



Marion County FLORIDA

Marion County Board of County Commissioners

Growth Services \* Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

SPECIAL USE PERMIT APPLICATION PACKAGE FOR TELECOMMUNICATION ANTENNA OR TOWER SITE

Application No.: \_\_\_\_\_

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Section 4.3.25 for the following described property zoned A-1, for the purpose of: 225' Telecommunications Tower

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 20909-022-01

Property dimensions: Irregular Total acreage: 10 ac

Directions: E Side of Hwy 40, w of SW 140 Ave.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Estate of Dawn Elizabeth Meredith

Property owner name (please print)

P.O. Box 11635

Mailing address

Dunnellon, FL 34442

City, state, zip code

352-9666-7441

Phone number (please include area code)

Signature Michael Barrett, as Personal Representative of the Estate of Dawn Elizabeth Meredith

Blue Sky Towers/Mary D. Solik, ESQ. as Agent IV, LLC.

Applicant or agent name (please print)

121 S Orange Ave. STE 1500

Mailing address

Orlando, FL 32801

City, state, zip code

407 367 7868

Phone number (please include area code)

Signature Mary D. Solik

Please note: the special use permit will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$2,000.00 and is non-refundable. For more information, please contact the Planning & Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 04/2017

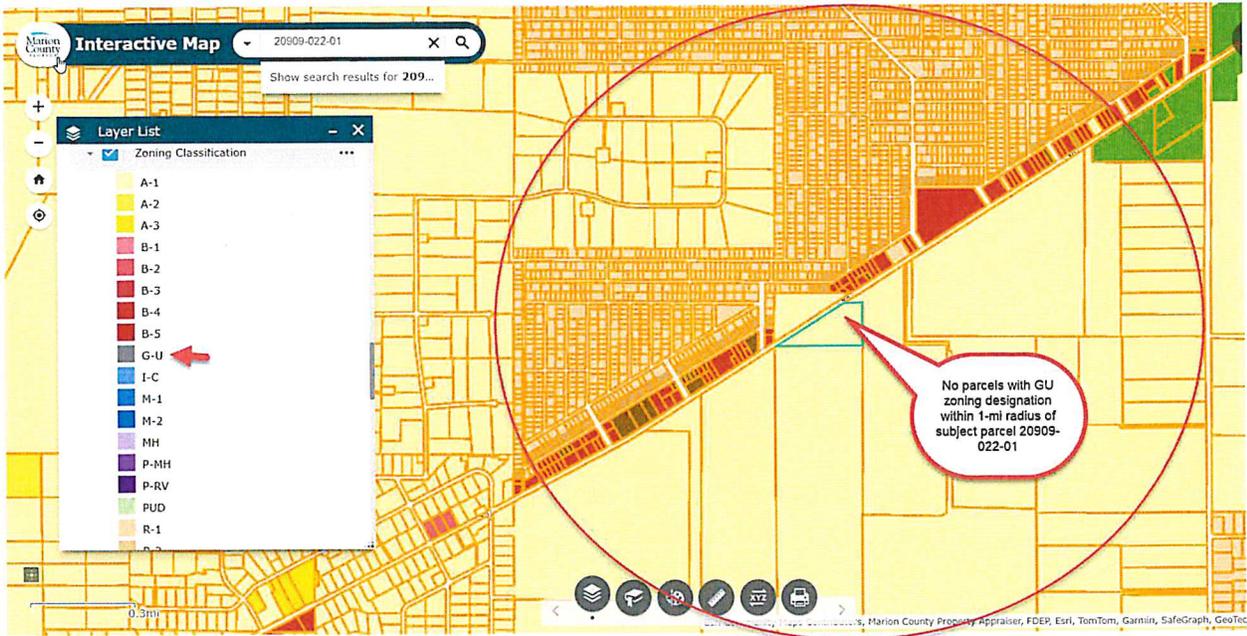
"Meeting Needs by Exceeding Expectations"

www.marioncountyll.org

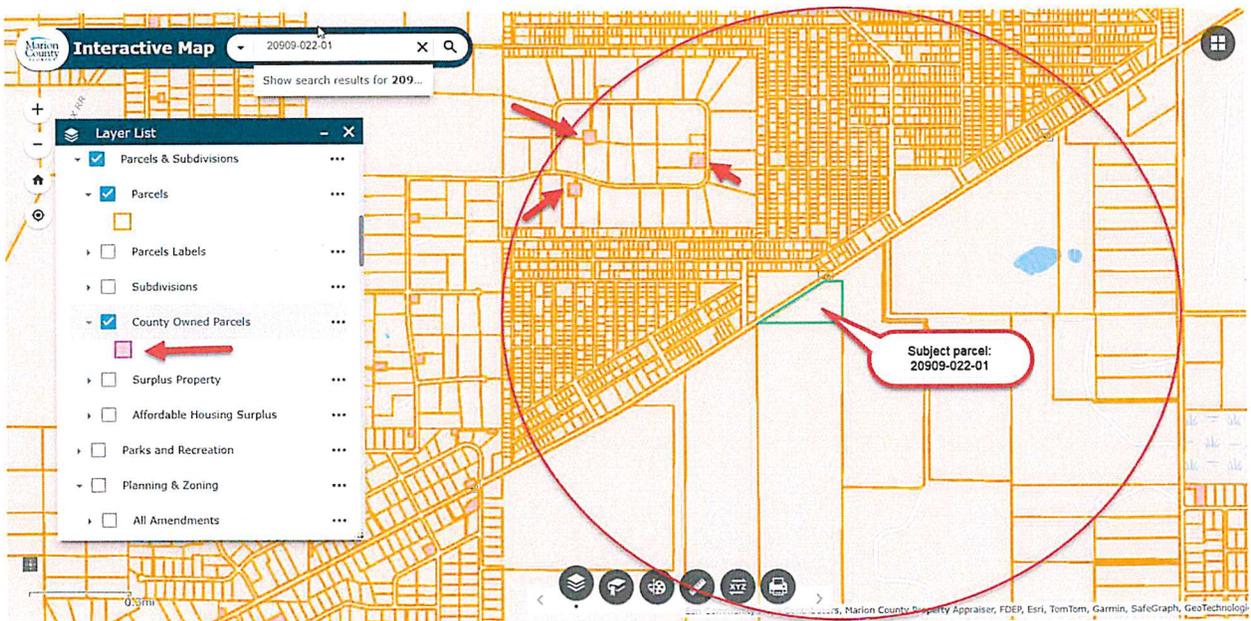
**Special Use Permit – Regular Application: Application Findings of Facts  
Requirements (Blue Sky Towers W Hwy 40 Self Support Tower)**

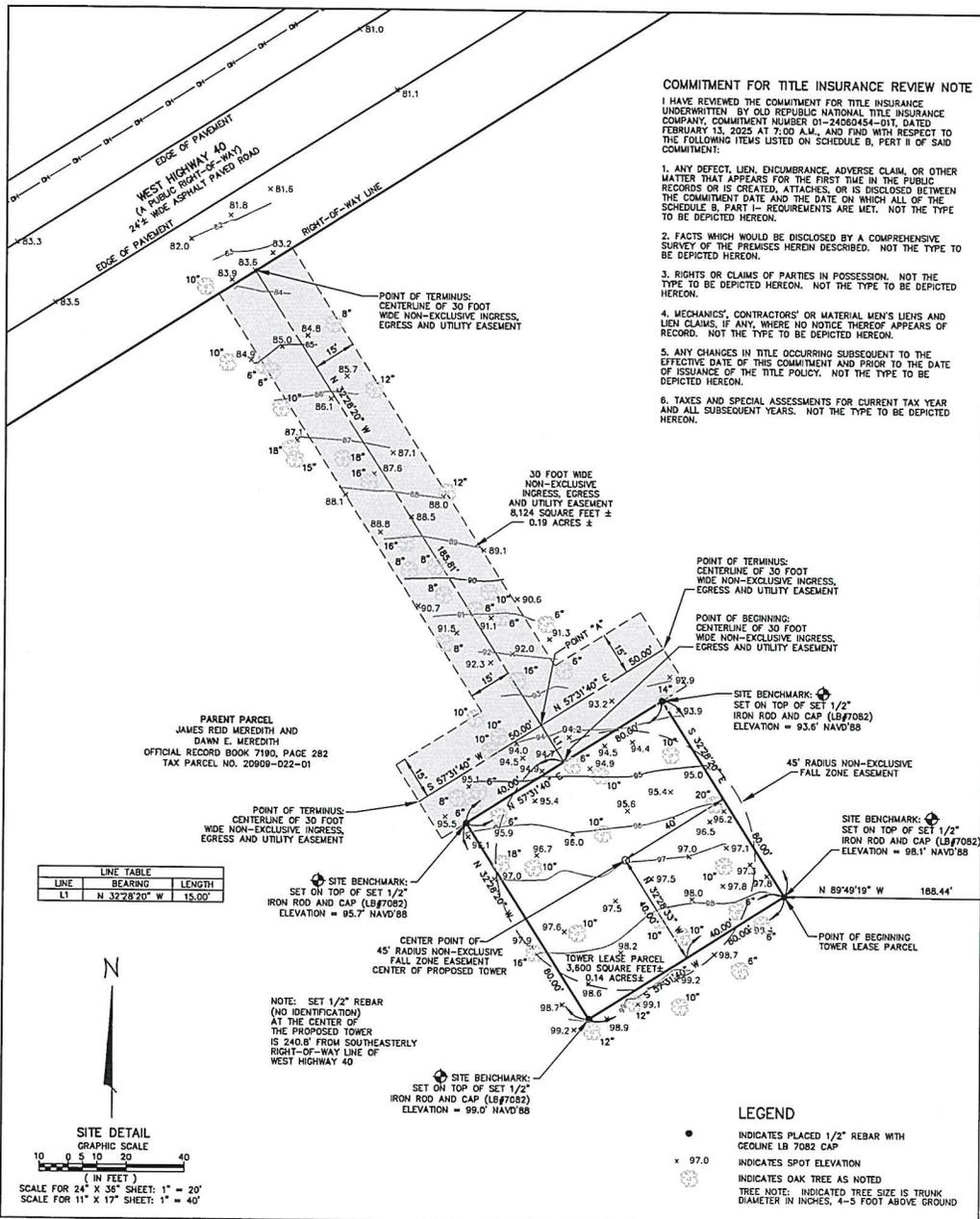
1. Access to the tower compound will be off of West Highway 40<sup>h</sup> Belle Meade Circle from a new driveway cut. Traffic flow and pedestrian safety should not be impacted. This is an unmanned structure and will only have traffic during installation and maintenance.
2. Vehicles will utilize parking at the entrance to the tower compound. This is an unmanned structure and will only have traffic during installation and maintenance.
3. Construction waste will be removed by the building contractor. This is an unmanned structure and will not have need for waste removal.
4. Power company is Seco Energy. There will be no water or sewage connected as this is an unmanned structure.
5. Code compliant landscaping will installed around the tower compound. The tower compound will be fenced by chain link fencing.
6. There will be tower identification signs on the tower compound gate. The tower will not be lit pursuant to FAA regulations.
7. Will be compliant with local codes and ordinances.
8. The tower is located on a large, heavily treed parent tract and will be generally compatible with the surrounding mostly rural uses.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

There are no GU zoning properties within the 1-mile radius of the subject property.



There are 3 small county owned parcels that are adjacent to residential homes within the 1-mile radius of the subject property.





# ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY

IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST  
MARION COUNTY, FLORIDA  
FOR: GEN3 ENGINEERING



## PROPERTY DESCRIPTIONS

**PARENT PARCEL**  
(OFFICIAL RECORD BOOK 7100, PAGE 282)  
SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

**TOWER LEASE PARCEL**  
(PREPARED BY THIS OFFICE)  
THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57°31'40" WEST FOR 80.00 FEET; THENCE NORTH 32°28'20" WEST FOR 80.00 FEET; THENCE NORTH 57°31'40" EAST FOR 80.00 FEET; THENCE SOUTH 32°28'20" EAST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET (0.14 ACRES), MORE OR LESS.  
30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT (PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

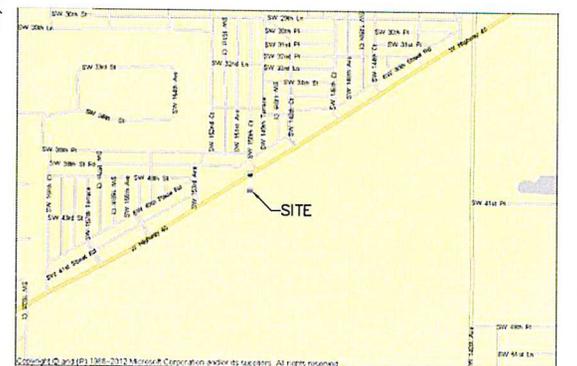
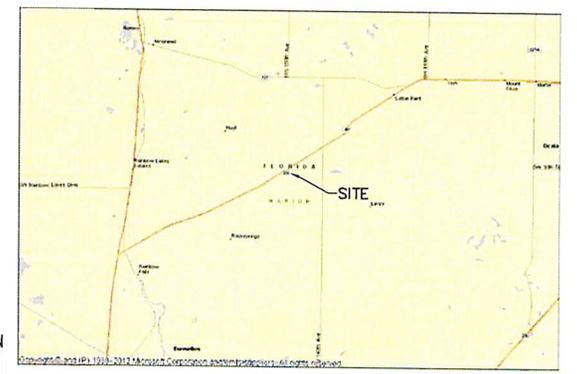
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE NORTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE SOUTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 32°28'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE WESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 57°31'40" EAST ALONG THE NORTHWESTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 32°28'20" WEST FOR 15.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUE NORTH 32°28'20" WEST FOR 188.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE SOUTH 57°31'40" WEST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE NORTH 57°31'40" EAST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREN DESCRIBED CENTERLINE.

CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.  
45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT (PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING A CIRCULAR PARCEL HAVING A RADIUS OF FORTY-FIVE (45) FEET, THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET; THENCE NORTH 32°28'20" WEST FOR 40.00 FEET TO THE CENTER POINT OF THE HEREN DESCRIBED FORTY-FIVE (45) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 8,382 SQUARE FEET (0.15 ACRES), MORE OR LESS.



**GEOLINE SURVEYING, Inc.**  
Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Aurora, Florida 32816  
(386)418-0200 Fax (386)412-9966  
geoline@geolineinc.com

SEARCHED	INDEXED
SERIALIZED	FILED
CHECKED	PROJECT #
BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412	
MARION COUNTY, FLORIDA	
DRAWING#	GEN3 ENGINEERING
SHEET# 2 OF 2	

# ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY

IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST  
MARION COUNTY, FLORIDA  
FOR: GEN3 ENGINEERING



FOUND 5/8" REBAR & CAP (C&A 2693)

FOUND 4" x 4" CONCRETE MONUMENT (RLS 1918)

NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35-155-19E

CALCULATED NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-155-19E

CALCULATED NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35-155-19E BASED UPON INFORMATION DEPICTED ON THE RECORD PLAT FOR RAINBOW PARK, UNIT NO. 3

### SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00°10'40" EAST ALONG THE EAST LINE OF THE PARENT TRACT.
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 MAY 1, 2025.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
8. THE LEASE AREA AND ASSOCIATED EASEMENT ARE LOCATED ENTIRELY WITHIN THE PARENT PARCEL.
9. THE WESTERLY LINE OF THE PARENT PARCEL COINCIDES WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY). THE SUBJECT LEASE AREA HAS ACCESS TO WEST HIGHWAY 40 THROUGH AND ACROSS THE PARENT PARCEL.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. THERE ARE NO VISIBLE ABOVE-GROUND ENCROACHMENTS ON THE AT&T LEASE AREA.
12. PARENT PARCEL ADDRESS: WEST HIGHWAY 40, OCALA, FL 34481

### FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120160 0488 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, FLORIDA, DATED 8/28/2008, THE PARENT PARCEL IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### CENTER OF PROPOSED TOWER INFORMATION:

NAD'83  
LATITUDE = 29°08'52.01" N ± 20"  
LONGITUDE = 82°22'08.57" W ± 20"  
  
NAD'27  
LATITUDE = 29°08'51.10" N ± 20"  
LONGITUDE = 82°22'09.21" W ± 20"  
  
GROUND ELEVATION = 97.0' ± 3" NAVD'88  
GROUND ELEVATION = 97.8' ± 3" NGVD'29

THIS DISTANCE IS CALCULATED AS BEING 1/2 OF THE RECORD DISTANCE OF 3,123.50 FEET BETWEEN THE WEST 1/4 CORNER OF SECTION 36 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36 AS CALLED FOR IN THE DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2755, PAGE 1539

TOWER LEASE PARCEL  
3,600 SQUARE FEET ±  
0.14 ACRE ±

PARENT PARCEL  
JAMES REID MEREDITH AND  
DANN E. MEREDITH  
OFFICIAL RECORD BOOK 7180, PAGE 282  
TAX PARCEL NO. 20909-022-01

SECRET PROMISE LTD  
OFFICIAL RECORD BOOK 2754, PAGE 602  
TAX PARCEL NO. 20909-025-02

### SURVEYOR'S CERTIFICATION

BLUE SKY TOWERS IV, LLC,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 1, 2025.

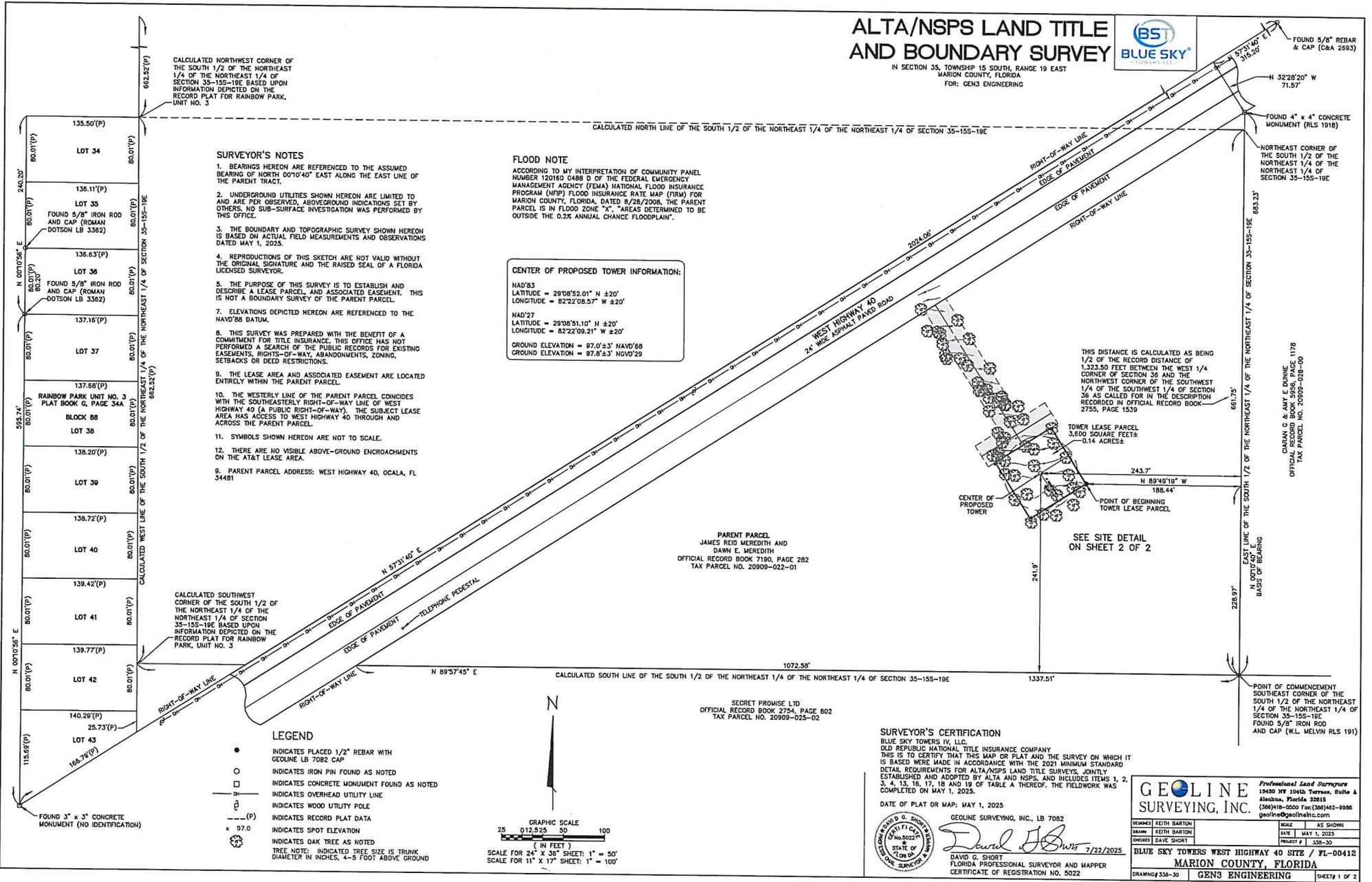
DATE OF PLAT OR MAP: MAY 1, 2025



GEOLINE SURVEYING, INC., LB 7082  
*David G. Short* 7/22/2025  
DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022

**GEOLINE SURVEYING, INC.**  
Professional Land Surveyors  
18400 NW 104th Terrace, Suite A  
Alachua, Florida 32815  
(386)418-0200 Fax: (386)462-9986  
geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	MAY 1, 2025
CHECKED	DAVE SHORT	PROJECT #	338-30
BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412		MARION COUNTY, FLORIDA	
DRAWING 338-30	GEN3 ENGINEERING	SHEET 1 OF 2	



### LEGEND

- INDICATES PLACED 1/2" REBAR WITH GEOLINE LB 7082 CAP
  - INDICATES IRON PIN FOUND AS NOTED
  - INDICATES CONCRETE MONUMENT FOUND AS NOTED
  - INDICATES OVERHEAD UTILITY LINE
  - ⊕ INDICATES WOOD UTILITY POLE
  - (P) INDICATES RECORD PLAT DATA
  - x 97.0 INDICATES SPOT ELEVATION
  - INDICATES OAK TREE AS NOTED
- TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND

GRAPHIC SCALE  
( IN FEET )  
25 0 12.5 25 50 100  
SCALE FOR 24" X 36" SHEET: 1" = 50'  
SCALE FOR 11" X 17" SHEET: 1" = 100'



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

Aeronautical Study No.  
2025-ASO-10843-OE

Issued Date: 05/28/2025

BLUE SKY TOWERS IV, LLC  
CHUCK LAURETTE  
352 Park Street  
Suite 106  
North Reading, MA 01864

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

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

Structure: Antenna Tower FL-00412 - West Hwy 40  
County, State: Marion, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET	AGL	AMSL
FL-00412	29-8-52.01N	82-22-08.57W	97 Ft	230 Ft	327 Ft	

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

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

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

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

This determination expires on 11/28/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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

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

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

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

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

If we can be of further assistance, please contact our office at 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-10843-OE.

**Signature Control No: 660062604-660231536**  
michael.j-ctr.costanzi@faa.gov  
Technician

( DNE )

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

**Additional information for ASN 2025-ASO-10843-OE**

\*\*\*Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

## Frequency Data for ASN 2025-ASO-10843-OE

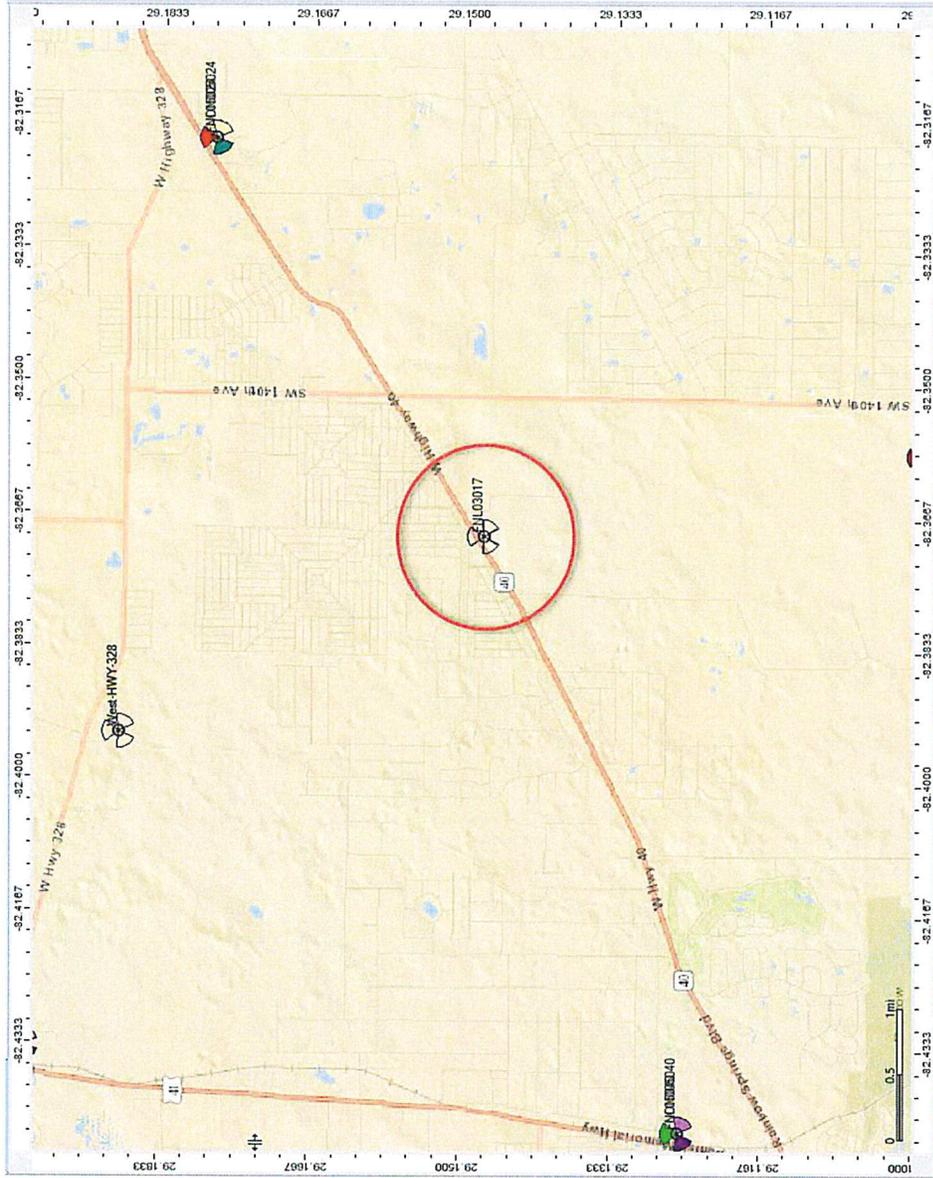
LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3550	3700	MHz	1640	W
3700	3980	MHz	1640	W

Verified Map for ASN 2025-ASO-10843-OE



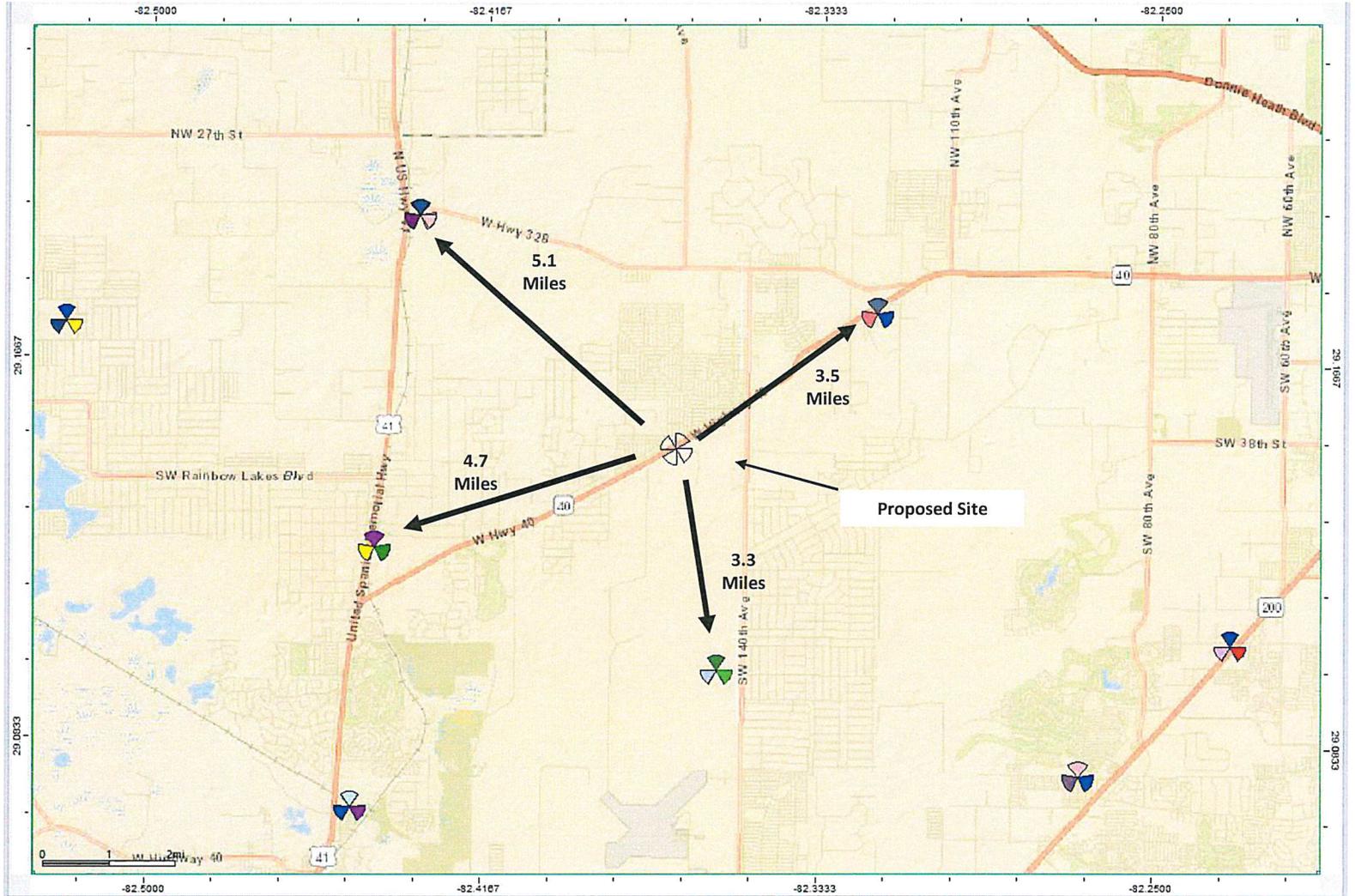
# HWY 40 West Zoning Presentation

Search Area



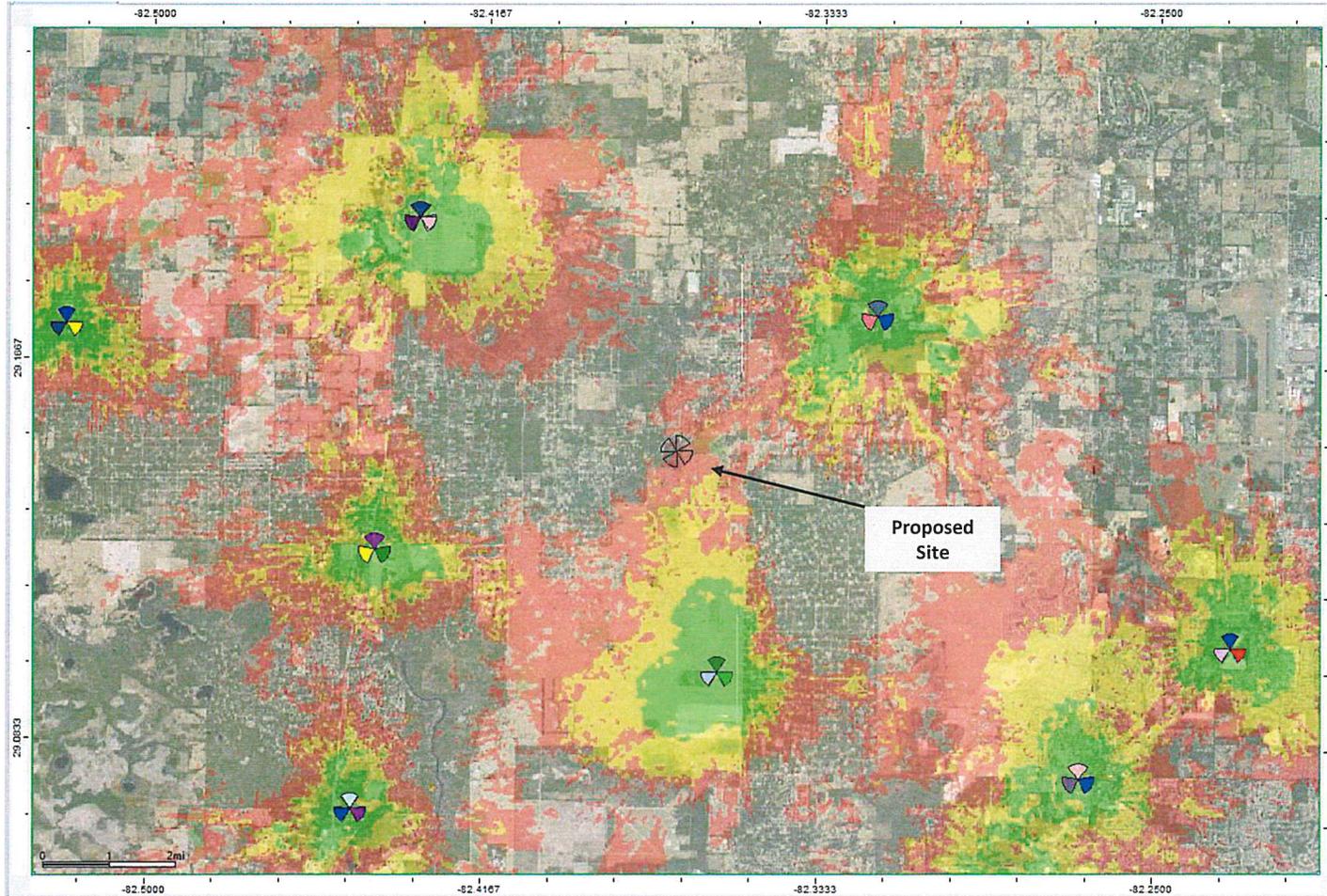
# Area of Interest

Distances to existing AT&T network sites



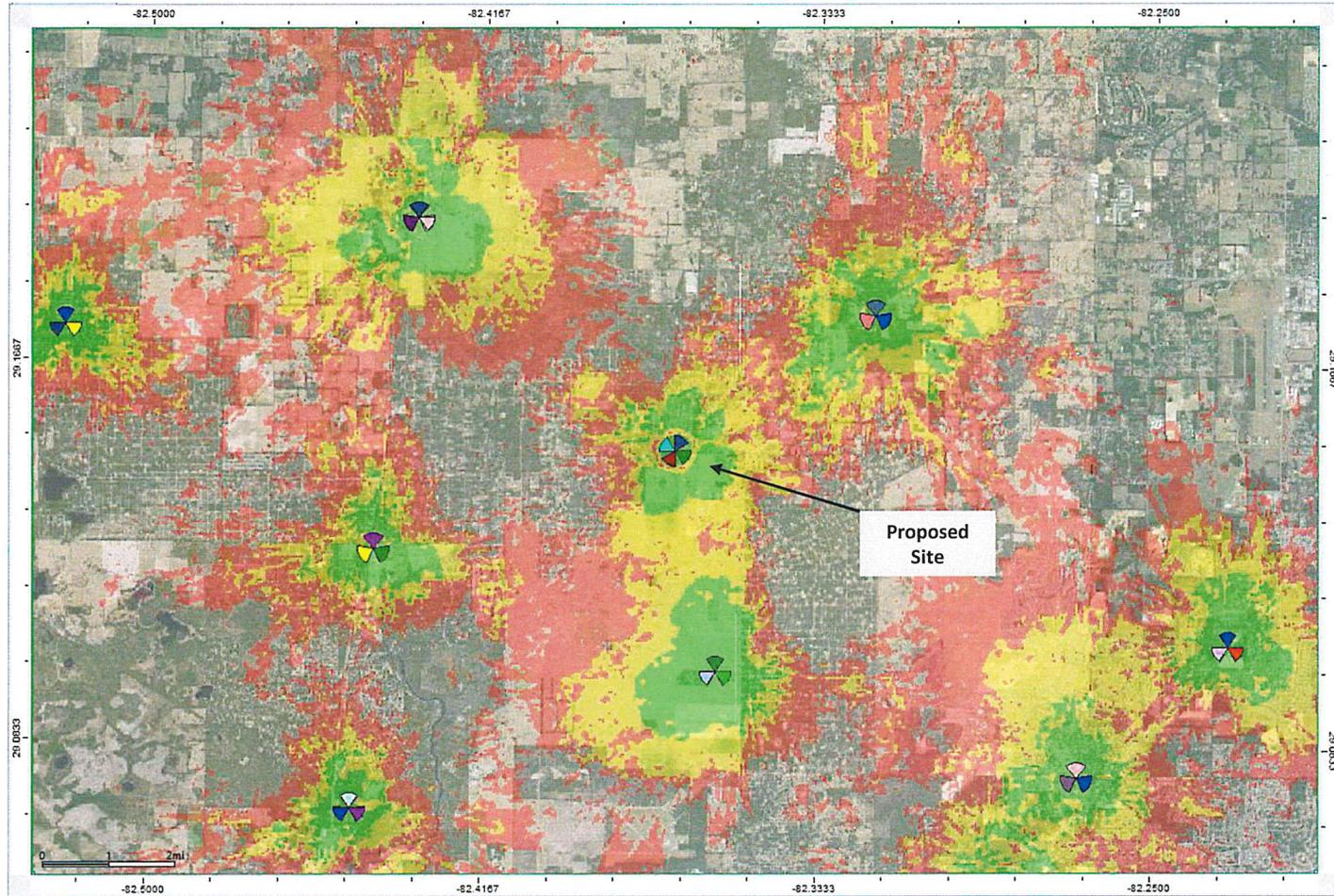
A 14

# Current AT&T Coverage



- Best Signal Level (dBm)  $\geq -75$
- Mid Signal Level (dBm)  $\geq -85$
- Marginal Signal Level (dBm)  $\geq -95$

# Planned Coverage



PARENT PARCEL

(OFFICIAL RECORD BOOK 7190, PAGE 282)

SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

TOWER LEASE PARCEL

(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57°31'40" WEST FOR 80.00 FEET; THENCE NORTH 32°28'20" WEST FOR 80.00 FEET; THENCE NORTH 57°31'40" EAST FOR 80.00 FEET; THENCE SOUTH 32°28'20" EAST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET (0.14 ACRES), MORE OR LESS.

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

(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE SOUTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 32°28'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE WESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 57°31'40" EAST ALONG THE NORTHWESTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 32°28'20" WEST FOR 15.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUE NORTH 32°28'20" WEST FOR 185.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE SOUTH 57°31'40" WEST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE NORTH 57°31'40" EAST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.

45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT

(PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING A CIRCULAR PARCEL HAVING A RADIUS OF FORTY-FIVE (45) FEET, THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET; THENCE NORTH 32°28'20" WEST FOR 40.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FORTY-FIVE (45) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 6,362 SQUARE FEET (0.15 ACRES), MORE OR LESS.

6-26-2025

Chuck Laurette  
Blue Sky Tower

Reference: Proposed 225' Self Supporting Tower  
West Hwy 40, Ocala, Marion County, FL  
World Tower File No. Q25-521



**World Tower**  
COMPANY, INC.

---

1213 Compressor Drive  
P.O. Box 508  
Mayfield, KY 42066  
270-247-3642  
FAX: 270-247-0909  
E-mail: [worldtower@worldtower.com](mailto:worldtower@worldtower.com)  
Web: [www.worldtower.com](http://www.worldtower.com)

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The proposed structure has been designed by a licensed professional engineer to safely support the specified loading (see engineering drawings) in accordance with the TIA-222-H Tower Standard for a 131 mph design wind gust Vult. The TIA-222-H Standard is based upon the requirements of the International Building Code and was developed by tower professionals to more accurately address the engineering and design of steel tower structures.

The structure has been designed based on standard steel design techniques and procedures including all applicable safety factors, therefore, the structure is considered "safe" at its design wind loading. If an extreme wind event were to occur, failure would not be expected at the instant the design wind speed is exceeded. Any wind loading that occurs over and above the design wind loading would begin to overcome the design safety factors before a failure could occur. Safety factors for tower members vary based on failure mode, but all tower members can support a minimum of 1.25 times their design load without permanent deformation.

Steel towers are constructed of many small leg, diagonal and horizontal members of known strength. It is highly unlikely that a tower failure will occur, but if a tower failure is to be predicted, then failure would first occur in the weakest member with the least amount of safety factor. Using this approach, a self-supporting tower can be designed to fail in a certain location by over designing members in the lower portion of the tower, giving them a greater safety factor and less probability of failure.

The tower legs and diagonals from 200' to 180' represent the "weak link" in the above-mentioned structure. For this reason, the theoretical fall radius for this tower would be 45-feet as the weakest members fail during a catastrophic wind event. After the weakest portion falls, the stress on the remaining tower is reduced, and in most scenarios, there is a portion of the structure that remains standing.

Please contact us at your convenience should you have further questions concerning the safety of tower structures or other aspects of tower design.

Sincerely,

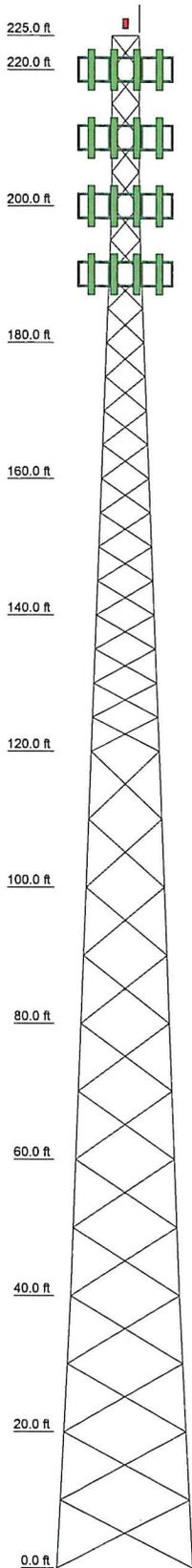
Kirk R. Hall, P.E.  
World Tower Company, Inc.



6-26-2025

*Fabrication, Installation, and Maintenance of TV, AM, FM, & Wireless Communications Towers*

	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	
Section													
Legs		P3.5x.226	P6x.28	P8x.322	P10x.365	P12x.375	A572-50			P12x.5			
Leg Grade													
Diagonals							L2x2x1/4			L3x3x1/4			
Diagonal Grade													
Top Girts							A529-50						
Face Width (ft)	20						N.A.						
# Panels @ (ft)													
Weight (K)	43.3	0.2	1.1	1.8	2.6	3.5	4.0	4.1	5.4	5.5	5.6	6.0	



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Beacon Lighting	225	3VFA12-HDT	210
Lightning Rod 5/8x5'	225	Carrier 3 - 20,000 sq in	200
Carrier 1 - 30,000 sq in	220	3VFA12-HDT	200
3VFA12-HDT	220	Carrier 4 - 15,000 sq in	190
Carrier 2 - 25,000 sq in	210	3VFA12-HDT	190

SYMBOL LIST

MARK	SIZE	MARK	SIZE
A	P3x.216	C	L1 3/4x1 3/4x1/8
B	L1 3/4x1 3/4x3/16		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi

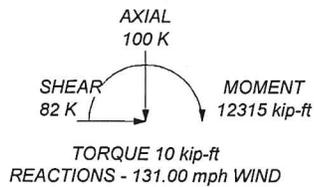
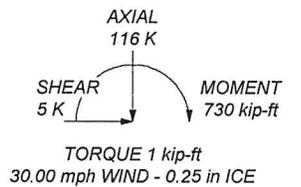
TOWER DESIGN NOTES

1. Tower is located in Marion County, Florida.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 131.00 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30.00 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60.00 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0 ft
8. TOWER RATING: 96.1%

ALL REACTIONS  
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:  
DOWN: 744 K  
SHEAR: 56 K

UPLIFT: -667 K  
SHEAR: 51 K



<b>World Tower Company</b> 1213 Compressor Drive Mayfield, KY 42066 Phone: (270) 247-3642 FAX: www.worldtower.com	Job: <b>225' WSSTP Tower / WTC Q25-521</b>
	Project: <b>West Hwy 40</b>
	Client: <b>Blue Sky Tower</b> Drawn by: kirk App'd:
	Code: <b>TIA-222-H</b> Date: 06/26/25 Scale: <b>NTS</b>
	Path: <b>D:\2025 PROJ\Q25-521\catal\Q25-521.dwg</b> Dwg No. <b>E-1</b>

**BLUE SKY TOWERS IV, LLC**

**FL-00412 W HWY 40**

**Project Narrative**

Blue Sky Towers IV, LLC proposes the construction of a 225' Self Support Telecommunications Tower on property located on the south side of W Highway 40, Ocala, FL (Parcel ID No. 20909-022-01). The parent parcel is owned by the Estate of Dawn E. Meredith, Michael McDowell Bartlett, as Personal Representative. The property is vacant and unimproved. The subject property has a FLU designation of RL and is Zoned A-1. Telecommunications Towers are allowed as a Special Use under the current zoning.

The Site plan submitted with the application demonstrates that the Proposed Telecommunications Tower meets all performance criteria for telecommunications towers set forth in Article 4, Section 4.3.25 of the Marion County Land Development Regulations.



Marion County Planning & Zoning  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

October 7th, 2025

To Whom It May Concern,

Blue Sky Towers IV, LLC currently does not own any communication towers located within Marion County, Florida, nor within a ¼ mile radius of its borders.

If you require additional information, please feel free to contact me at (813) 316-8900.

Thank You,

*Lizaida Ramos*

Lizaida Ramos  
Executive Vice President  
Blue Sky Towers IV, LLC

Park Place West 352 Park Street, Suite 106, North Reading, MA 01864  
P: 978-291-6517  
[www.blueskytower.com](http://www.blueskytower.com)



July 23, 2025

Marion County  
Zoning & Development  
2710 E Silver Springs Blvd,  
Ocala, FL 34470  
To whom it may concern:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in the county of Marion, Florida. As the system design engineer for AT&T Mobility responsible for this area, I have performed a thorough analysis of the desired coverage need in area and the interaction of existing AT&T sites within the immediate coverage area. The search area was based on the proposed site's location relative to the current surrounding sites and capacity enhancements needed within the county. After running several propagation modeling, the location and design height was selected as optimal to provide maximum outdoor/indoor coverage and handoff capabilities between the surrounding AT&T sites, based on their location and antenna centerlines.

My study may include field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. After this review, it was determined that there is an existing structure within the area to meet AT&T Mobility's engineering objectives. These factors were quantified, and values extrapolated using RF modeling software to arrive at a design location and minimum requirement for antenna height. The site candidate, located at **15150 West Highway 40, Ocala, Florida, 34481**, identified as AT&T Mobility's **HWY 40 West** site, and meets the coverage objective. Existing neighboring cell site locations on the network are located approximately 5.1, 3.5, 3.3, and 4.7 miles away. This new network node will shorten the distances, offering much improved levels of service including FirstNet, to target thoroughfare and residential areas.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with the Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the Cellular A band, FirstNet, PCS bands, 700 B, C&D bands, AWS-3 bands, WCS A, B, C, and D bands and C-Band 77D and 77G, in Marion County.

In summary, it is my professional opinion as the radio frequency design engineer, this proposed facility is in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent wireless services for your citizens in this area.

Sincerely,

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation, its Manager

By: *Frank Tagliani*

Frank Tagliani  
Principal Engineer – AT&T Mobility  
407-920-0000



October 16, 2025

Planning & Zoning Office  
Marion County  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470

Re: Blue Sky Towers IV, LLC: Special Use Permit Application

Dear Sir/Madam:

This firm represents Blue Sky Towers IV, LLC. Enclosed please find the following documents in support of our Special Use Permit Application for a 225' Self Support Telecommunications Tower:

1. Completed Application
2. Order Appointing Personal Representative
3. Project Narrative
4. Property Deed
5. FAA Determination
6. AT&T RF Package
7. Site plan ( 4 copies 8 ½ x 11, 4 copies 11 x 17
8. Fall Zone Radius Determination
9. Survey
10. Property Record Card
11. Blue Sky Tower Inventory Letter
12. Proposed Findings of Fact
13. Legal Descriptions in Word
14. Location Priority Analysis

**Mary Doty Solik**

121 S. Orange Avenue, Suite 1500 Orlando, FL 32801 Phone 407.367.7868 Mobile 407.925.4738

www.dotysoliklaw.com msolik@dotysoliklaw.com

Licensed in FL and GA







# ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY



IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 10 EAST  
MARION COUNTY, FLORIDA  
FOR: GEN3 ENGINEERING

FOUND 5/8" REBAR & CAP (C&A 2693)

FOUND 4" x 4" CONCRETE MONUMENT (RLS 1918)

NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-15S-19E

CALCULATED NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-15S-19E BASED UPON INFORMATION DEPICTED ON THE RECORD PLAT FOR RAINBOW PARK, UNIT NO. 3

CALCULATED NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-15S-19E

### SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00°10'40" EAST ALONG THE EAST LINE OF THE PARENT TRACT.
- 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.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MAY 1, 2025.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD83 DATUM.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
- THE LEASE AREA AND ASSOCIATED EASEMENT ARE LOCATED ENTIRELY WITHIN THE PARENT PARCEL.
- THE WESTERLY LINE OF THE PARENT PARCEL COINCIDES WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY). THE SUBJECT LEASE AREA HAS ACCESS TO WEST HIGHWAY 40 THROUGH AND ACROSS THE PARENT PARCEL.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THERE ARE NO VISIBLE ABOVE-GROUND ENCROACHMENTS ON THE AT&T LEASE AREA.
- PARENT PARCEL ADDRESS: WEST HIGHWAY 40, OCALA, FL 34481

### FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120180 0488 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, FLORIDA, DATED 8/29/2008, THE PARENT PARCEL IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### CENTER OF PROPOSED TOWER INFORMATION:

NAVD83  
LATITUDE = 29°08'52.01" N ±20"  
LONGITUDE = 82°22'08.57" W ±20"  
  
NAVD27  
LATITUDE = 29°08'51.10" N ±20"  
LONGITUDE = 82°22'09.21" W ±20"  
  
GROUND ELEVATION = 97.0'±3" NAVD83  
GROUND ELEVATION = 97.8'±3" NGVD29

THIS DISTANCE IS CALCULATED AS BEING 1,323.50 FEET BETWEEN THE WEST 1/4 CORNER OF SECTION 36 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 36 AS CALLED FOR IN THE DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2765, PAGE 1539

TOWER LEASE PARCEL  
3,600 SQUARE FEET  
0.14 ACRES ±

243.7'  
N 89°49'19" W  
188.44'  
POINT OF BEGINNING TOWER LEASE PARCEL

SEE SITE DETAIL ON SHEET 2 OF 2

PARENT PARCEL  
JAMES REID MEREDITH AND  
DAWN E. MEREDITH  
OFFICIAL RECORD BOOK 7190, PAGE 282  
TAX PARCEL NO. 20909-022-01

SECRET PROMISE LTD  
OFFICIAL RECORD BOOK 2754, PAGE 802  
TAX PARCEL NO. 20909-025-02

### SURVEYOR'S CERTIFICATION

BLUE SKY TOWERS IV, LLC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 1, 2025.

DATE OF PLAT OR MAP: MAY 1, 2025



GEOLINE SURVEYING, INC., LB 7082

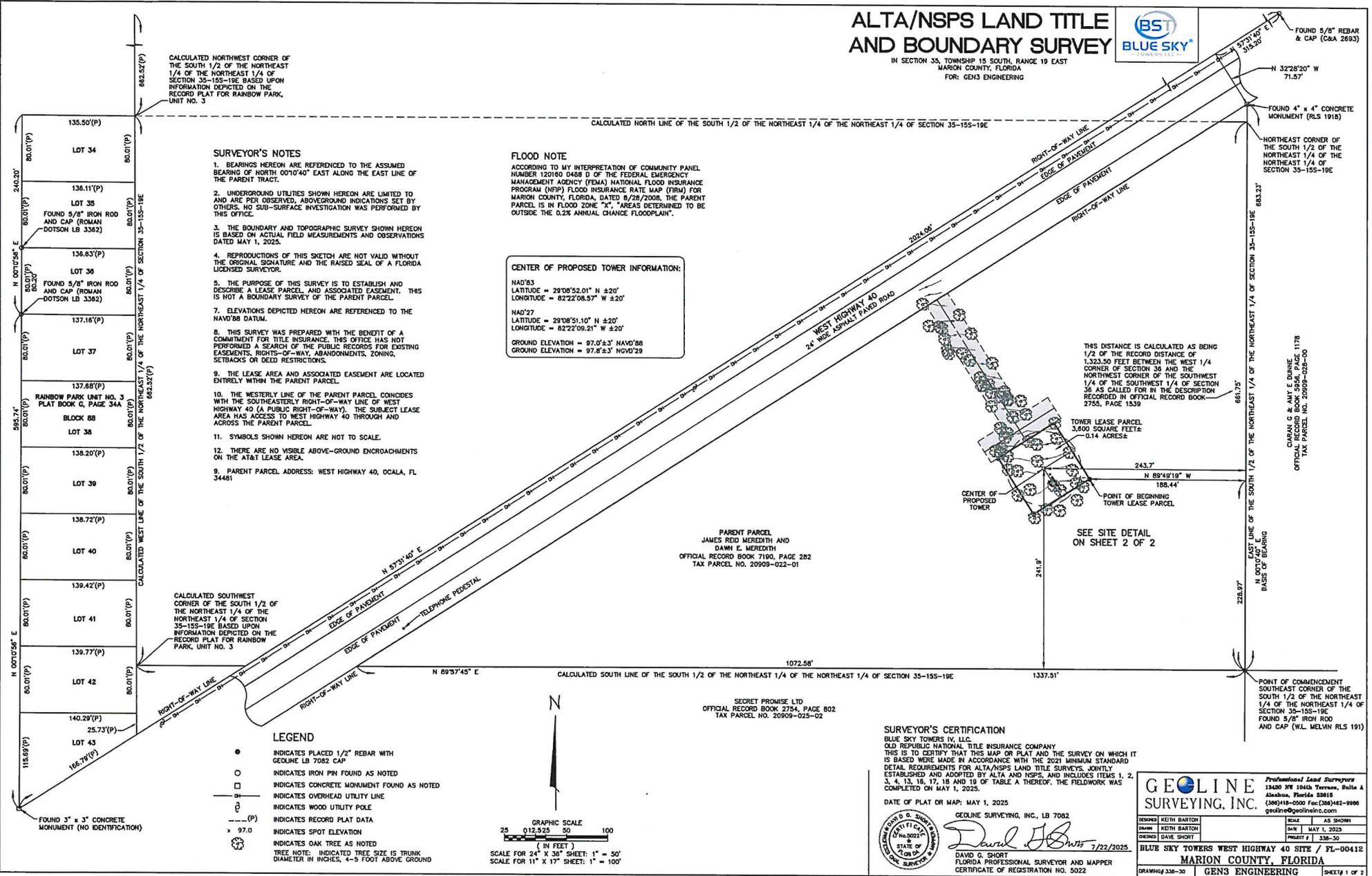
*David G. Short* 7/22/2025

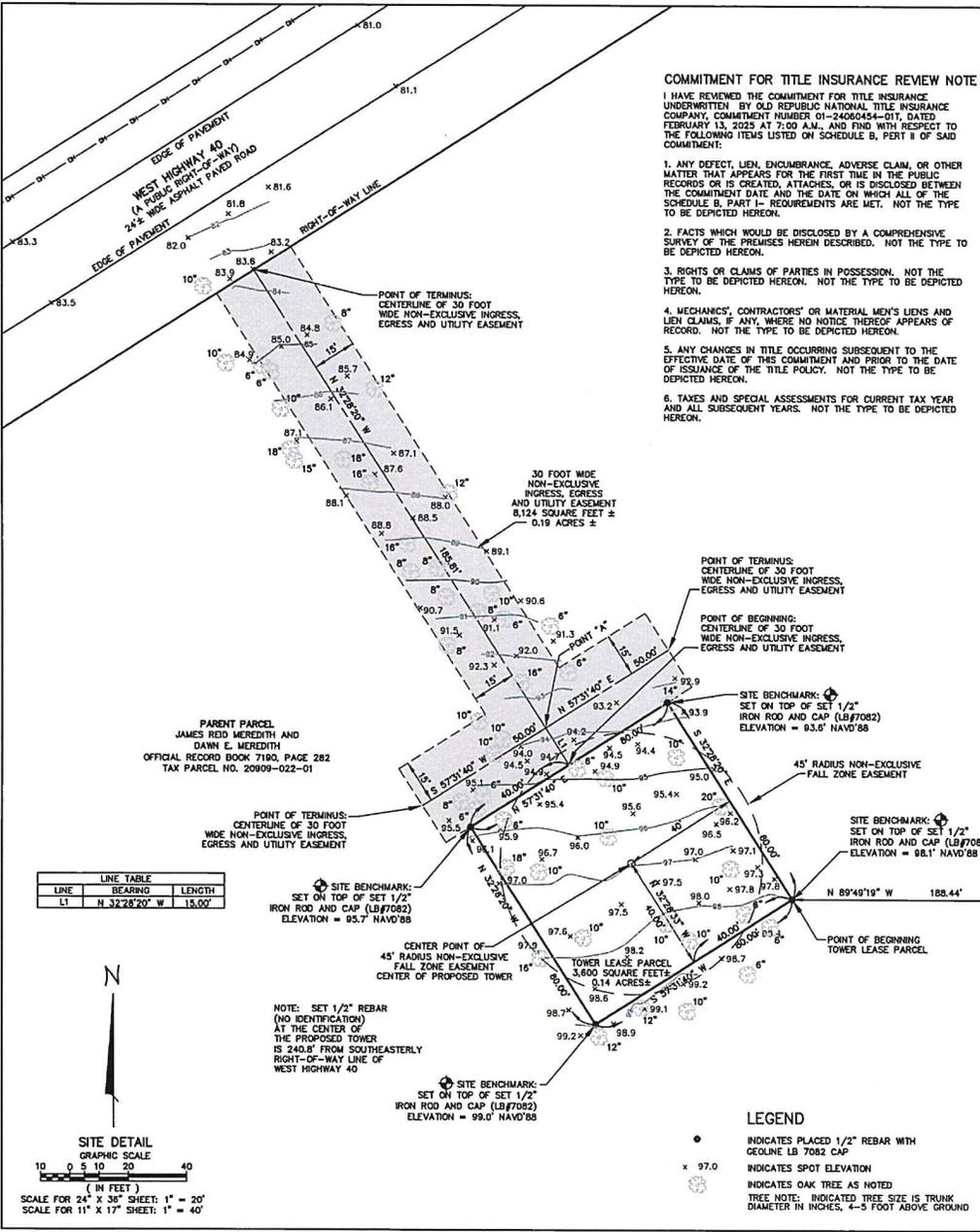
DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022

**GEOLINE SURVEYING, INC.**  
Professional Land Surveyors  
15430 SW 164th Terrace, Suite A  
Alachua, Florida 32815  
(386)418-2500 Fax: (386)412-9998  
geoline@geolineinc.com

DESIGNED	KETH BARTON	SCALE	AS SHOWN
DRAWN	KETH BARTON	DATE	MAY 1, 2025
CHECKED	DAVE SHORT	PROJECT #	336-30

BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412  
MARION COUNTY, FLORIDA  
DRAWING 336-30 GEN3 ENGINEERING SHEET 1 OF 2





**COMMITMENT FOR TITLE INSURANCE REVIEW NOTE**

- I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-24060454-011, DATED FEBRUARY 13, 2023 AT 7:00 A.M., AND FIND WITH RESPECT TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B, PART II OF SAID COMMITMENT:
  - ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, 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.
  - FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HERON DESCRIBED. NOT THE TYPE TO BE DEPICTED HEREON.
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. NOT THE TYPE TO BE DEPICTED HEREON.
  - MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. NOT THE TYPE TO BE DEPICTED HEREON.
  - ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY. NOT THE TYPE TO BE DEPICTED HEREON.
  - TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. NOT THE TYPE TO BE DEPICTED HEREON.

**ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY**



IN SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST  
 MARION COUNTY, FLORIDA  
 FOR: GEN3 ENGINEERING

**PROPERTY DESCRIPTIONS**

**PARENT PARCEL**  
 (OFFICIAL RECORD BOOK 7190, PAGE 282)

SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

**TOWER LEASE PARCEL**  
 (PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57°31'40" WEST FOR 80.00 FEET; THENCE NORTH 32°28'20" WEST FOR 80.00 FEET; THENCE NORTH 57°31'40" EAST FOR 80.00 FEET; THENCE SOUTH 32°28'20" EAST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET (0.14 ACRES), MORE OR LESS.

**30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT**  
 (PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE SOUTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 32°28'20" WEST FOR 80.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TOWER PARCEL FOR 80.00 FEET TO THE WESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 57°31'40" EAST ALONG THE NORTHWESTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 32°28'20" WEST FOR 15.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUE NORTH 32°28'20" WEST FOR 188.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE SOUTH 57°31'40" WEST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A", THENCE NORTH 57°31'40" EAST FOR 50.00 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

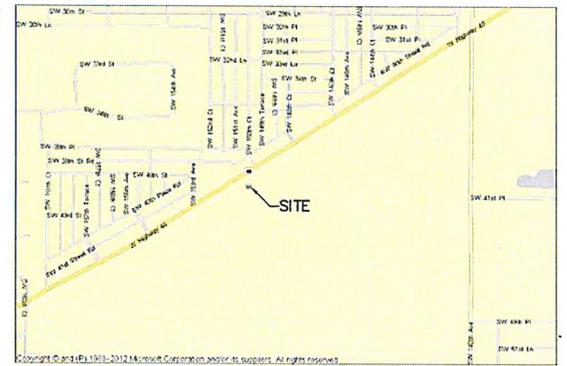
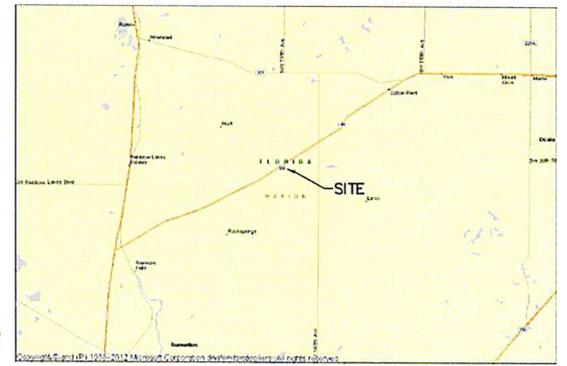
CONTAINING 8,124 SQUARE FEET (0.19 ACRES), MORE OR LESS.

**45 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT**  
 (PREPARED BY THIS OFFICE)

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING A CIRCULAR PARCEL HAVING A RADIUS OF FORTY-FIVE (45) FEET, THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°10'40" EAST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR 228.97 FEET; THENCE NORTH 89°49'19" WEST FOR 188.44 FEET TO THE EASTERLY CORNER OF AN 80 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 57°31'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TOWER PARCEL FOR 40.00 FEET; THENCE NORTH 32°28'20" WEST FOR 40.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FORTY-FIVE (45) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 6,362 SQUARE FEET (0.15 ACRES), MORE OR LESS.



**GEOLINE SURVEYING, INC.**

Professional Land Surveyors  
 15430 NW 104th Terrace, Suite A  
 Alachua, Florida 32615  
 (352) 418-0500 Fax: (352) 412-9986  
 geoline@geolineinc.com

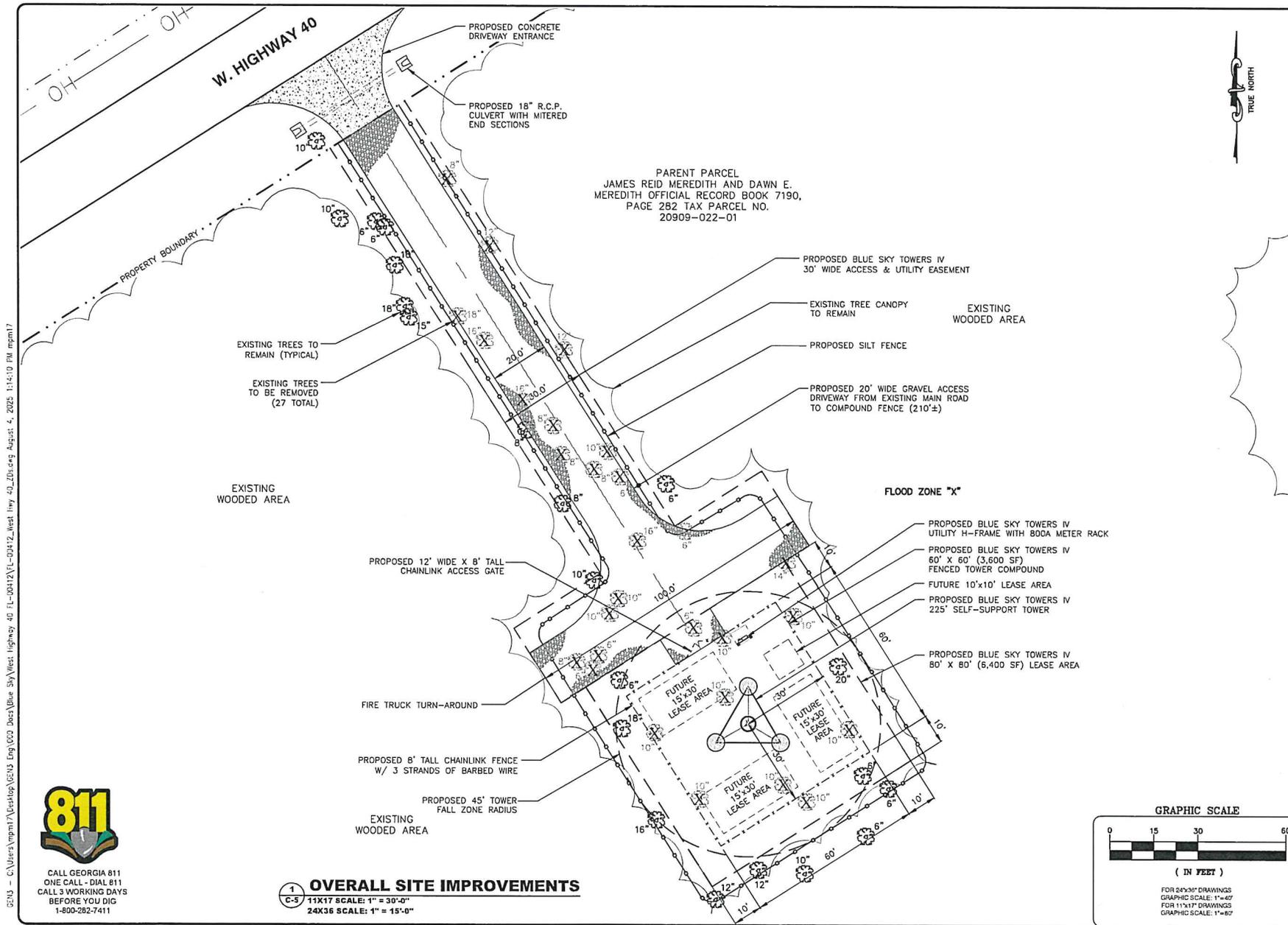
REVISION	SCALE	DATE
DATE	PROJECT #	

BLUE SKY TOWERS WEST HIGHWAY 40 SITE / FL-00412  
 MARION COUNTY, FLORIDA

DRAWING# GEN3 ENGINEERING SHEET # 2 OF 2



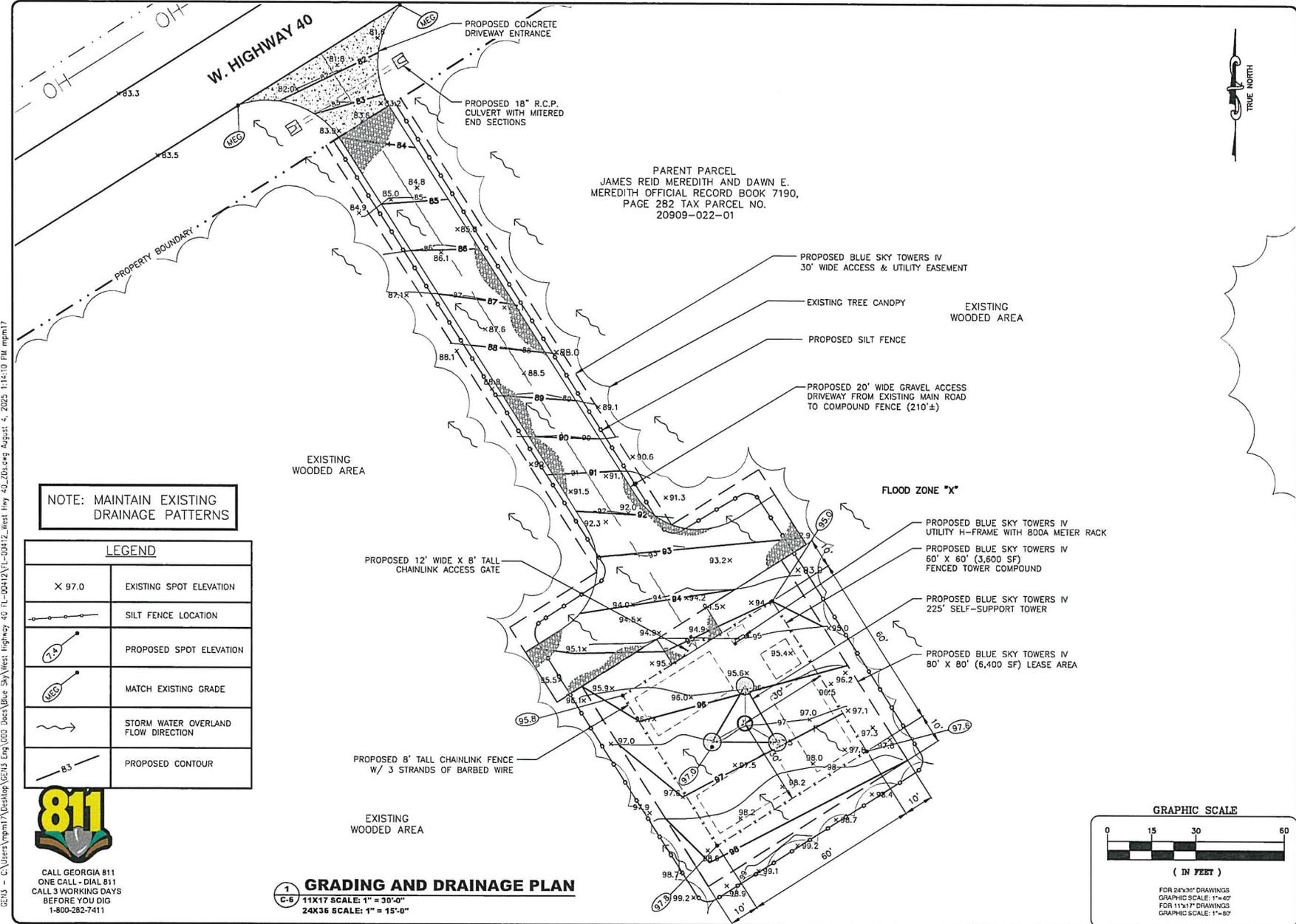




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CALL GEORGIA 811  
 ONE CALL - DIAL 811  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-282-7411



REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZD# REV A
B	07/03/25	PRELIMINARY ZD# REV B
D	07/24/25	FINAL ZD# ISSUED

PROJECT NO: 102409002  
 DRAWN BY: YMK  
 PROJECT MANAGER: MM  
 CHECKED BY: MM

PREPARED FOR:

**BST BLUE SKY TOWERS LLC**

BLUE SKY TOWERS IV, LLC  
 352 PARK STREET, SUITE 108  
 NORTH READING, MA 01864

PREPARED BY:

**GEN ENGINEERING**

27139 SEA BREEZE WAY  
 WESLEY CHAPEL, FLORIDA 33544  
 (813) 917-2871  
 COA # 35409

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY MARC P. MAIER, P.E. ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**MARC P. MAIER**  
 LICENSE No 72513  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

**AUGUST 4, 2025**  
**MARC P. MAIER, PE**  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**FL-00412**  
**WEST HIGHWAY 40**

TBD W. HIGHWAY 40  
 Ocala, FL 34481

SHEET NAME  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-6**

C:\Users\mpm17\Desktop\GEN3 Eng\CO Docs\Blue Sky\West Highway 40 FL-00412\FL-00412\_West Hwy 40\_ZD05.dwg August 4, 2025 1:14:10 PM mpm17

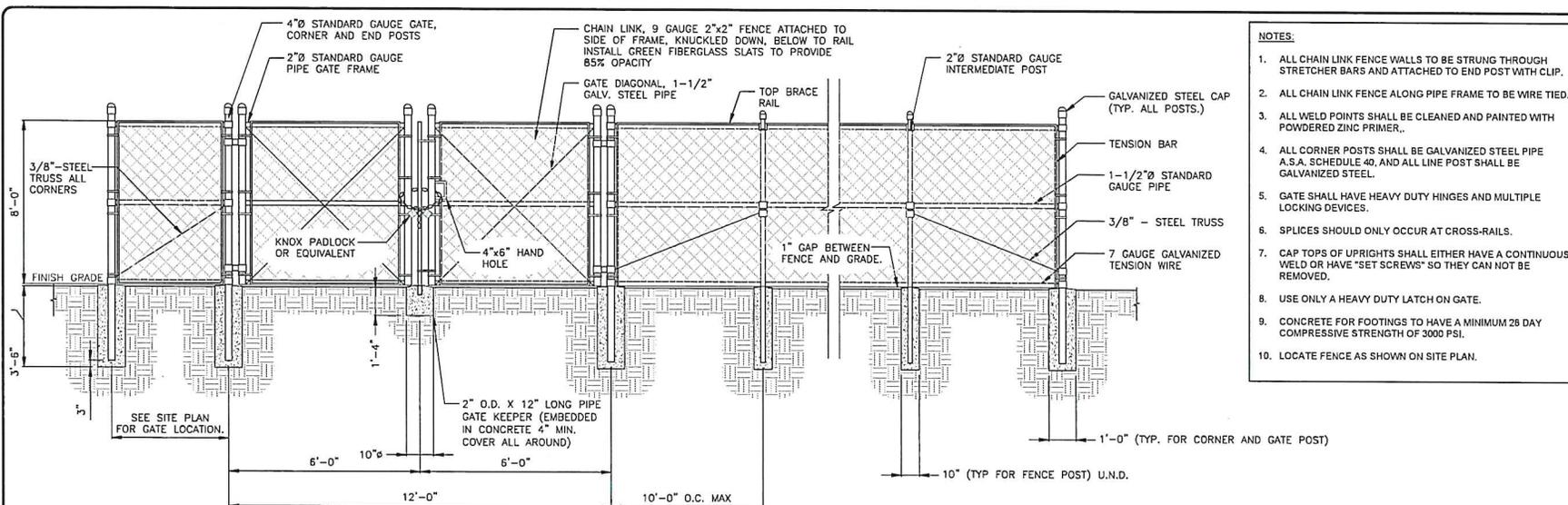
**811**

CALL GEORGIA 811  
 ONE CALL - DIAL 811  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-282-7411





GEN3 - C:\Users\mcm17\Desktop\GEN3 Eng\000 Docs\B-use Sky\West Highway 40 FL-00412\FL-00412-West Hwy 40\_Zisong August 4, 2025 1:43:12 PM.mcm17



- NOTES:**
1. ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
  2. ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
  3. ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER..
  4. ALL CORNER POSTS SHALL BE GALVANIZED STEEL PIPE A.S.A. SCHEDULE 40, AND ALL LINE POST SHALL BE GALVANIZED STEEL.
  5. GATE SHALL HAVE HEAVY DUTY HINGES AND MULTIPLE LOCKING DEVICES.
  6. SPLICES SHOULD ONLY OCCUR AT CROSS-RAILS.
  7. CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
  8. USE ONLY A HEAVY DUTY LATCH ON GATE.
  9. CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
  10. LOCATE FENCE AS SHOWN ON SITE PLAN.

REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZDP REV A
B	07/03/25	PRELIMINARY ZDP REV B
D	07/24/25	FINAL ZDP ISSUED

PROJECT NO:	102409002
DRAWN BY:	YMK
PROJECT MANAGER:	MM
CHECKED BY:	MM

PREPARED FOR:

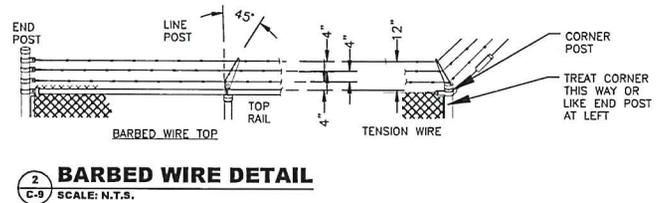
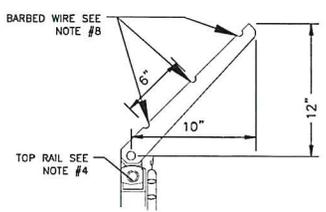
BLUE SKY TOWERS IV, LLC  
352 PARK STREET, SUITE 106  
NORTH READING, MA 01854

PREPARED BY:

27139 SEA BREEZE WAY  
WESLEY CHAPEL, FLORIDA 33544  
(813)917-2871  
COA # 35409

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**AUGUST 4, 2025**  
MARC P. MAIER, PE  
FL PROFESSIONAL ENGINEER LIC. # 72513



- NOTES:**
1. CONCRETE MATERIALS, CONSTRUCTION AND TESTING SHALL MEET ALL APPLICABLE FDOT SPECIFICATIONS.
  2. SUBGRADE STABILIZATION SHALL BE PER FDOT SPECIFICATIONS SECTION 160.
  3. DENSITY REQUIREMENTS SHALL BE AS INDICATED ABOVE.
  4. THIS DETAIL TO BE UTILIZED FOR CONCRETE PAVEMENT CONSTRUCTION ON-SITE.

1'-0"

**Site ID:**

**Name:**

**ASR:**

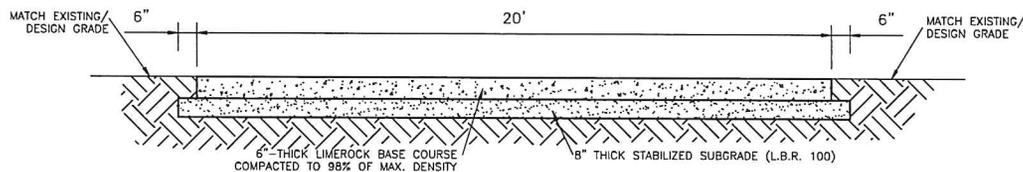
For information on access or leasing, contact us at (888) 960-7958 or [info@blueskytower.com](mailto:info@blueskytower.com)

Authorized Personnel only

**NO TRESPASSING**

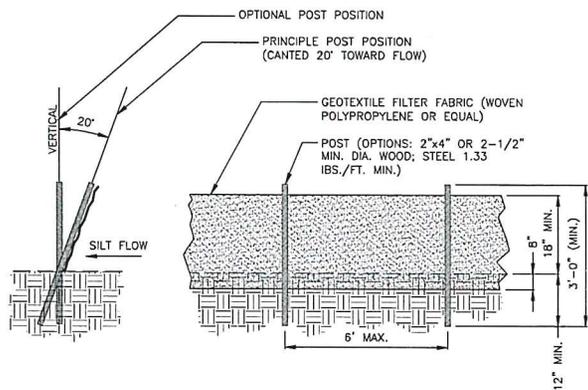
**4 SIGNAGE DETAIL**  
SCALE: N.T.S.

**3 DRIVEWAY APRON CONCRETE PAVEMENT SECTION**  
SCALE: N.T.S.



NOTE:  
1.) THIS DRIVEWAY, AS DESIGNED AND IF PROPERLY CONSTRUCTED, WILL SUPPORT A GROSS VEHICLE WEIGHT OF 32 TONS.

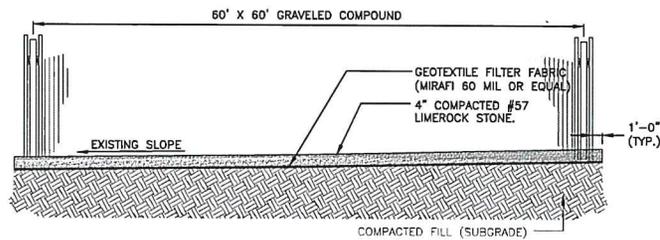
**1 GRAVEL DRIVEWAY DETAIL**  
SCALE: N.T.S.



**NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES 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**  
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**  
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	06/25/25	PRELIMINARY ZDs REV A
B	07/03/25	PRELIMINARY ZDs REV B
D	07/24/25	FINAL ZDs ISSUED

PROJECT NO:	102409002
DRAWN BY:	YMK
PROJECT MANAGER:	MM
CHECKED BY:	MM

PREPARED FOR:



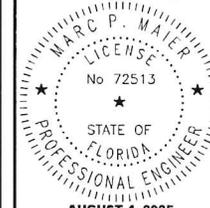
BLUE SKY TOWERS M, LLC  
352 PARK STREET, SUITE 108  
NORTH READING, MA 01864

PREPARED BY:



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

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**MARC P. MAIER, PE**  
FL PROFESSIONAL ENGINEER LIC. # 72513

FL-00412  
WEST HIGHWAY 40

TBD W. HIGHWAY 40  
OCALA, FL 34481

SHEET NAME  
SITE DETAILS

SHEET NUMBER:  
**C-10**



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

20909-022-01

Prime Key: 2559241

[MAP IT+](#)

### Property Information

[More Names](#)

MEREDITH JAMES REID ET AL  
C/O MICHAEL MCDOWELL  
BARTLETT PER REP  
PO BOX 1635  
DUNNELLON FL 34430-1635

[Certified Taxes / Assessments:](#)

Map ID: 58

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 57

Acres: 10.00

### Current Value

Land Just Value	\$185,000		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$185,000	Land Class Value	(\$183,240)
Total Assessed Value	\$1,760	Total Class Value	\$1,760
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$1,760
Total Taxable	\$1,760		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$185,000	\$0	\$0	\$185,000	\$1,760	\$0	\$1,760
2024	\$185,000	\$0	\$0	\$185,000	\$94,501	\$0	\$94,501
2023	\$170,000	\$0	\$0	\$170,000	\$85,910	\$0	\$85,910

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8656/1192</a>	07/2025	21 ADMNSTR	0	U	V	\$100
<a href="#">DETH/REGS</a>	05/2025	71 DTH CER	0	U	V	\$100
<a href="#">7190/0282</a>	05/2020	07 WARRANTY	0	U	V	\$100
<a href="#">4226/1463</a>	10/2005	71 DTH CER	0	U	V	\$100

### Property Description

SEC 35 TWP 15 RGE 19  
S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

Parent Parcel: 20909-022-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
-----	------	-------	-------	--------	-------	------	------	-----	-----	-----	-------------	------------

# Attachment A Application Package

10/29/25, 12:39 PM

MCPA Property Record Card

5771	.0	.0	A1	10.00	AC	18,500.0000	1.00	1.00	1.00	1,760	185,000
Neighborhood 8360										Total Land - Class \$1,760	
Mkt: 7 70										Total Land - Just \$185,000	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser Notes

SPLIT FROM 20909-022-00, NOT CONTIGUOUS  
 PET FOR EST OF HELEN R. MEREDITH DC 10-11-05 PER OR BOOK  
 4561-0182.

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$0	1/1/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>	<b>Depreciated</b>
Land - Just Value	\$185,000	4/28/2025				
Total Just Value	\$185,000	.				

Filing # 226807532 E-Filed 07/08/2025 02:51:40 PM

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY, FLORIDA  
PROBATE CASE NO. 2025-CP-001762AX

IN RE: THE ESTATE OF

DAWN E. MEREDITH a/k/a  
DAWN ELIZABETH MEREDITH,

Deceased.

\_\_\_\_\_ /

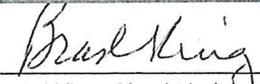
**ORDER APPOINTING PERSONAL REPRESENTATIVE**

(intestate – single PR)

On the petition of Michael McDowell Bartlett for administration of the estate of Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, deceased, the court finding that the decedent died on May 27, 2025, and that Michael McDowell Bartlett is entitled to appointment as personal representative by reason of being the son of the decedent, the heir nearest in degree and the best qualified pursuant to Section 733.301, Florida Statutes, and no objections to his appointment having been filed, and is qualified to be personal representative, it is

ADJUDGED that Michael McDowell Bartlett is appointed personal representative of the estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and the filing of bond is waived in that the personal representative is also the sole beneficiary of the estate, letters of administration shall be issued.

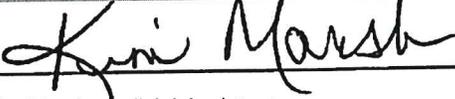
DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday, July 8, 2025.

001762-CPAM 07/08/2025  
  
Brad King, Circuit Judge  
42-2025-CP-001762-CPAM 07/08/2025 11:06:36 AM

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Tuesday, July 8, 2025.

DENISE VANNESS  
dvn@vannesspa.com  
jkg@vannesspa.com

42-2025-CP-001762-CPAM 07/08/2025 02:51:30 PM  
  
Kim Marsh, Judicial Assistant  
42-2025-CP-001762-CPAM 07/08/2025 02:51:30 PM

Filing # 226807459 E-Filed 07/08/2025 02:51:14 PM

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY, FLORIDA  
PROBATE CASE NO. 2025-CP-001762AX

IN RE: THE ESTATE OF  
  
DAWN E. MEREDITH a/k/a  
DAWN ELIZABETH MEREDITH,  
  
Deceased.

LETTERS OF ADMINISTRATION  
(single personal representative)

TO ALL WHOM IT MAY CONCERN:

WHEREAS, Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, a resident of Marion County, Florida, died on May 27, 2025, owning assets in the State of Florida, and

WHEREAS, Michael McDowell Bartlett has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Michael McDowell Bartlett duly qualified under the laws of the State of Florida to act as personal representative of the estate of Dawn E. Meredith a/k/a Dawn Elizabeth Meredith, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

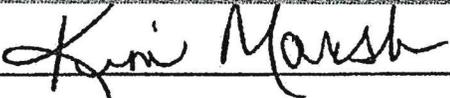
DONE AND ORDERED in Ocala, Marion County, Florida this Tuesday, July 8, 2025.

001762-CPAM/07/08/2025  
*Brad King*  
Brad King, Circuit Judge  
42-2025-CP-001762-CPAM 07/08/2025 11:06:51 AM

CERTIFICATE OF SERVICE

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DENISE VANNESS  
dvn@vannesspa.com  
jkg@vannesspa.com

42-2025-CP-001762-CPAM 07/08/2025 02:51:03 PM  
  
Kim Marsh, Judicial Assistant  
42-2025-CP-001762-CPAM 07/08/2025 02:51:03 PM

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2023209582

DATE ISSUED: DECEMBER 6, 2023

DECEDENT INFORMATION

DATE FILED: DECEMBER 5, 2023

NAME: JAMES REID MEREDITH

DATE OF DEATH: DECEMBER 2, 2023

SEX: MALE

AGE: 069 YEARS

DATE OF BIRTH: NOVEMBER 1, 1954

SSN: \*\*\*-\*\*-4096

BIRTHPLACE: BROOKSVILLE, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: HOSPICE

FACILITY NAME OR STREET ADDRESS: CATE'S HOUSE

LOCATION OF DEATH: OCALA, MARION COUNTY, 34481

RESIDENCE: 10691 SW 186TH AVENUE, DUNNELLON, FLORIDA 34432, UNITED STATES

COUNTY: MARION

OCCUPATION, INDUSTRY: OWNER/OPERATOR, SALVAGE YARD

EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE

EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: DAWN ELIZABETH MCDOWELL

FATHER'S/PARENT'S NAME: HERBERT W MEREDITH

MOTHER'S/PARENT'S NAME: HELEN REID

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: KEITH MEREDITH

RELATIONSHIP TO DECEDENT: BROTHER

INFORMANT'S ADDRESS: 10655 SW 186 AVENUE, DUNNELLON, FLORIDA 34432, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: H. JACKSON ROLAND, F046332

FUNERAL FACILITY: ROBERTS FUNERAL HOME OF DUNNELLON LLC F504903

19939 EAST PENNSYLVANIA AVE, DUNNELLON, FLORIDA 34432

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: FELLOWSHIP CEMETERY

FELLOWSHIP, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 2007

DATE CERTIFIED: DECEMBER 5, 2023

CERTIFIER'S NAME: JOHN R SHARPE

CERTIFIER'S LICENSE NUMBER: ME13794

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.

*John R Sharpe*

, STATE REGISTRAR

REQ: 2025951833

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



DH FORM 1946 (08/01/2022)

CERTIFICATION OF VITAL RECORD



STATE OF NEW MEXICO

CERTIFICATE OF DEATH

United States of America, State of New Mexico  
New Mexico Vital Records and Health Statistics

County of Death

City, Town, Location

DECEDENT-NAME First: Helen Middle: R. Last: Meredith			SEX 2. F	DATE OF DEATH (mo, day, yr) 3. Oct 11, 2005
DATE OF BIRTH (mo, day, yr) 4. Dec. 29, 1928	AGE-last birthday 5a. 76	UNDER 1 YEAR MOS. DAYS	UNDER 1 DAY HOURS MINS.	RACE - Specify White, Black, Native American, etc. 6a. White
is Decedent Hispanic? (If yes, more than one may be checked) 6c. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Specify: <input type="checkbox"/> Cuban <input type="checkbox"/> Spanish <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Mexican <input type="checkbox"/> Other			EDUCATION OF DECEDENT - Indicate highest grade completed 7. 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 + (16)	
PLACE OF DEATH - Name of hospital or other facility (If neither, give street and number or location) 8a. University of New Mexico Hospital				
HOSPITAL 8b. <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)				
STATE OR COUNTRY OF BIRTH 9. Florida	CITIZEN OF WHAT COUNTRY 10. USA	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED - Specify 11. Married	SURVIVING SPOUSE (If wife, give birth name) 12. Herbert W. Meredith	
SOCIAL SECURITY NUMBER 14. [REDACTED]		USUAL OCCUPATION (Kind of work done during most of working life, even if retired) 15a. Tax Preparer		KIND OF BUSINESS OR INDUSTRY 15b. Income Tax Preparation
RESIDENCE - State 16a. Florida	County 16b. Marion	City, Town or Location 16c. Dunnellon		INSIDE CITY LIMITS? 16d. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
STREET AND NUMBER OR LOCATION 16e. 21030 West Highway 40			ZIP CODE 16f. 34431	
FATHER - NAME First Middle Last 17. Morgan Grady Reid			MOTHER - BIRTH NAME First Middle Last 18. Frances Ruth Robison	
INFORMANT - NAME (Type or print) 19a. Herbert W. Meredith		MAILING ADDRESS Street/RFD No City/Town State 19b. P.O. Box 106 Dunnellon Florida 34431		
METHOD OF DISPOSITION 20a. <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input checked="" type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Other (Specify)				
LOCATION City/Town State 20c. Dunnellon Florida		FUNERAL SERVICE LICENSEE or PERSON ACTING AS SUCH - Signature 21a. [Signature]		LICENSE NUMBER 21b. 151710
FACILITY - NAME 21c. Albuquerque Central Care Center		FACILITY - ADDRESS Street/RFD No City/Town State 21d. 7601 Wyoming Blvd. NE Albuquerque New Mexico		
22a: Certified by (Check One): <input type="checkbox"/> Office of Medical Investigator <input checked="" type="checkbox"/> Certified Physician <input type="checkbox"/> D.O. <input type="checkbox"/> Tribal/Military Authority				
Certifiers Signature: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place and due to the cause(s) stated. 22b. X [Signature] Type/Print Name: Michelle Barry, MD Mailing Address (City, State and Zip Code): UNM Hospital		DATE SIGNED (mo, day, yr) 22c. Oct 14, 2005	HOUR OF DEATH 22d.	
DATE FILED AT NMVRS (mo., day, yr) 23a. October 24, 2005		REGISTRAR'S SIGNATURE 23b. [Signature]		56933
24a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
24b. IF YES, SPECIFY TYPE OF PROCEDURE				
24c. DATE OF PROCEDURE				
24d. LOCATION WHERE AUTOPSY WAS PERFORMED (CITY, STATE)				
25a. WAS RECENT SURGICAL PROCEDURE PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
25b. IF YES, SPECIFY TYPE OF PROCEDURE				
25c. DATE OF PROCEDURE				
26a. Describe how injury occurred (COMPLETE FOR ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED)				
26b. HOUR OF INJURY				
26c. DATE OF INJURY - (mo, day, yr)				
27a. INJURY AT WORK <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
27b. PLACE OF INJURY - Specify home, farm, street, etc.				
27c. LOCATION ADDRESS Street/RFD No City/Town State				
27d. Describe the mode of dying, such as				
27e. Approximate interval between onset and death				
27f. DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY DATE: 10/31/2005 11:12:09 AM FILE #: 2005195140 OR BK 04226 PG 1463 RECORDING FEES 10.00				

FOR STATE OFFICE USE ONLY

DECEASED

DISPOSITION

CERTIFICATION

CAUSE OF DEATH

This document is not authentic unless reproduced on safety paper displaying the Raised Seal of New Mexico. The back of this document contains an official watermark. See attached Affidavit of Correction.

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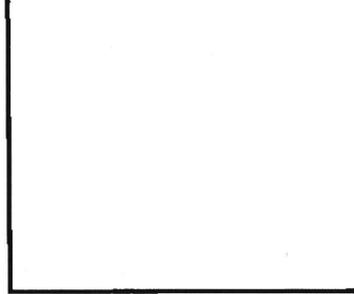
Donna Dossy  
State Registrar

WARNING: IT IS ILLEGAL TO ALTER, COPY OR COUNTERFEIT THIS CERTIFICATE. ADVERTENCIA: ES ILEGAL ATERAR, COPIAR O FALSIFICAR ESTE CERTIFICADO.

CERTIFIED COPY OF VITAL RECORD  
This is a true and exact reproduction of all or part of the document officially registered and filed with the New Mexico Vital Records and Health Statistics, Public Health Division, Department of Health.

DATE ISSUED OCT 24, 2005

This instrument prepared by:  
Brannen Bank  
P.O. Box 1929  
Inverness, FL 34451-1929  
Aprille Smyth



**SATISFACTION OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS: That

BRANNEN BANK

a Florida banking corporation, the owner and holder of a certain mortgage executed between James Reid Meredith and Dawn E Meredith, Husband and Wife, to BRANNEN BANK, bearing date the 25th day of March 2015 recorded in Official Records Book 6192 Page 424 of the Office of the Clerk of the Circuit Court of Marion County, State of Florida, securing their certain note in the principal sum of One Hundred and Twelve Thousand Dollars and 00/100 (\$112,000.00) and certain promises and obligations set forth in said mortgage, upon the property situate in said State and County described as follows, to wit:

as described in said mortgage.

hereby, acknowledges full payment and satisfaction of said note and mortgage, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

(CORPORATION SEAL)

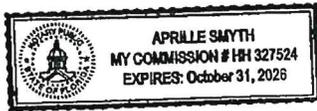
IN WITNESS WHEREOF, The said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 10 day of April, 2023.

ATTEST: Naomi LaClair By G. Matt Brannen  
Naomi LaClair G Matt Brannen  
Vice President President

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10 day of April, 2023 by G. Matt Brannen, President of Brannen Bank, a Florida banking corporation, on behalf of the corporation. He is personally known to me.

Aprille Smyth  
Notary Public  
Aprille Smyth  
My Commission Expires:  
Commission No.



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 05/15/2020 01:24:27 PM

FILE #: 2020050331 OR BK 7190 PGS 282-284

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

PARCEL NUMBER: 20909-022-01

WHEN RECORDED RETURN TO:

James R Meredith

PO Box 1635

Dunnellon, Florida, 34430

**WARRANTY DEED**

THE GRANTOR(S),

- Herbert W Meredith, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- James Reid Meredith and Dawn E. Meredith, 20429 The Granada, Dunnellon, Marion County, Florida, 34432,

the following described real estate, situated in the County of Marion, State of Florida:

Legal Description:

SEC 35 TWP 15 RGE 19 S 1/2 OF NE 1/4 OF NE 1/4 LYING SE OF SR 40

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and

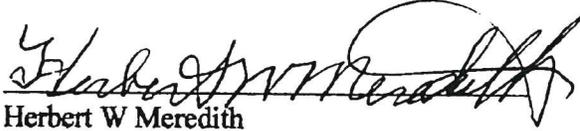
defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 20909-022-01

Deed Drafted By: Keith W. Meredith  
10655 SW 186th Ave  
Dunnellon, Florida, 34432

**Grantor Signatures:**

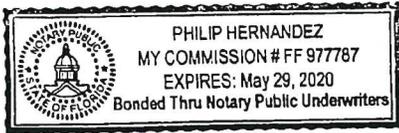
DATED: May 8, 2020



Herbert W Meredith  
21030 W Highway 40  
Dunnellon, Florida, 34431

STATE OF FLORIDA, COUNTY OF MARION, ss:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 08 day of MAY, 2020 by Herbert W Meredith, who are personally known to me or who have produced FLORIDA I.D. CARD as identification.





Philip Hernandez  
Name typed, printed, or stamped

NOTARY PUBLIC  
Title or rank

# FF 977787  
Serial number (if applicable)

**Witness Signatures:**

  
\_\_\_\_\_  
Witness

**Keith Meredith  
10655 SW186th Ave  
Dunnellon  
Florida**

  
\_\_\_\_\_  
Witness

**Loretta G Meredith  
10655 SW 186th Ave  
Dunnellon  
Florida**