THE TOWER PARCEL AND THE ADJOINING PLATS, SAID PARCEL IS APPROXIMATELY 4900 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

- 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 NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.
- 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. 201600004750, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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 JANUARY 19, 2019, IN INSTRUMENT NO. 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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 A DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.
- 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.
- 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:
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT ONE, RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGES 85 THRU 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS DEPICTED HEREON.
- 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 33, PAGES 89, 90, 91, AND 92; FOREST SUBDIVISION UNIT THREE, AS RECORDED IN PLAT BOOK 33, 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.
- 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 OFFICIAL RECORDS BOOK 1924, PAGE 4528, AS AMENDED BY THE FOREST, A LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THE FOREST JUNTURE, 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, THE FOREST UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, 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.
- 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.
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THE DECLARATION FOR THE FOREST, UNIT ONE, AS RECORDED IN OFFICIAL RECORD BOOK 1431, PAGE 644; 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 1786, 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 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 #201000133987, 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. NOT THE TYPE TO BE DEPICTED HEREON.
- THE BY-LAWS OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 4791; CERTIFICATE OF RECDORATION AMENDED AND RESTATED ARTICLES INCORPORATION FOR THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082699; 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.
- 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 ADDRES OF ASSIGMENT NUMBER 201000004254, RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1534 AND ADDRES OF ASSIGMENT NUMBER 201000004254, RECORDED IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT THE TYPE TO BE DEPICTED HEREON.
- 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 RECORDS BOOK 1801, PAGE 2478, 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.
- EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1684, PAGE 1189, OF THE 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.
- 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 THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

- 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.
- CERTIFICATE OF RECDORATION 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.
- GRANT OF EASEMENT TO COMCAST OF THE SOUTH, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000043702, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD THAT THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.
- AGREEMENTS FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENTS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000179830, 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.
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NUMBER 2019000229189. DOES NOT AFFECT THE SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.
- 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:

- 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.
- 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 OMTS 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.
- 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. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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 1924, PAGE 4524, AND OFFICIAL RECORDS BOOK 1924, PAGE 4528, 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.
- THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT THE TYPE TO BE DEPICTED HEREON.
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

- 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 OWNERS' ASSOCIATION, INC. OR ON RIGHTS, CLAIMS AND INTERESTS IN THE FOREST, A LIMITED PARTNERSHIP, TO VACATE OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3824); OFFICIAL RECORDS BOOK 1925, PAGE 3119; OFFICIAL RECORDS BOOK 1925, PAGE 325; OFFICIAL RECORDS BOOK 3147; OFFICIAL RECORDS INSTRUMENT NO. 2010000131830; CERTIFICATE OF RECDORATION OF THE FOREST AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT III RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000004254, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000004254, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2019000027746, AND AS MAY BE SUBSEQUENTLY AMENDED. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
- CERTIFICATE OF RECDORATION OF AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082699, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
- 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.

- 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 TO PARTIAL PLATS. NOT THE TYPE TO BE DEPICTED HEREON. 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.

DRAWN

KEITH BARTON

SKETCH

KEITH BARTON

CHECKED

DAVE SHORT

Professional Land Surveys
15480 NW 104TH Terrace, Suite A
Jalisco, Florida 32815
(850)418-0500 Fax (386)462-9986
geoline@geolineinc.com

DATE

AS SHOWN

SEPTEMBER 26 2023

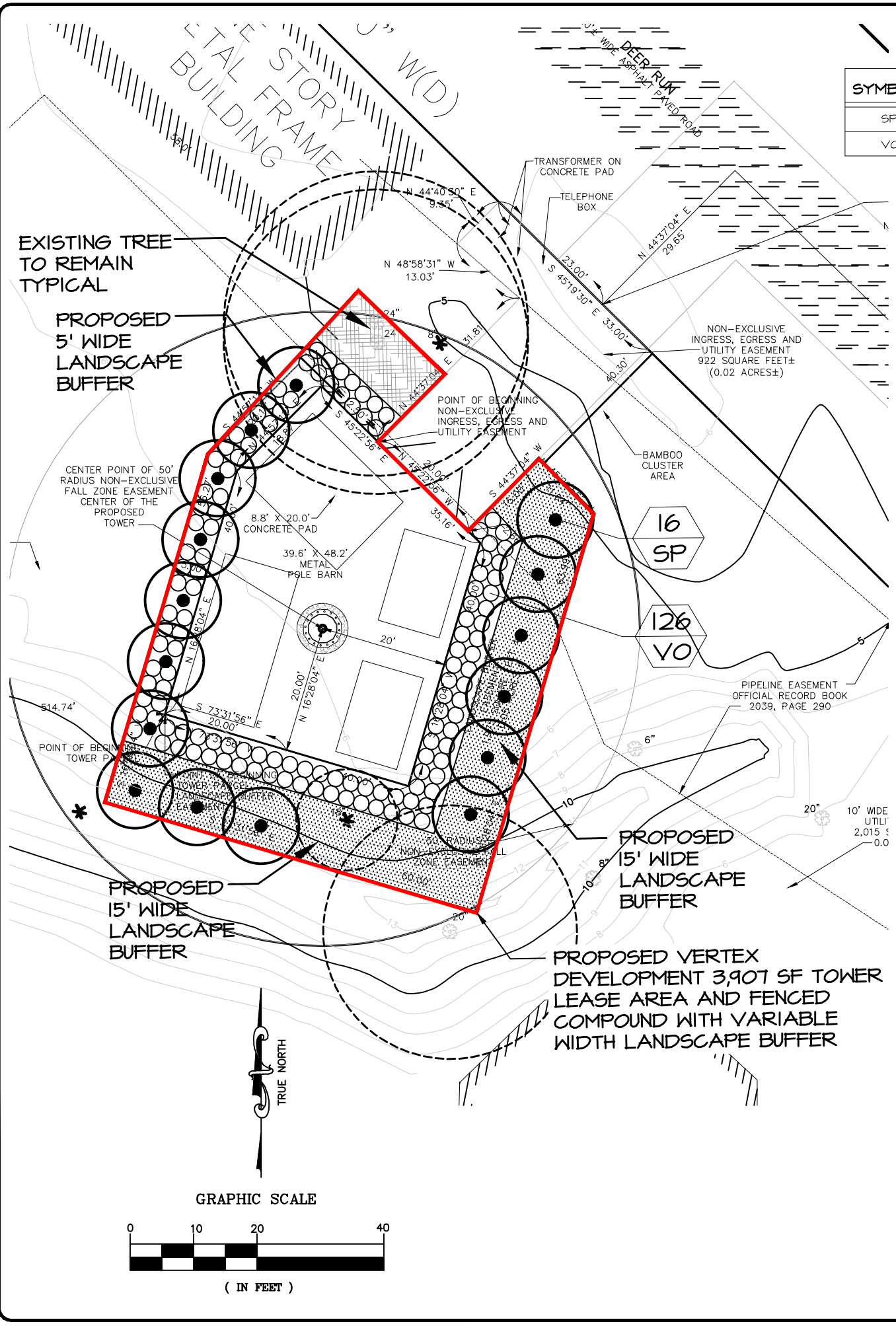
PROJECT #

264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING 264-130/VERTEX DEVELOPMENT, LLC SHEET 7 OF 7

C:\Users\br\Anderson Lesniak\Cloud Server Portal - Documents\Projects\2025\25175 Cell Tower @ The Forest\2 CIVIL\L-3.dwg July 15, 2026 8:53:37 AM brian



PLANT MATERIAL LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
SP	16	SABAL PALMETTO	CABBAGE PALM WITH BOOTS	10' CLEAR TRUNK HEIGHTS REGENERATED FRONDS & ROOTBALL	YES	AS SHOWN
VO	126	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" HT X 24" SPD, 3 GALLON	YES	30" OC

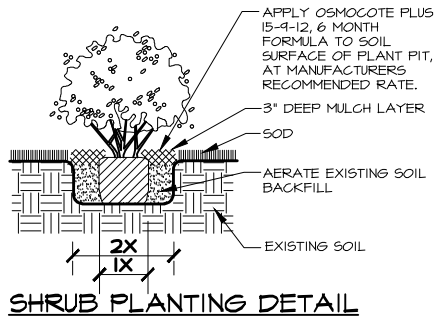
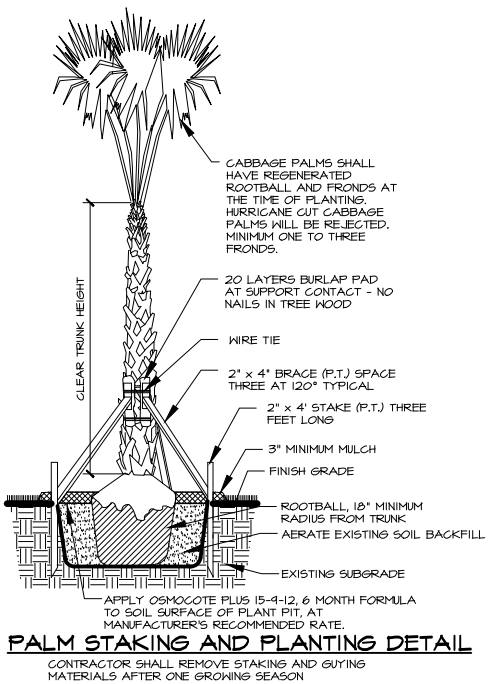
LANDSCAPE REQUIREMENTS

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

LANDSCAPE	QUANTITY	SPECIES
15 SP		ARGENTINE BAHIA SOD
		PINE BARK MULCH 3" DEPTH

REV	DATE	DESCRIPTION
1	12/18/25	100% CDs
	07/15/26	ADDED LEASE AREA

GEN3 PROJECT NO.: 102404002

DRAWN BY: HR CHECKED BY: DJK

VERTEX
DEVELOPMENT, LLC

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

EXPERT

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

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 A Utter
2026.07.15
09:03:56
-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY L. ALYSON UTTER ON THE DATE ADJACENT TO THE SEAL.

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

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER

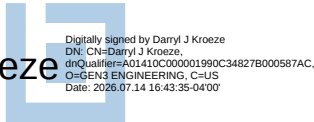
L1

C:\Users\DarrylKroeze\Downloads\FORST\US-FL-5606_The Forest CC.ZD REV A_NEW SURVEY_12.29.25.dwg July 14, 2026 4:41:38 PM DarrylKroeze



3630 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

Darryl J Kroeze

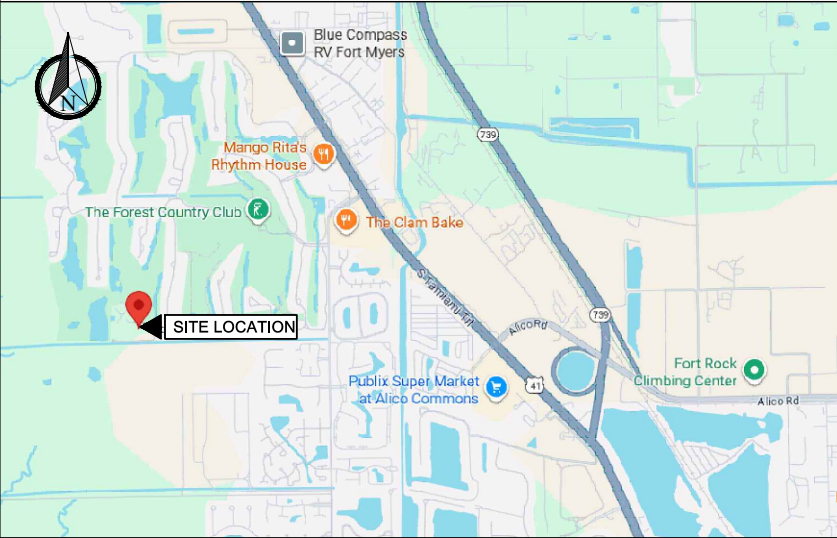


THE FOREST CC
FL-5066

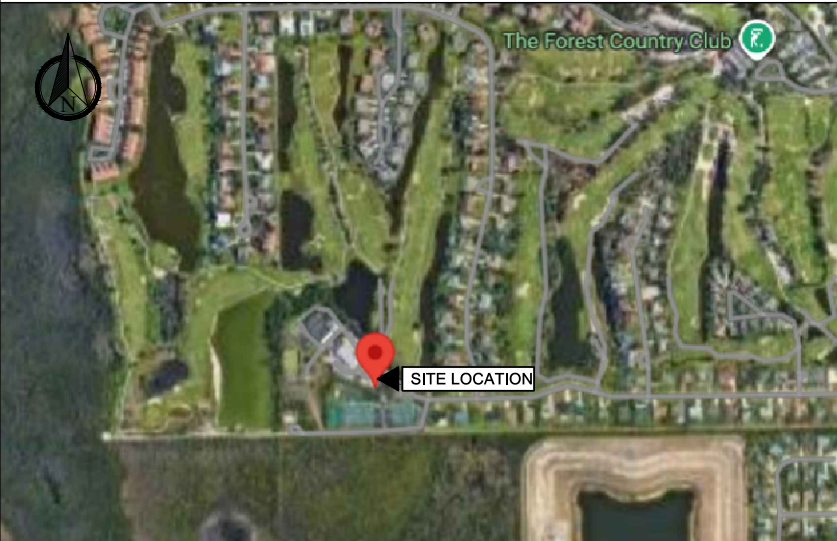
6227 DEER RUN
FORT MYERS, FL 33908

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER
149' MONOPOLE TOWER

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS



APPROVALS

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

PROJECT SUMMARY

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: 4,829 SF (±) / 0.11 ACRES (±)
19. TOTAL LEASE AREA: 3,907 SF
20. TOTAL COMPOUND AREA: 1,932 SF
21. 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

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 3,907 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

ELECTRIC COMPANY:
SECO ENERGY

FIBER COMPANY:
TBD

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

PROJECT INFORMATION

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.

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
3	07/14/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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

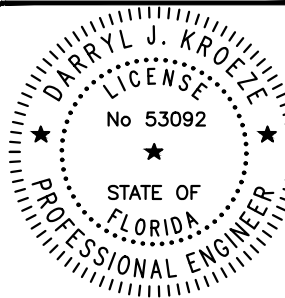


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

JULY 14, 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.

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
3	07/14/26	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

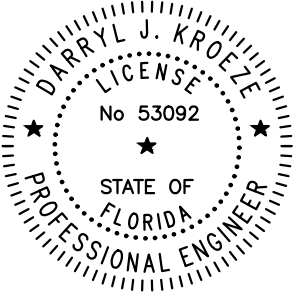


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

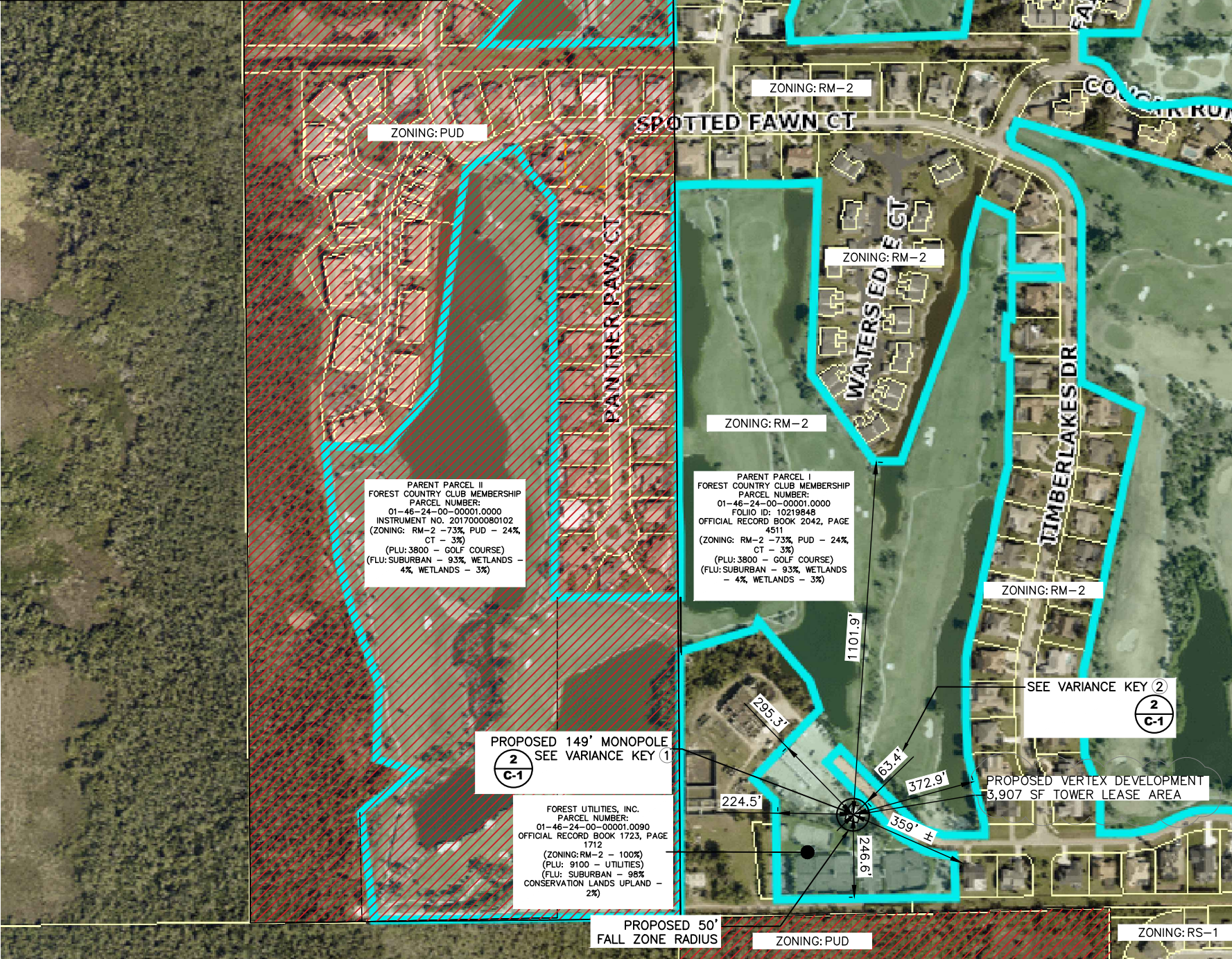
SHEET DESCRIPTION

GENERAL NOTES

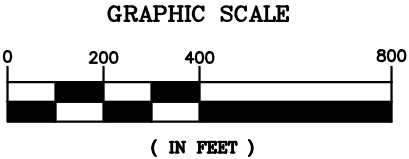
SHEET NUMBER

GN-1

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
3	07/14/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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

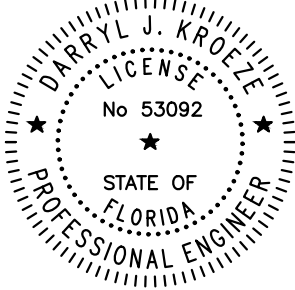


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

JULY 14, 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



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

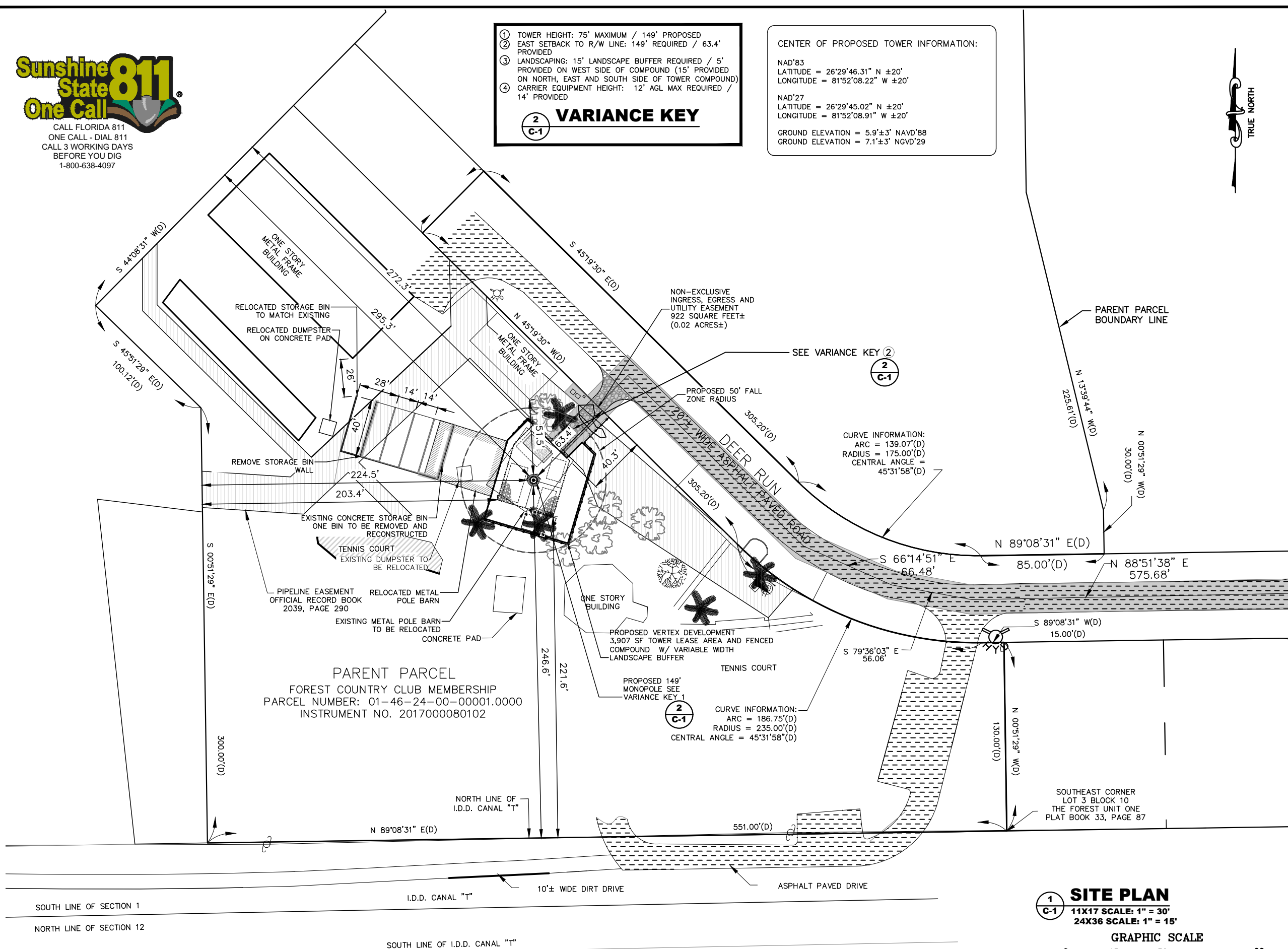
- 1 TOWER HEIGHT: 75' MAXIMUM / 149' PROPOSED
 - 2 EAST SETBACK TO R/W LINE: 149' REQUIRED / 63.4' PROVIDED
 - 3 LANDSCAPING: 15' LANDSCAPE BUFFER REQUIRED / 5' PROVIDED ON WEST SIDE OF COMPOUND (15' PROVIDED ON NORTH, EAST AND SOUTH SIDE OF TOWER COMPOUND)
 - 4 CARRIER EQUIPMENT HEIGHT: 12' AGL MAX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

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



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
3	07/14/26	JDX COMMENT

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



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

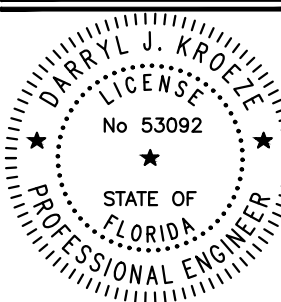


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

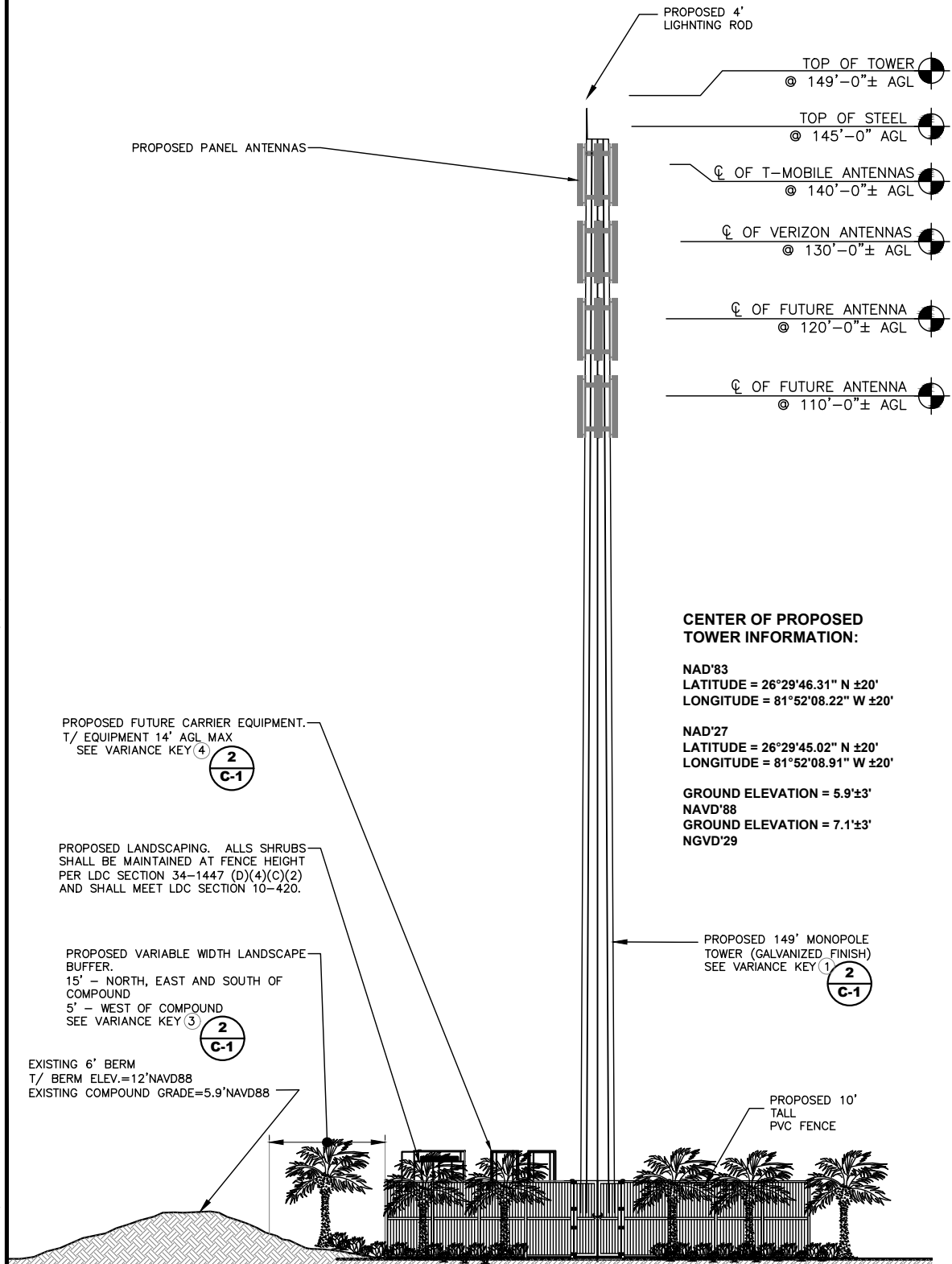
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE
PLAN

SHEET NUMBER

C-1



1
C-2 **TOWER ELEVATION & BERM CROSS SECTION A-A**
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.02°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 159.07 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 S.20°35'00"W. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 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 (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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 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 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50; 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 67.84 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 91°11'06" 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.

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 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 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.

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
3	07/14/26	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 MANAGEMENT, 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

DARRYL J. KROEZE
LICENSE
No 53092
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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.

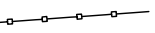
JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
TOWER ELEVATION

SHEET NUMBER
C-2

C:\Users\DarrylKroeze\Downloads\FORST\US-FL-5606_The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg July 14, 2026 4:41:50 PM DarrylKroeze

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

RIGHT OF WAY LINE

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 COMPOUND 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

PROPOSED TREE BARRICADE

PROPOSED VERTEX DEVELOPMENT
3,907 SF TOWER LEASE AREA AND
FENCED COMPOUND W/ VARIABLE
WIDTH LANDSCAPE BUFFER

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.

TENNIS COURT

GRAPHIC SCALE



(IN FEET)

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

Sunshine State 811
One Call
CALL FLORIDA 811
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
3	07/14/26	JDX COMMENT

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

VERTEX
DEVELOPMENT, LLC

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

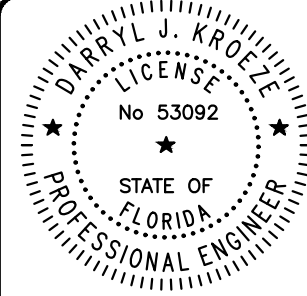
EXPERT
CONSTRUCTION MANAGERS, INC.

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.

JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

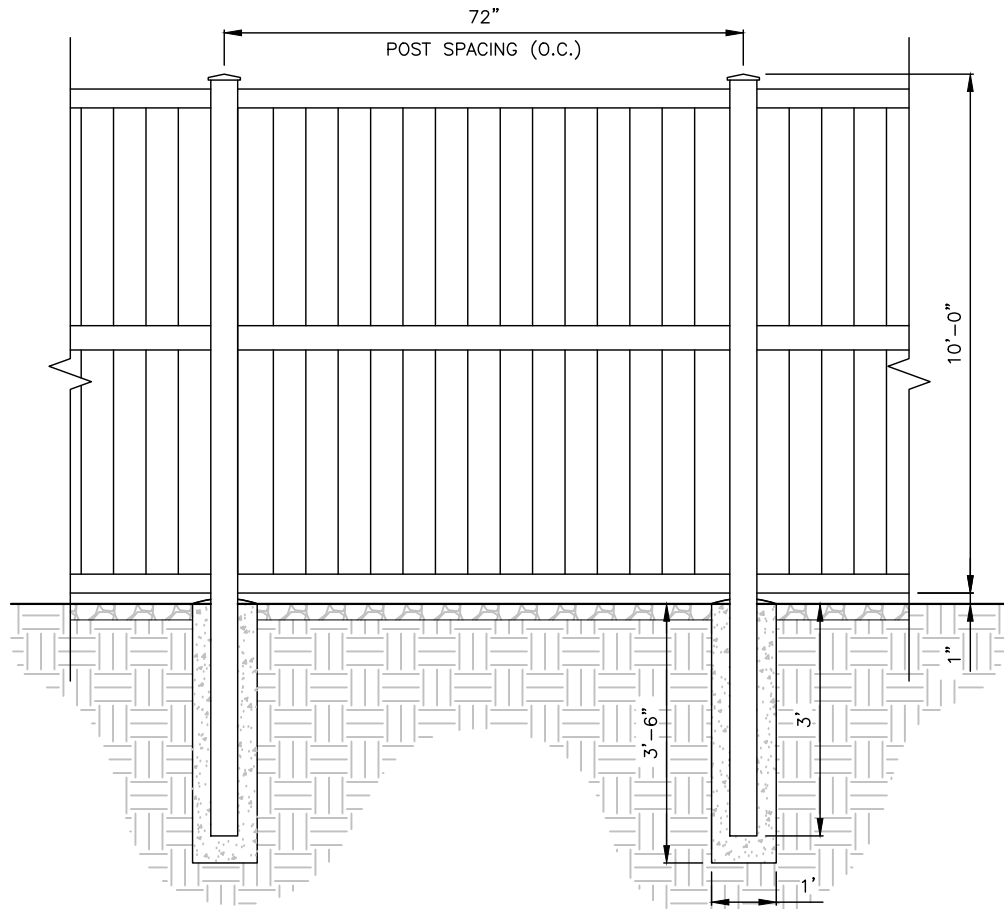
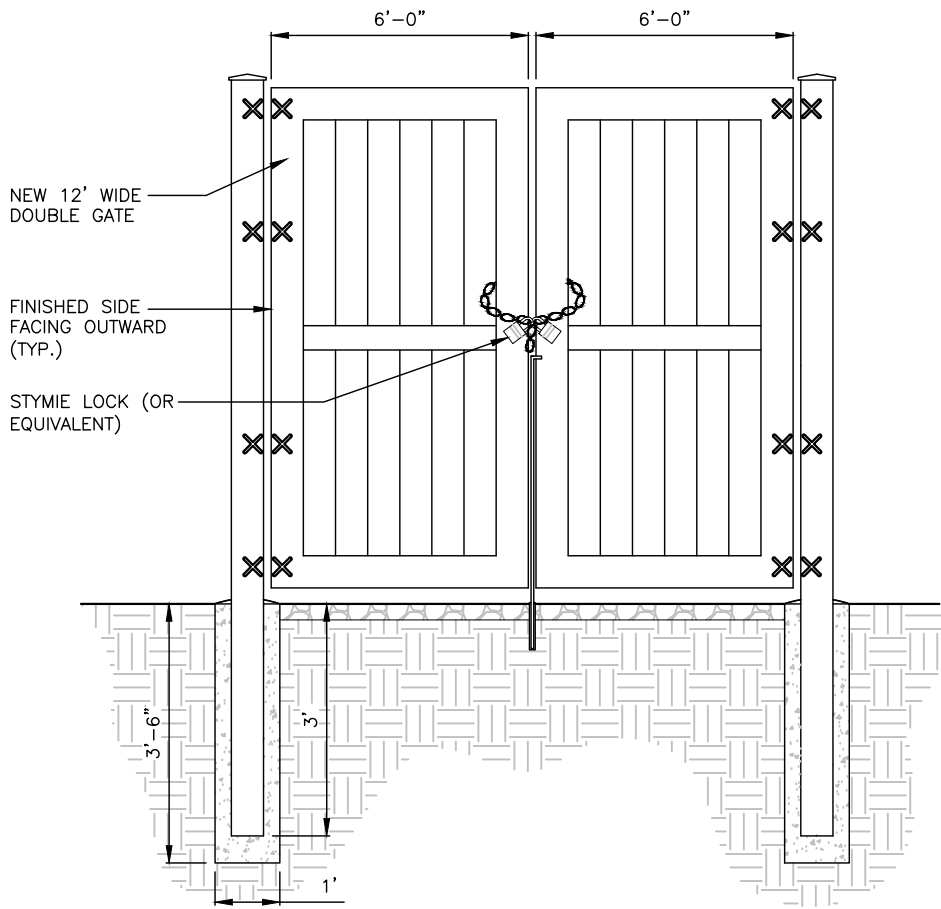
SHEET DESCRIPTION

**COMPOUND
&
GRADING PLAN**

SHEET NUMBER

C-3

C:\Users\DarrylKroeze\Downloads\Forest\US-FL-5606_The Forest CC-ZD REV A_NEW SURVEY_12.29.25.dwg July 14, 2026 4:41:56 PM DarrylKroeze



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

1
C-3
COMPOUND FENCE & GATE DETAIL
SCALE: N.T.S.



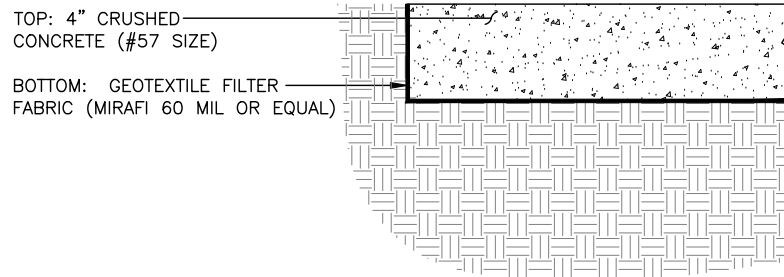
THE FOREST CC FL-5066
6227 DEER RUN
FORT MYERS, FL 33908
FCC ASR #: XXXXXX
LAT = 26°29'46.31" N LONG = 81°52'08.22" W
EMERGENCY CONTACT: 813-335-4768

NO
TRESPASSING
AREA

SIGNAGE NOTES:

- "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
- 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.

2
C-3
SIGNAGE DETAIL
SCALE: N.T.S.



3
C-3
GRAVEL PARKING & ENTRANCE AREA SECTION
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
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT
3	07/14/26	JDX COMMENT

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



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

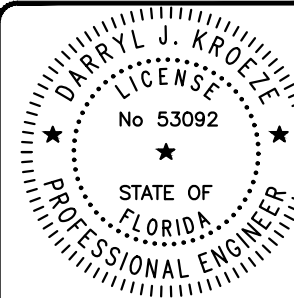


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

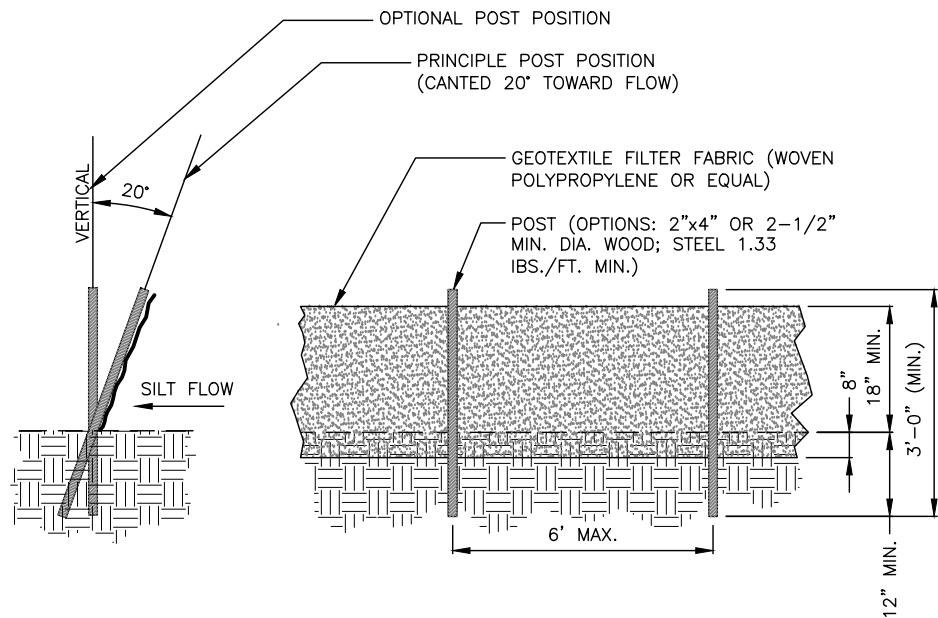
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

FENCE & GATE DETAILS

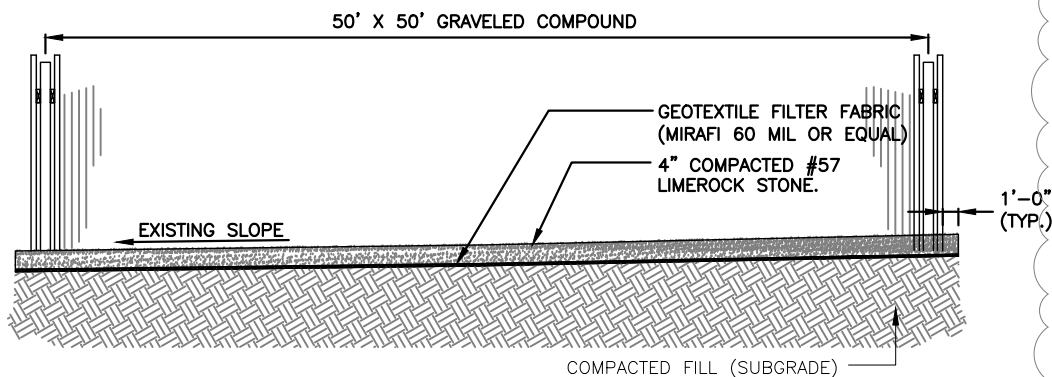
SHEET NUMBER

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

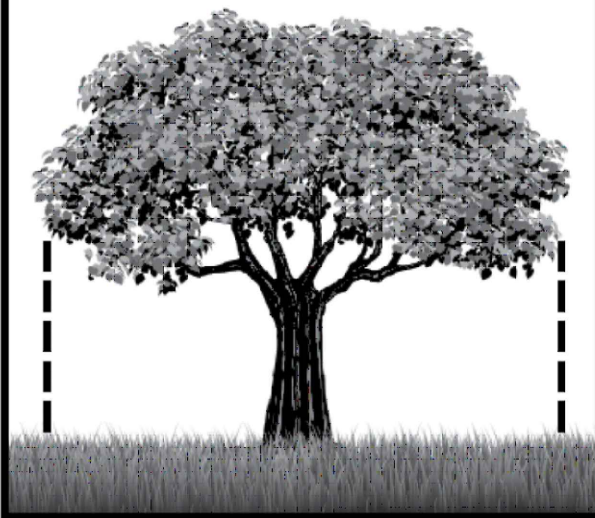


- NOTES:**
1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
 2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

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

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

Fig. A



PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. FIG. A

BARRIER SPECIFICATIONS FOR TREES:

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER; OR UPRIGHT TAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B

2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:

UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. FIG. C. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

WHY A BARRIER

1. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.
3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

Fig. B

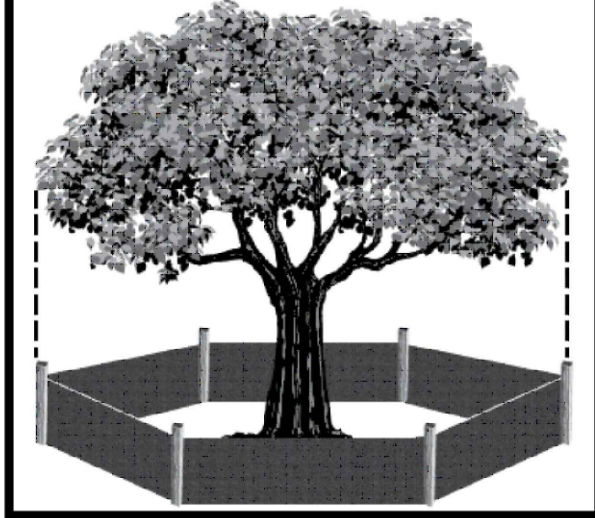
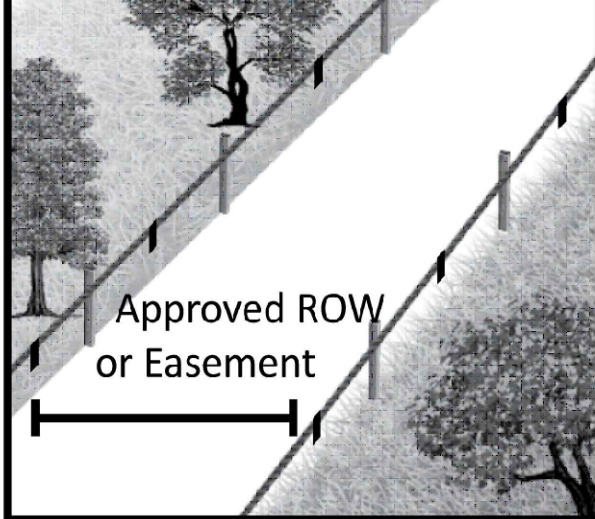


Fig. C



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
3	07/14/26	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

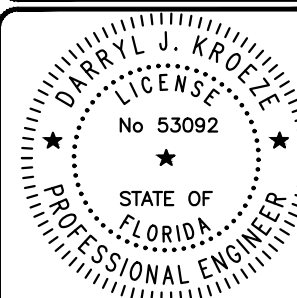
EXPERT
CONSTRUCTION MANAGEMENT, INC.

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.

JULY 14, 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