



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

APPLICATION COMPLETE

DATE COMPLETED

INITIALS

TENTATIVE MEETING DATES

P&Z PH

BCC/P&Z PH

## 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 B-2, for the purpose of:

New Telecommunication Tower

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

Parcel account number(s): 16066-002-01

Property dimensions: see attached

Total acreage: 20.00

Directions: Please see attached copy of the deed and location map

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

4 C Family Trust, LLC Thomas C. Conrad

Property owner name (please print)

P.O. Box 4368

Mailing address

Ocala, Florida 34478-4368

City, state, zip code

352-427-5405

Phone number (please include area code)

[Signature]  
Signature

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.

Dan Ausley

Applicant or agent name (please print)

1003 Washington Street

Mailing address

Tallahassee, Florida 32303

City, state, zip code

850-566-6761

Phone number (please include area code)

[Signature]  
Signature

FOR OFFICE USE ONLY

RECEIVED BY: EM

DATE: 9/22/25

ZONING MAP NO.: 230

Rev. 04/2017

email: dav@rbwservicesgroup.com

"Meeting Needs by Exceeding Expectations"

AR 33433

---

## **1. Provision for Ingress and Egress**

Access to the proposed tower compound will be via a 30-foot recorded access easement extending from the public right-of-way along the south side of the existing power line. The access drive will be improved with a stabilized surface and turning radius sufficient to accommodate emergency vehicles, including fire apparatus, in accordance with Marion County Fire Rescue standards. The easement will be maintained year-round to ensure reliable access for maintenance personnel and emergency responders. No pedestrian traffic is expected beyond authorized personnel.

---

## **2. Off-Street Parking and Loading Areas**

A stabilized parking and turnaround area will be provided at the edge of the fenced compound, sufficient to accommodate a maintenance vehicle or service truck. Because the site is unmanned, traffic is limited to periodic maintenance visits. All construction activity will occur during daylight hours and comply with Marion County's noise control regulations. After construction, the facility will generate no noise, glare, or odor. The tower is below FAA lighting thresholds and no exterior lighting is proposed other than that required by applicable codes.

---

## **3. Refuse and Service Areas**

This facility is an unmanned site and will not generate solid waste. Routine maintenance does not require on-site storage of refuse or hazardous materials. Any temporary construction debris will be removed upon project completion.

---

## **4. Utilities**

Electric service and telecommunications backhaul will be extended underground from the right-of-way to the compound, within dedicated utility easements. No overhead utilities are proposed. The utility route avoids environmentally sensitive areas and will be designed to meet county requirements for separation from existing utilities and drainage features.

---

## **5. Screening and Buffering**

The compound will be enclosed by an 8-foot chain-link fence with barbed wire for security. Landscaping will be installed in accordance with Marion County Land Development Code



buffering requirements, using native or drought-tolerant species to provide visual screening of ground equipment. The monopole will be finished in a galvanized or neutral color to minimize visual contrast with the sky.

---

## **6. Signs and Exterior Lighting**

Only regulatory signage as required by Marion County, the FAA, and the FCC will be posted at the compound gate. No advertising signage is proposed. No exterior lighting is planned except for code-required security lighting, which will be motion-activated and downward-directed to avoid light spillover to adjacent properties.

---

## **7. Yards and Green Space**

The facility is designed to meet or exceed all required setbacks for the B-2 district. The monopole is engineered with an intentional break-point design such that, in the highly unlikely event of a structural failure, the monopole will collapse within the leased compound area. This ensures the “fall zone” remains entirely contained on site and does not encroach on adjacent properties. Green space around the compound will remain vegetated, and the surrounding property will otherwise be undisturbed.

---

## **8. General Compatibility with Surrounding Properties**

The proposed tower is located on a commercially zoned parcel (B-2), consistent with Marion County’s Comprehensive Plan and Land Development Code allowances for telecommunication facilities. The compound is positioned to minimize visual and physical impacts to surrounding properties and rights-of-way. The facility will not generate traffic, noise, odor, or light beyond minimal and incidental levels, ensuring compatibility with adjacent commercial and agricultural uses.

---

## **9. Compliance with Special Requirements**

The proposed monopole has been designed in accordance with Marion County’s telecommunication tower regulations, including structural engineering, wind-load compliance, and fall-zone containment. The site has been evaluated for co-location opportunities, and no existing structures within the search area meet the carrier’s technical requirements for coverage. The project will comply with all applicable FCC and FAA requirements, including RF emissions standards and FAA clearance processes. Any comments or conditions identified through staff review will be addressed prior to permit issuance.

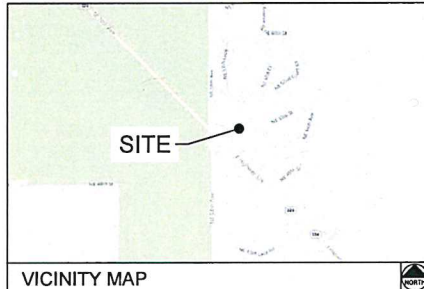


750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL, 33487  
TEL: (561) 948-6367

## US-FL-6065 - INDIAN LAKE ST FOREST

MARION COUNTY SHERIFF'S OFFICE  
8311 N UN HWY 441  
OCALA, FL 34475  
PHONE: (352) 438-5920  
ATTN.: CUSTOMER SERVICE

MARION COUNTY FIRE RESCUE STATION 1  
3199 NE 70TH ST  
OCALA, FL 34479  
PHONE: (352) 291-8000  
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

### SITE ADDRESS (E-911 TBD)

E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY  
LATITUDE: 29° 14' 29.95" N  
LONGITUDE: 82° 03' 04.89" W  
TAX/PIN #: 16066-002-01  
ZONING: B-2

JURISDICTION:  
MARION COUNTY

STATE:  
FLORIDA

TOWER TYPE:  
MONOPOLE TOWER

TOWER HEIGHT:  
180' (185' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:  
0 EXISTING, 1 PROPOSED

USE:  
PROPOSED TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

FLOOD INFO  
SITE IS LOCATED WITHIN FEMA FLOOD MAP  
AREA 12083C0535E DATED 04/19/2017 WITHIN  
FLOOD ZONE X.

### PROJECT SUMMARY

DEVELOPER  
THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE  
BOCA RATON, FL 33487  
PHONE: (561) 246-5541  
ATTN: ANDRELLA BARNES

POWER COMPANY  
SECO ENERGY  
PHONE: (342) 237-4107  
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER  
4 C FAMILY TRUST LLC  
NE 58TH AVE & E HWY 326  
SILVER SPRINGS, FL 34488  
PHONE: N/A  
ATTN.: N/A

CONSULTANT  
KIMLEY-HORN AND ASSOCIATES, INC.  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GEORGIA 30009  
PHONE: (470) 443-3776  
ATTN.: BAILEY LIVELY

### CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
-	SITE SURVEY (SHEET 1 OF 3)
-	SITE SURVEY (SHEET 2 OF 3)
-	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	AERIAL PARCEL PLAN
C1	PARCEL PLAN
C2	SITE PLAN
C3	EQUIPMENT PAD LAYOUT
C4	CONCRETE PAD FOUNDATION DETAILS
C5	FENCE, GATE, AND COMPOUND DETAILS
C6	SITE SIGNAGE DETAILS
C7	WAVEGUIDE BRIDGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS

### SHEET INDEX

MARION COUNTY ZONING & DEVELOPMENT  
2710 E SILVER SPRINGS BLVD  
OCALA, FL 34470  
PHONE: (352) 438-2675  
ATTN.: CUSTOMER SERVICE

### PERMIT INFORMATION

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL, 33487  
TEL: (561) 948-6367

#### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

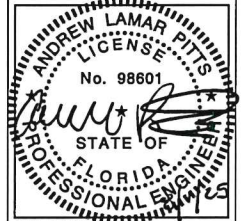
#### PLANS PREPARED BY:

**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

#### LICENSER:



#### KHA PROJECT NUMBER:

013291025

#### DRAWN BY: CHECKED BY:

JAR

BNL

#### SHEET TITLE:

COVER SHEET

#### SHEET NUMBER:

T1



## GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.02 FEET (HORIZ) 0.17 FEET (VERT)  
 TYPE OF EQUIPMENT: CARLSON BR7 BASE AND ROVER, MULTI-FREQUENCY  
 TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE  
 DATE OF SURVEY: 03/27/2025  
 DATUM: EPOCH: NAD\_83(2011)(EPOCH=2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99994297  
 CENTERED ON THE BASE POINT AS SHOWN HEREON.  
 CONVERGENCE ANGLE: -0.02620556  
 BENCHMARKS USED: DE6005, DG4689, DN8735



## VICINITY MAP

NOT TO SCALE

## GENERAL NOTES

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BR7 BASE AND ROVER (DATE OF LAST FIELD VISIT: 03/27/2025). SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM, (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA WEST ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 12083C0535E DATE: 4/19/2017

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS, AT THE TIME THE SURVEY WAS COMPLETED.

THE LEASE AREA AND ALL EASEMENTS LIE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENTS GO TO A CONFIRMED PUBLIC RIGHT-OF-WAY.

## SURVEYOR'S CERTIFICATION

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



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 04/02/2025  
 G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER [LS6904]

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

INDIAN LAKE ST FOREST  
 US-FL-6065

W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
 RANGE 23 EAST, MARION COUNTY, FLORIDA

## PARENT PARCEL

OWNER: 4 C FAMILY TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY

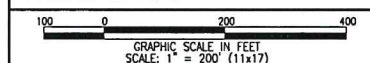
SITE ADDRESS: NE 58TH AVE & E HWY 326, SILVER SPRINGS, FL 34488

PARCEL ID: 16066-002-01

AREA: 20.00 ACRES (PER TAX ASSESSOR)

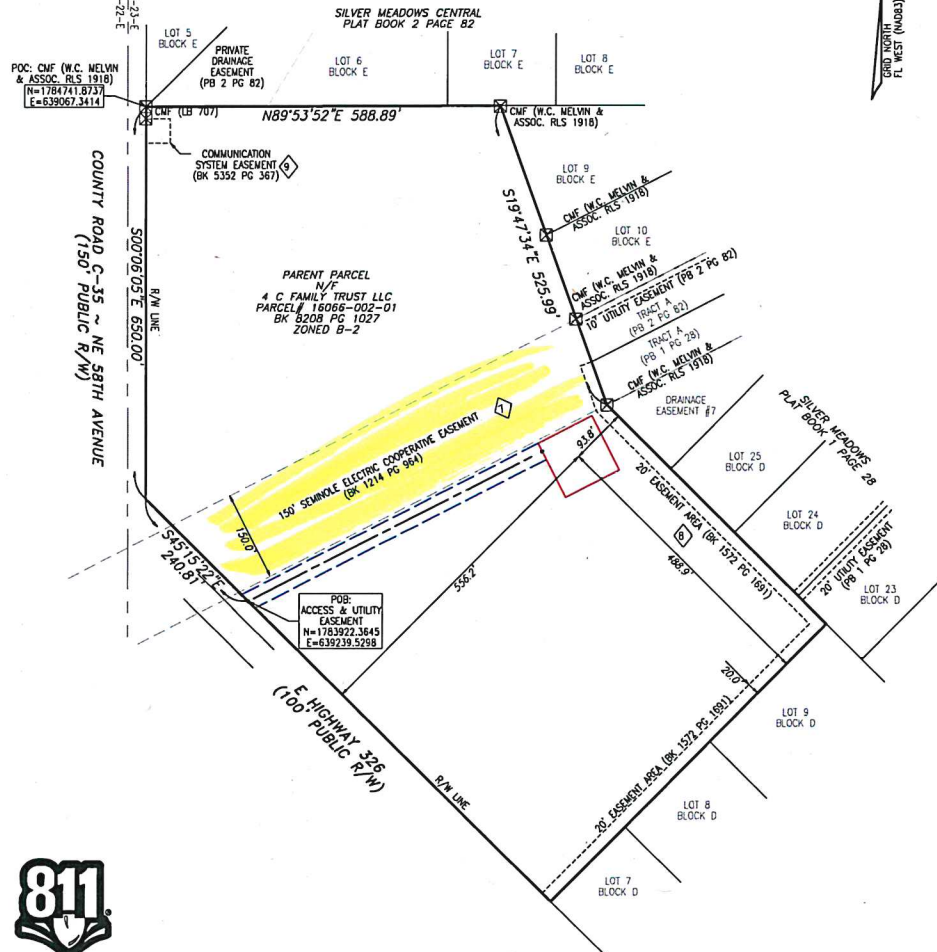
ZONED: B-2 (COMMUNITY BUSINESS)

REFERENCE: BOOK 8208 PAGE 1027



NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2025	
			P2P JOB #: 250388RL	OF 3

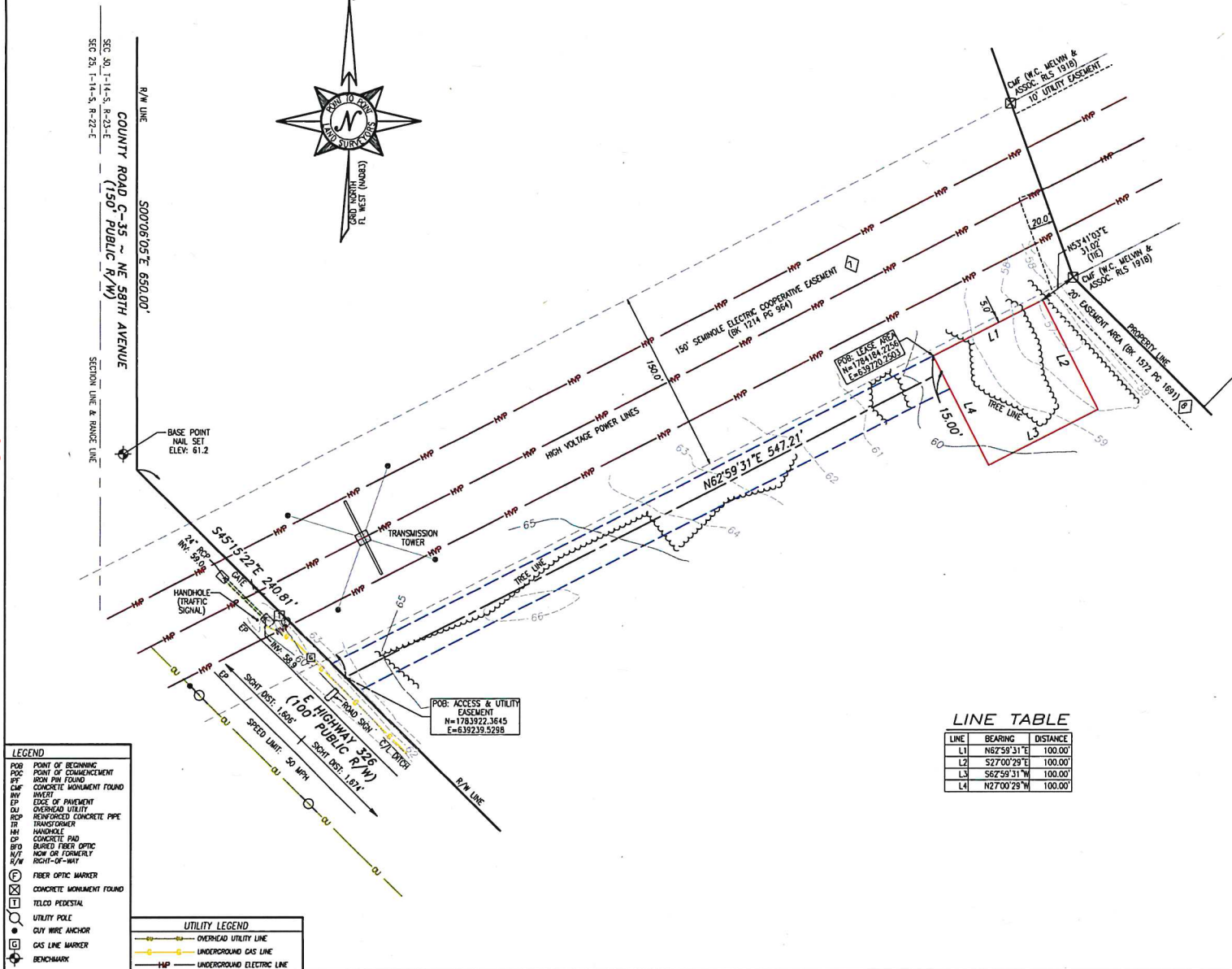
SURVEY NOT VALID WITHOUT ALL SHEETS



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RM	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
INV	INVERT
EP	EDGE OF PAVEMENT
OU	OVERHEAD UTILITY
BCP	REINFORCED CONCRETE PIPE
TR	TRANSFORMER
HA	HANDHOLE
CP	CONCRETE PAD
BFO	BURIED FIBER OPTIC
N/T	NOW ON FORMERLY
R/W	RIGHT-OF-WAY
F	FIBER OPTIC MARKER
CMF	CONCRETE MONUMENT FOUND
TECD	TELECOM PEDestal
U	UTILITY POLE
W	CUT WIRE ANCHOR
G	GAS LINE MARKER
B	BENCHMARK



CALL BEFORE YOU DIG



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

DATE: 04/02/2025  
G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904  
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148  
100 Governors Trace, Ste. 103  
Peachtree City, GA 30269  
direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

INDIAN LAKE ST FOREST  
US-FL-6065  
W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 23 EAST, MARION COUNTY, FLORIDA

**SITE INFORMATION**

LEASE AREA = 10,000 SQUARE FEET (0.2296 ACRES)

AT CENTER LEASE AREA:  
LATITUDE: 29°14'29.95" (NAD 83) (29.241653°)  
LONGITUDE: -82°03'04.89" (NAD 83) (-82.051358°)  
ELEVATION = 58.7' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)

HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)

XX 0 XX XXX		GRAPHIC SCALE IN FEET SCALE: 1" = XX' (11x17)	
NO.	DATE	REVISION	DRAWN BY: NRW
			CHECKED BY: JKL
			APPROVED: D. MILLER
			DATE: APRIL 2, 2025
			P2P JOB #: 250388FL
			OF 3

SURVEY NOT VALID WITHOUT ALL SHEETS

ATTACHMENT A



PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VTB-200460-C)

ALL THAT CERTAIN LAND SITUATE IN MARION COUNTY, FLORIDA, VZ:

A PARCEL OF LAND SITUATE IN SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE N. 89°53'10" E. ALONG THE NORTH BOUNDARY OF SAID SW 1/4 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD C-35 (BASELINE ROAD), THENCE S. 0°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 573.50 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 0°06'05" E. ALONG SAID EAST RIGHT OF WAY LINE 650.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD C-326, THENCE S. 45°15'22" E. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 950.00 FEET, THENCE N. 44°44'38" E. 650.00 FEET, THENCE N. 45°15'22" W. 515.95 FEET TO THE SOUTHERLY BOUNDARY OF A SEMINOLE ELECTRIC COOPERATIVE, INC. POWER LINE EASEMENT, THENCE N. 19°47'34" W. 525.39 FEET, THENCE S. 89°53'55" W. 588.89 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 16066-002-01

THIS BEING THE SAME PROPERTY CONVEYED TO 4 C FAMILY TRUST LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN A DEED FROM WAYNE M. LAUPER, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1989, DATED 12/11/2023 AND RECORDED 12/11/2023, IN BOOK 8208 PAGE 1027 AS INSTRUMENT NO. 2023157653.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER AGENCY, LLC, COMMITMENT DATE OF 2ND DAY OF OCTOBER, 2024, BEING COMMITMENT NO. VTB-200460-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

EXCEPTIONS 1 - 6 ARE STANDARD AND NOT THE TYPE TO BE DEPICTED

7. RIGHT-OF-WAY EASEMENT BETWEEN CONTAINER CORPORATION OF AMERICA AND SEMINOLE ELECTRIC COOPERATIVE, INC., DATED MARCH 7, 1984 AND RECORDED APRIL 17, 1984 IN (BOOK) 1214 (PAGE) 0964 (INSTRUMENT) 84-019704, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

8. EASEMENT AGREEMENT BETWEEN STEVEN H. GRAY AND KENNETH KARP, DATED APRIL 11, 1989 AND RECORDED APRIL 19, 1989 IN (BOOK) 1572 (PAGE) 1691 (INSTRUMENT) 89-23964, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

9. COMMUNICATION SYSTEM EASEMENT BETWEEN LARRY M. WOOD, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1989; AND EMBARO FLORIDA, INC., D/B/A CENTURYLINK, DATED APRIL 1, 2010 AND RECORDED APRIL 30, 2010 IN (BOOK) 05352 (PAGE) 0367 (INSTRUMENT) 2010039173, IN MARION COUNTY, FLORIDA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LEASE AREA OR THE ACCESS & UTILITY EASEMENT, AND IS PLOTTED HEREON].

30' ACCESS & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT WIDE ACCESS AND UTILITY EASEMENT (MEASURING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF 4 C FAMILY TRUST LLC, AS RECORDED IN BOOK 8208, PAGE 1027, MARION COUNTY RECORDS, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND (W.C. MELVIN & ASSOC. RL51918) ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 (ALSO KNOWN AS NE 58TH AVENUE AND HAVING A 150-FOOT RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF SAID LANDS AND HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1784741.8737, E=639067.3414; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35, SOUTH 0°06'05" EAST, 650.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326 (HAVING A 100-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 AND RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326, SOUTH 45°15'22" EAST, 240.81 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1783922.3645, E=639239.5298 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326 AND RUNNING, NORTH 62°59'31" EAST, 547.21 FEET TO THE ENDING AT A POINT ON THE SOUTHWEST LINE OF THE LEASE AREA.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF THE LANDS OF 4 C FAMILY TRUST LLC, AS RECORDED IN BOOK 8208, PAGE 1027, MARION COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND (W.C. MELVIN & ASSOC. RL51918) ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 (ALSO KNOWN AS NE 58TH AVENUE AND HAVING A 150-FOOT RIGHT-OF-WAY), MARKING THE NORTHWEST CORNER OF SAID LANDS AND HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1784741.8737, E=639067.3414; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35, SOUTH 0°06'05" EAST, 650.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326 (HAVING A 100-FOOT RIGHT-OF-WAY); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-35 AND RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326, SOUTH 45°15'22" EAST, 240.81 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1783922.3645, E=639239.5298; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF E HIGHWAY 326 AND RUNNING, NORTH 62°59'31" EAST, 547.21 FEET TO A POINT ON THE SOUTHWEST LINE OF THE LEASE AREA; THENCE ALONG SAID LEASE AREA, NORTH 27°00'29" WEST, 15.00 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N=1784184.2256, E=639720.2503 AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 62°59'31" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 27°00'29" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 62°59'31" WEST, 100.00 FEET TO A POINT; THENCE, NORTH 27°00'29" WEST, 100.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.2296 ACRES (10,000 SQUARE FEET), MORE OR LESS.



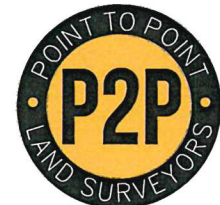
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARRELL TAYLOR USING DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

*[Signature]* DATE: 04/02/2025  
G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDEATION.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:



Business License Number: LB8148  
100 Governors Trace, Ste. 103  
Peachtree City, GA 30269

(direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487

INDIAN LAKE ST FOREST  
US-FL-6065

W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 23 EAST, MARION COUNTY, FLORIDA

LEGAL DESCRIPTION &  
TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: NRW	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: APRIL 2, 2025	
			P2P JOB #: 250388RL	

SURVEY NOT VALID WITHOUT ALL SHEETS

ATTACHMENT A



## 1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

## 2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, #3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD<sup>3</sup> AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45' CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL  $\pm \frac{1}{8}$ " IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 948-6367

### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

### PLANS PREPARED BY:

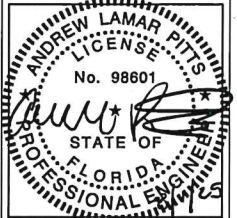
**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

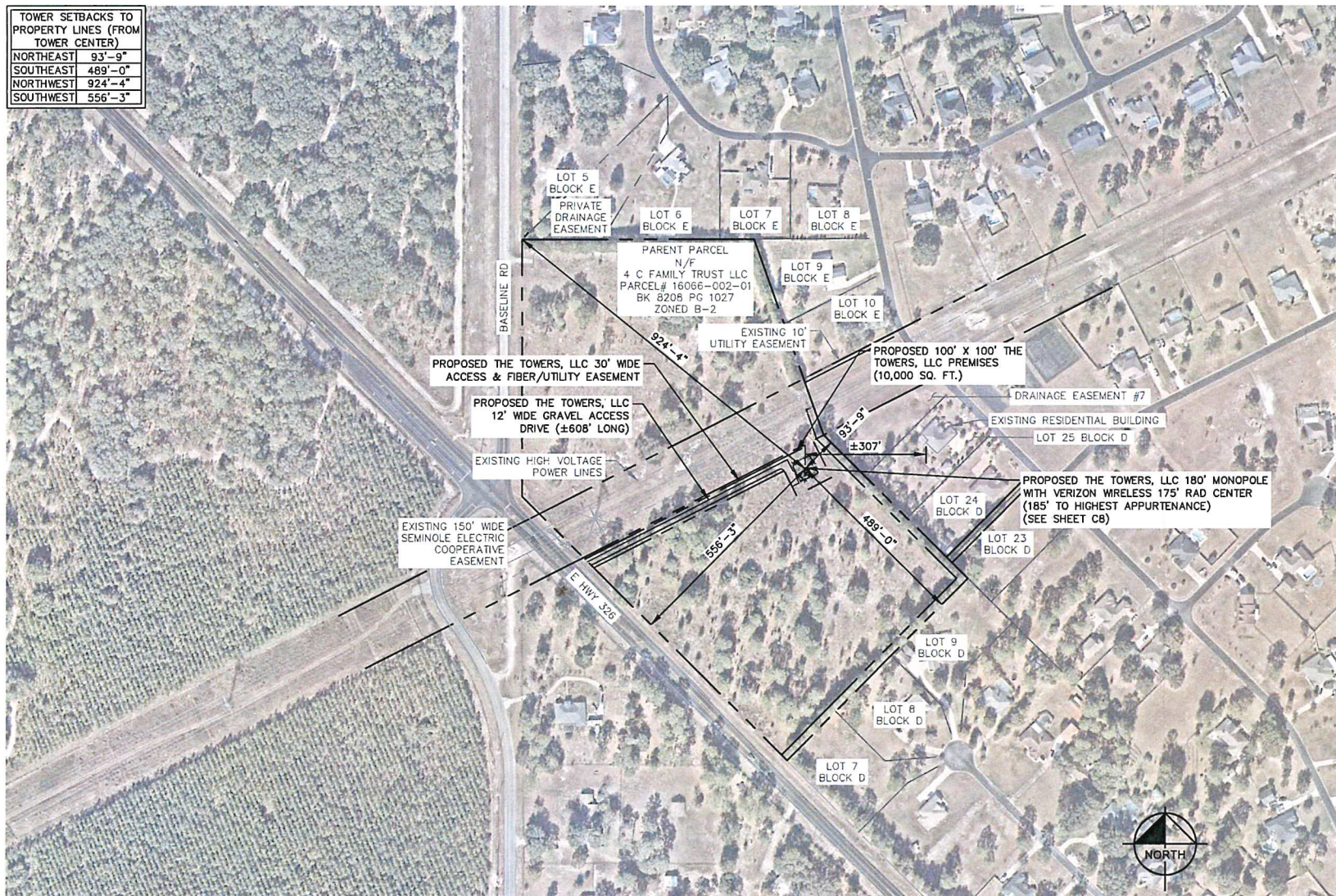
GENERAL NOTES

SHEET NUMBER:

N1



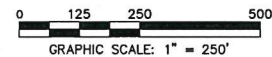
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTHEAST	93'-9"
SOUTHEAST	489'-0"
NORTHWEST	924'-4"
SOUTHWEST	556'-3"



#### SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.

1  
C0 AERIAL PARCEL PLAN  
SCALE: 1" = 250'



**verticalbridge**  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 948-6367

#### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE NO.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

#### PLANS PREPARED BY:

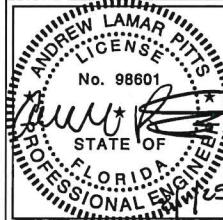
**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

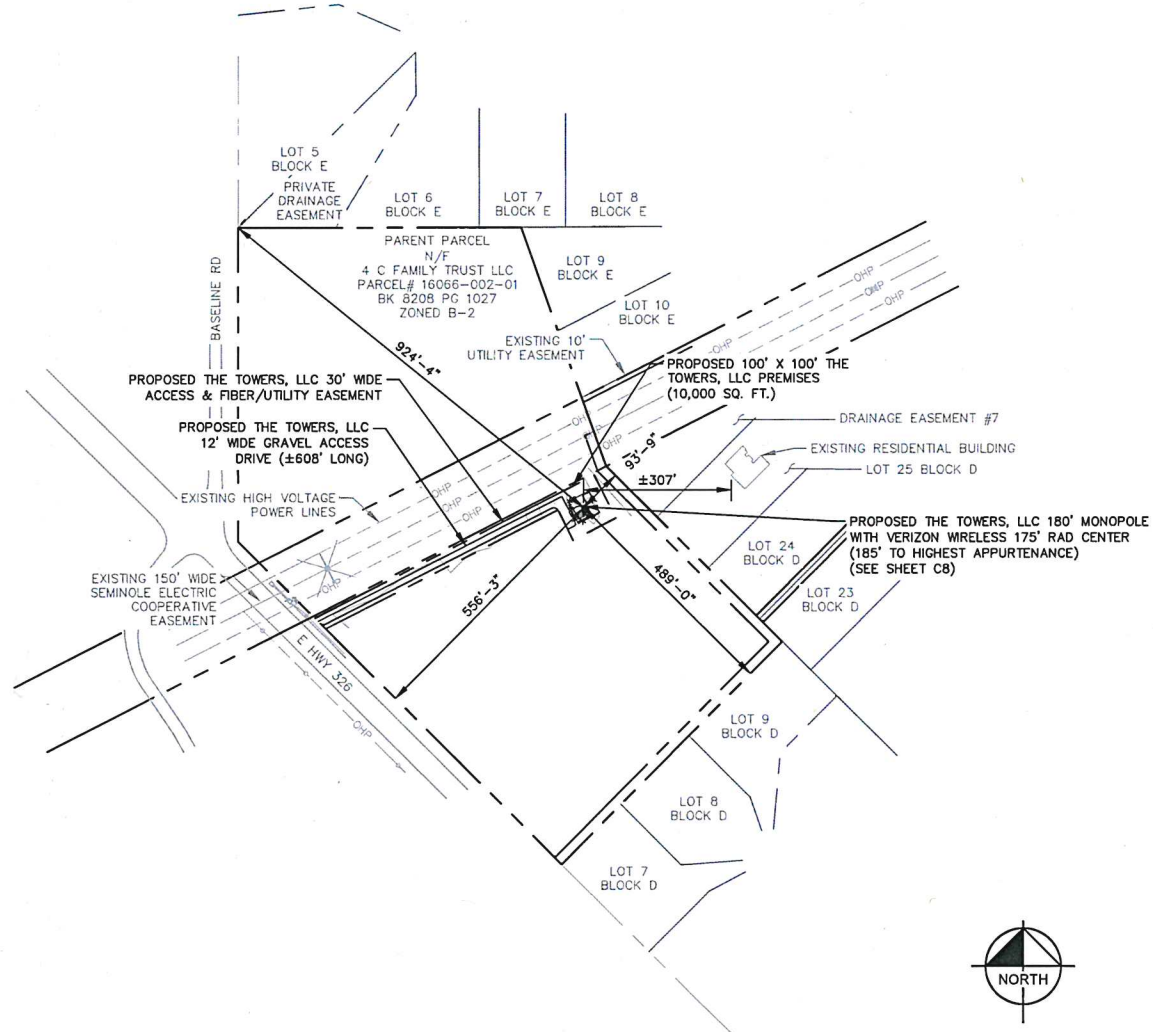
AERIAL PARCEL  
PLAN

SHEET NUMBER:

C0



TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTHEAST	93'-9"
SOUTHEAST	489'-0"
NORTHWEST	924'-4"
SOUTHWEST	556'-3"



# **SURVEY NOTE:**

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.

**1**  
**C1** **PARCEL PLAN**  
SCALE: 1" = 250'

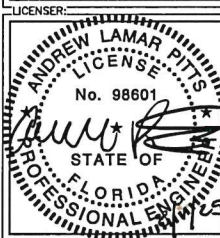
0 125 0 500  
GRAPHIC SCALE: 1" = 250'

**verticalbridge**  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 946-6367

**PROJECT INFORMATION:**  
SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
HARRISON COUNTY

**PLANS PREPARED BY:**  
**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL



**KHA PROJECT NUMBER:**  
013291025

**DRAWN BY:** JAR **CHECKED BY:** BNL

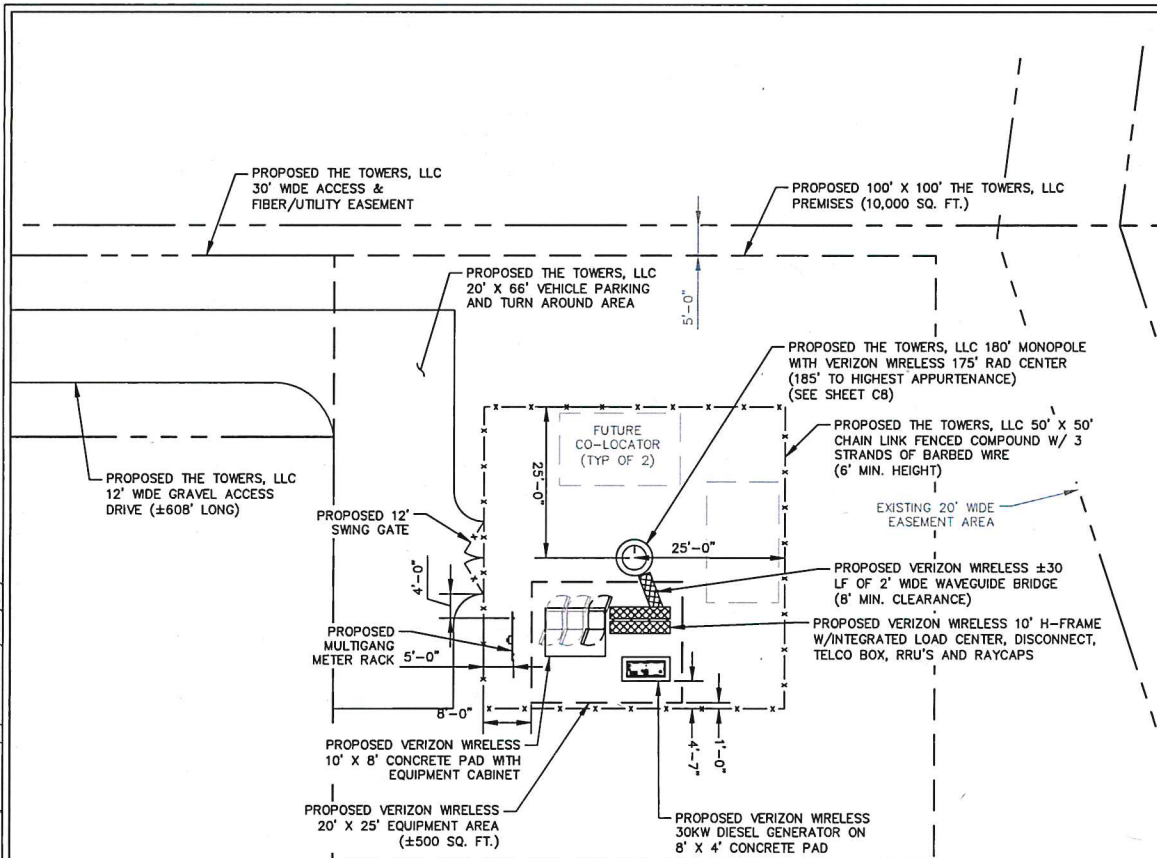
**SHEET TITLE:**  
**PARCEL PLAN**

**SHEET NUMBER:**  
**C1**

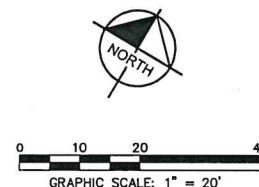


A11

K:\NL\_Winnest\Vertical Bridge\US-FL-6065 Indian Lake St Forest\CAD\2D\Cor-CB.dwg 09/01/25 8:58 AM by: BBN\Jody



1 SITE PLAN  
C2 SCALE: 1" = 20'



#### SITE NOTES:

1. THE TOWERS, LLC STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT DATED 04/02/25 AND SITE VISIT ON 03/27/25.
3. CONTRACTOR TO CONFIRM WITH THE TOWERS, LLC CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM THE TOWERS, LLC CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 848-6367

#### PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34408  
MARION COUNTY

#### PLANS PREPARED BY:

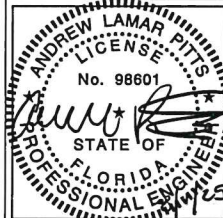
**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

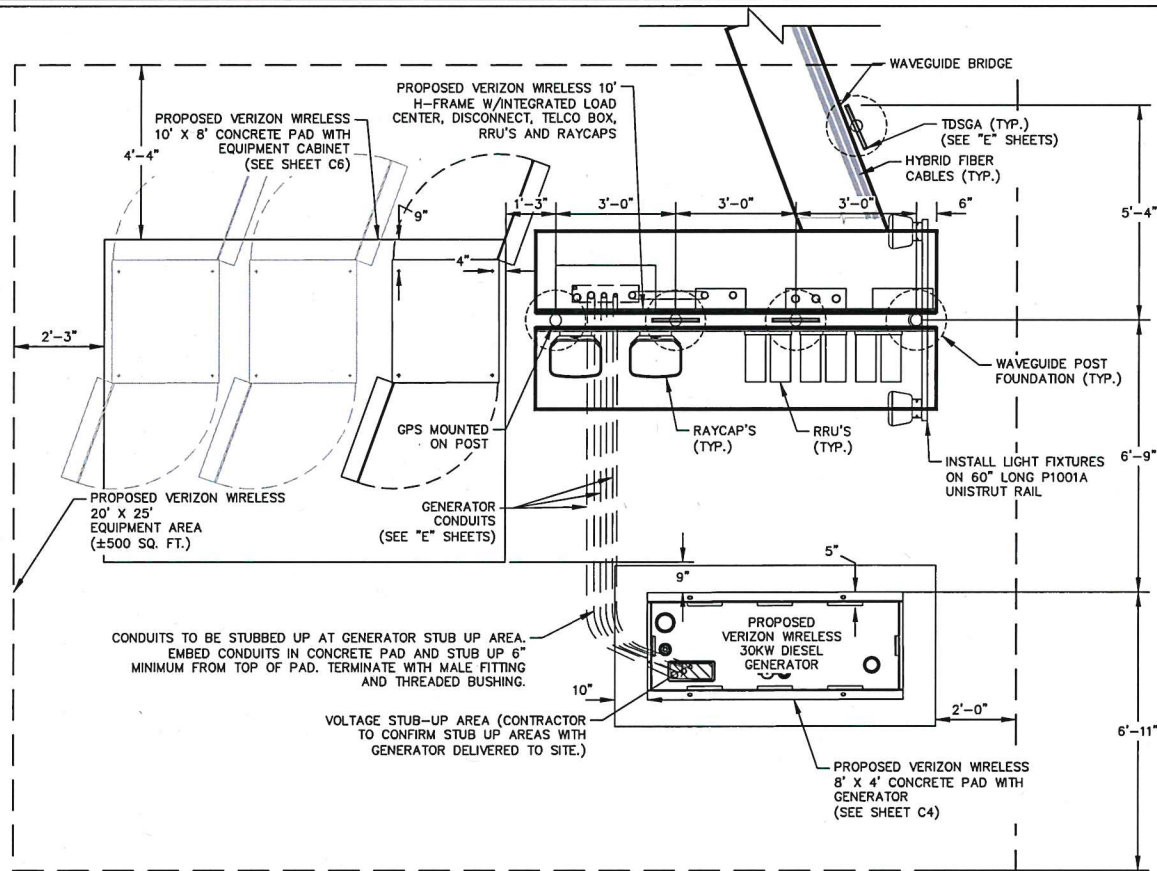
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

ATTACHMENT A



1 EQUIPMENT PAD LAYOUT  
C3 SCALE: 1" = 3'

EQUIPMENT PAD/ROUTING NOTES:

- REFER TO THE SITE PLAN FOR EQUIPMENT PAD LOCATION AND ORIENTATION.
- RUN 2" FLEX TELCO CONDUIT FROM BOTTOM OF TELCO BOX TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN (2) 2" FLEX POWER CONDUIT AND (1) 1" ALARM CONDUIT FROM BOTTOM OF ILC TO SIDE OF RF CABINET WITH CHASE NIPPLES THROUGH FACTORY KNOCKOUTS.
- RUN 2" FLEX FIBER CONDUIT FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- RUN (1) 1½" FLEX POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
- SUPPORT FLEX CONDUIT ON HORIZONTAL H-FRAME RAILS OR ON VERTICAL SITE STRUT SN110 RAILS ADDED TO H-FRAME FOR CONDUIT/CABLE MANAGEMENT.
- RUN HYBRID CABLE FOR TOWER MOUNTED RRU'S OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. SWEEP DOWN ONTO H-FRAME RAILS, THEN LOOP UNDER OVP AND CONNECT TO BOTTOM OF OVP. ATTACH GROUND KITS TO HYBRID CABLE BEFORE LOOPING UNDER OVP, AND BOND TO TDSCA GROUND BAR AT BASE OF H-FRAME.
- RUN COAX CABLE FOR GROUND MOUNTED RRU'S (IF USED) OVERHEAD ON TRAPEZE SUSPENDED FROM WAVE GUIDE BRIDGE. TERMINATE COAX ON ICE BRIDGE AND TRANSITION TO JUMPERS JUST BEFORE REACHING H-FRAME. ATTACH GROUND KITS TO COAX CABLE ON TOWER SIDE OF LAST ICE BRIDGE POST AND BOND TO TDSCA GROUND BAR NEAR TOP OF POST.
- GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT POST WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT. MOUNT AS NEAR AS PRACTICAL TO RBA84 CABINET.
- BOLT CABINETS AND GENERATOR TO SLAB USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.



verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 946-6367

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:

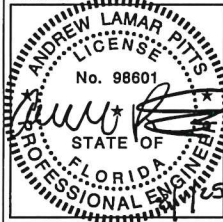
**Kimley»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: (813) 820-1460  
WWW.KIMLEY-HORN.COM

REV. DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

SHEET TITLE:

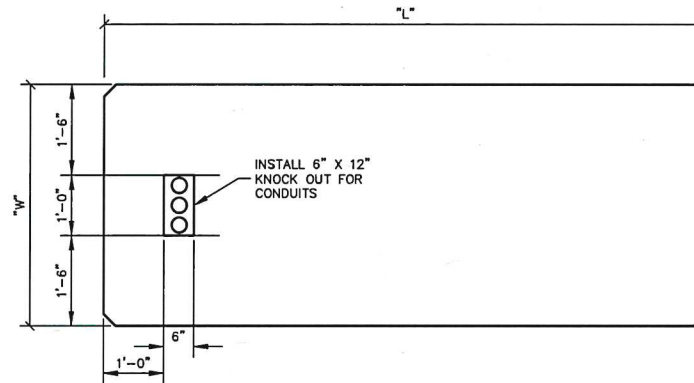
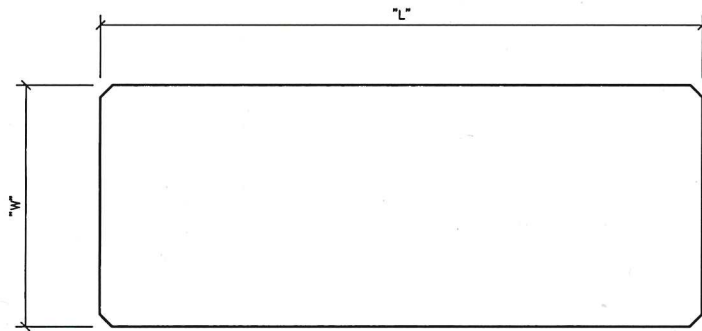
EQUIPMENT PAD  
LAYOUT

SHEET NUMBER:

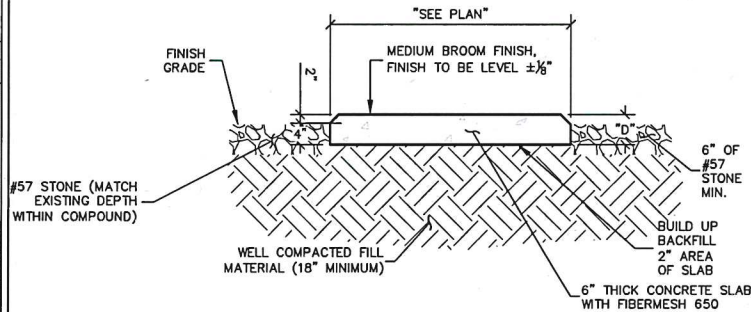
C3

A13 08/01/25 8:31 AM by: BNL

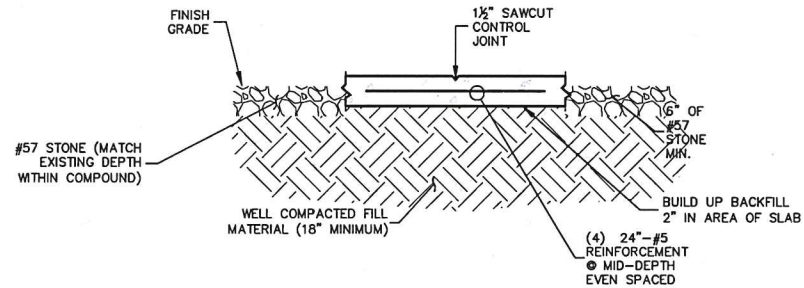
CONCRETE PAD SCHEDULE				
PAD TYPE	"L"	"W"	"D"	REINFORCEMENT
EQUIPMENT PAD	10'-0"	8'-0"	6"	SEE DETAIL 2/C6
GENERATOR PAD	8'-0"	4'-0"	6"	SEE DETAIL 2/C6



1 CONCRETE PAD PLAN  
C4 NOT TO SCALE



2 CONCRETE PAD FOUNDATION SECTION  
C4 NOT TO SCALE



verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FL 33487  
TEL: (561) 948-6367

PROJECT INFORMATION:  
SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 325  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:  
**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:  
ANDREW LAMAR PITTS  
LICENSE  
No. 98601  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:  
013291025

DRAWN BY: CHECKED BY:  
JAR BNL

SHEET TITLE:  
**CONCRETE PAD  
FOUNDATION  
DETAILS**

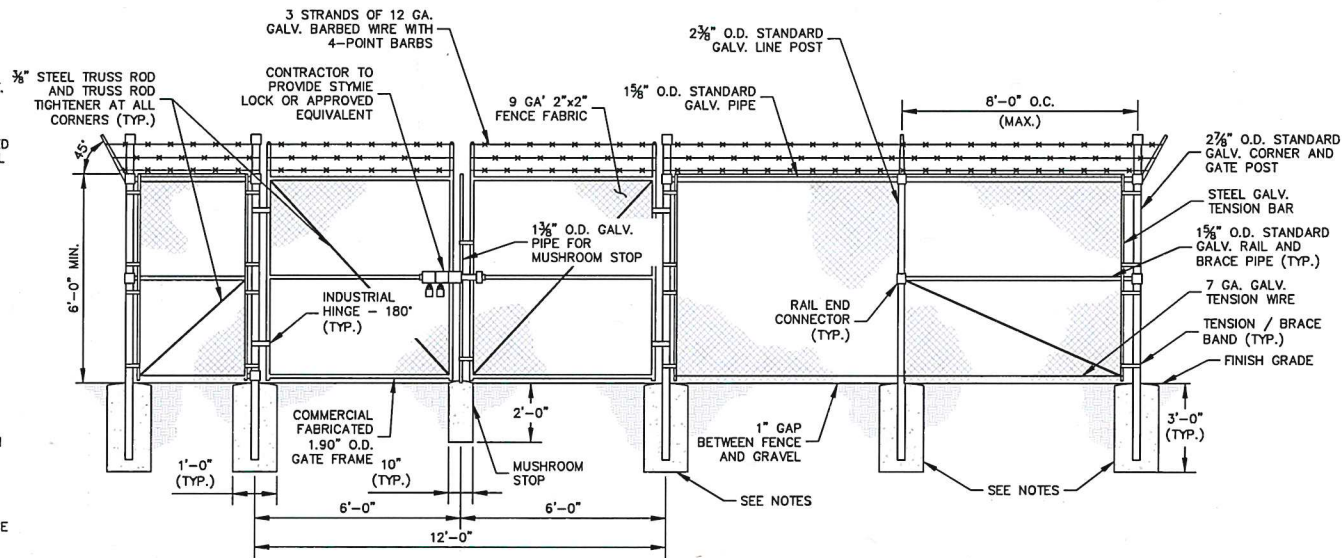
SHEET NUMBER:  
C4

ATTACHMENT A

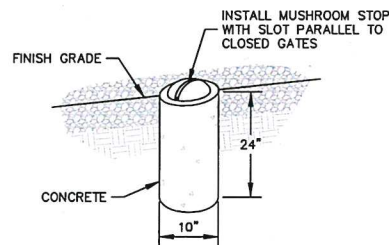


1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

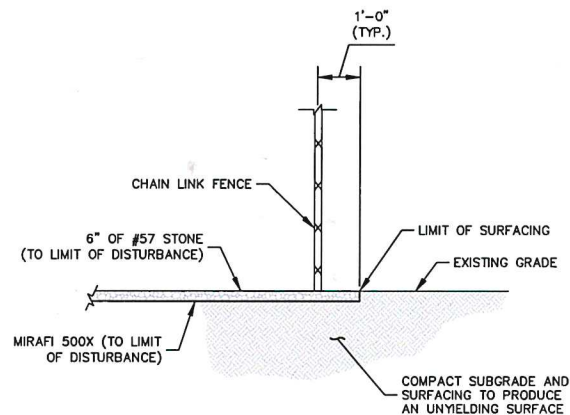
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES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



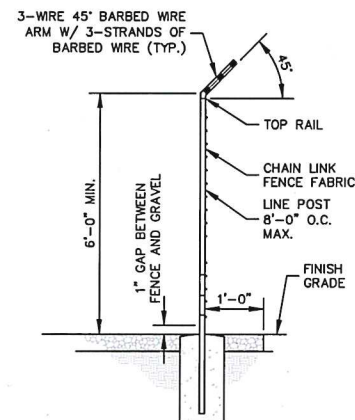
1 CHAIN LINK FENCE AND GATE ELEVATION  
C5 NOT TO SCALE



2 MUSHROOM STOP  
C5 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL  
C5 NOT TO SCALE



4 SECTION AT FENCE  
C5 NOT TO SCALE

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 948-6367

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 326  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:

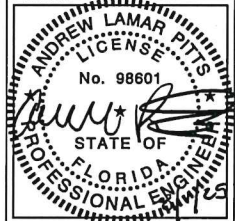
**Kimley»»Horn**

201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER: [REDACTED]



KHA PROJECT NUMBER: \_\_\_\_\_

013291025

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

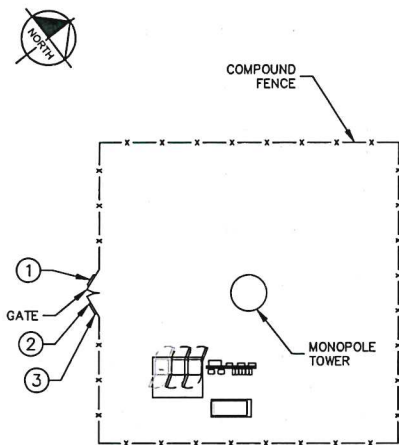
JAR	BNL
-----	-----

SHEET TITLE: \_\_\_\_\_

**FENCE, GATE, AND  
COMPOUND  
DETAILS**

SHEET NUMBER:           

C5

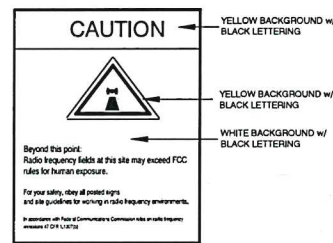


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS  
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

**1 SIGN PLACEMENT PLAN VIEW**  
C6 NOT TO SCALE



**① VERTICAL BRIDGE - SITE ID SIGN**

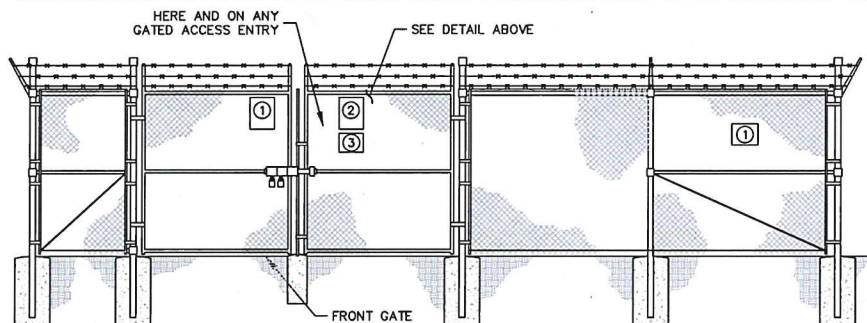


**② RF EXPOSURE CAUTION SIGN**



**③ NOTICE-RFE SIGN**  
12" HIGH X 18" WIDE  
(OPERATIONS PROVIDED)

**2 TYPICAL SIGNS AND SPECIFICATIONS**  
C6 NOT TO SCALE



**3 SIGN PLACEMENT FRONT GATE VIEW**  
C6 NOT TO SCALE

**SIGNAGE NOTES:**

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
- ADDITIONAL SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS THE COMPOUND GATE ITSELF.
- CARRIER SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET W/ PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL ADHESIVE SETS.

**verticalbridge**  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 946-6367

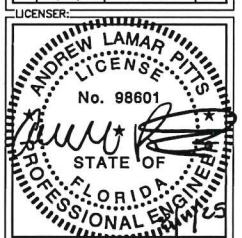
**PROJECT INFORMATION:**

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

**PLANS PREPARED BY:**

**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL



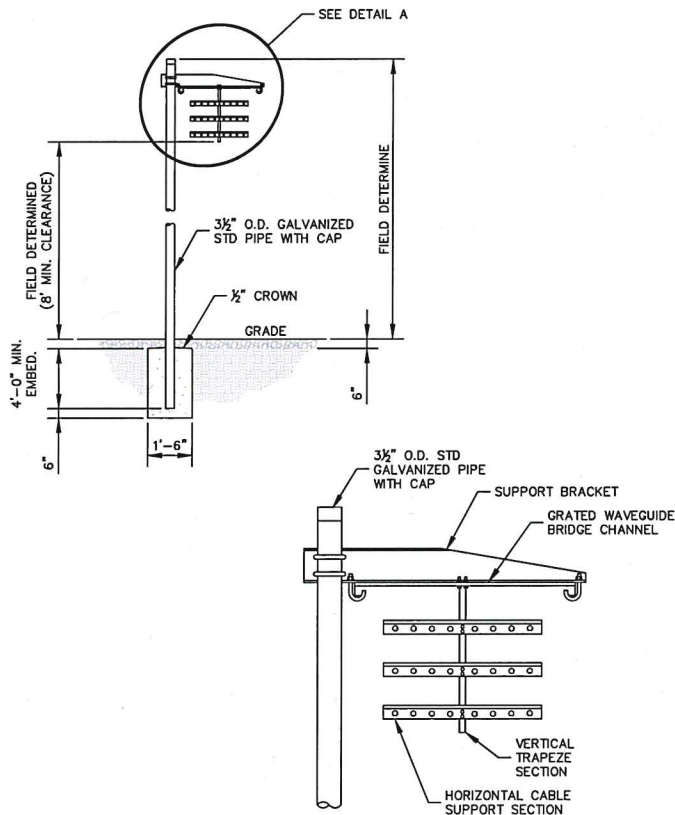
KHA PROJECT NUMBER:  
013291025

DRAWN BY: JAR  
CHECKED BY: BNL

SHEET TITLE:  
**SITE SIGNAGE  
DETAILS**

SHEET NUMBER:  
**C6**

A16  
K:\NL Winders\Vertical Bridge\US-FL-6065 Indian Lake St Forest\CAD\3D\ECR-CB.dwg 08/01/25 8:31 AM by: BNL/bjw



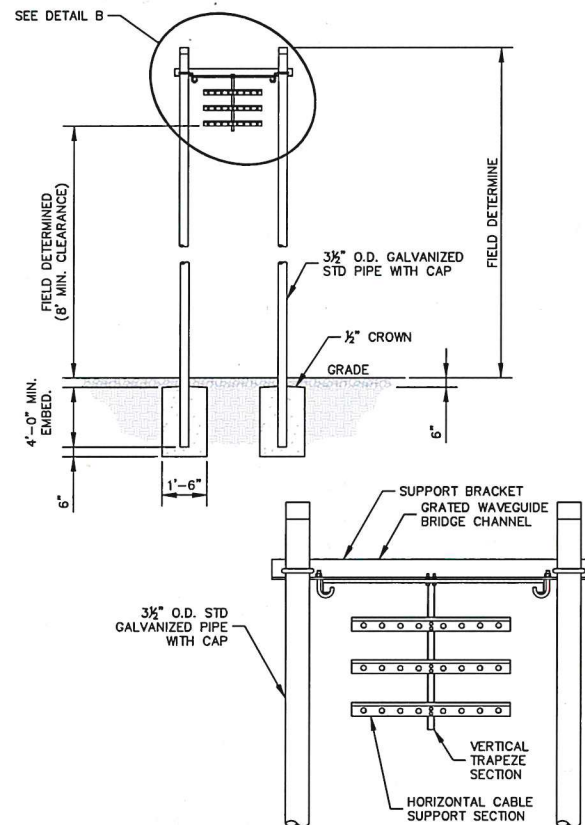
DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE  
KIT (PART #: WB-K210-B15, OR  
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR  
UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL  
C7 NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE  
KIT (PART #: WB-K410-B15, OR  
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR  
UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)  
C7 NOT TO SCALE

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 940-6367

PROJECT INFORMATION:

SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34408  
MARION COUNTY

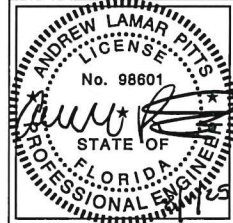
PLANS PREPARED BY:

Kimley»Horn  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

LICENSER:



KHA PROJECT NUMBER:

013291025

DRAWN BY: CHECKED BY:

JAR BNL

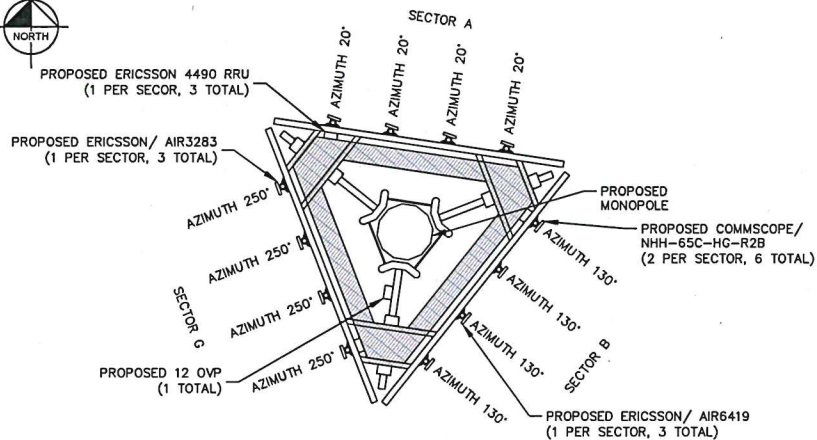
SHEET TITLE:

WAVEGUIDE  
BRIDGE DETAILS

SHEET NUMBER:

C7



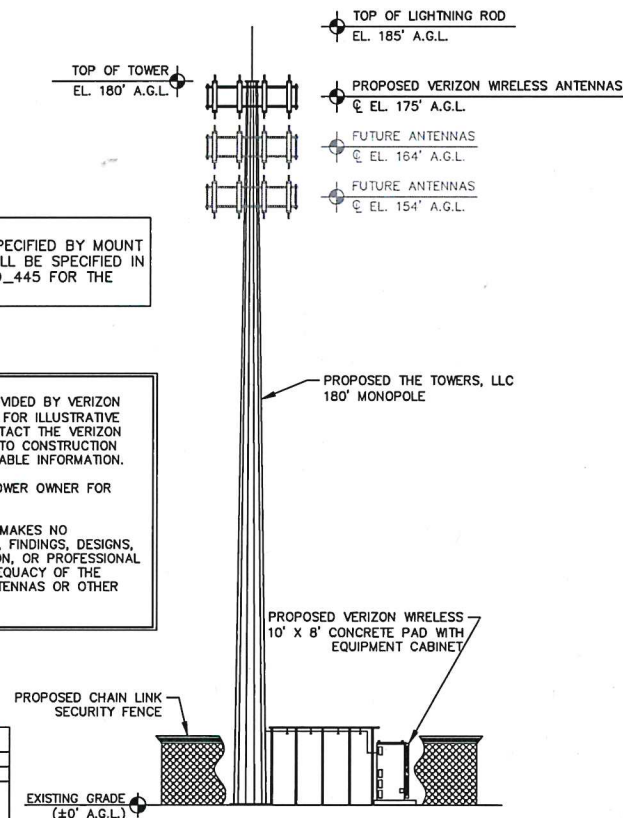


# 1 ANTENNA ORIENTATION PLAN (NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

- NOTES:
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
  2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
  3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

ELECTRICAL TILT: CONTRACTOR TO REFERENCE THE PROVIDED RFDS FOR ELECTRICAL TILT DATA.

ANTENNA SECTOR	ANTENNA POSITION	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	ELECT. DOWN TILT	LICENSED FREQUENCY	ANTENNA (QTY) MAKE/MODEL	REMOTE RADIO UNIT (QTY) MAKE/MODEL	RAYCAPS (QTY) MAKE/MODEL				
									COAX		HYBRID	
SECTOR A	A1	20°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	(1) ERICSSON/4490	(1) 12 OVP	QTY	SIZE	QTY	SIZE
	A2	20°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	-					
	A3	20°	0°	*	L-Sub6	(1) ERICSSON/AIR6419	-					
	A4	20°	0°	*	LTE	(1) ERICSSON/AIR3283	-					
SECTOR B	B1	130°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	(1) ERICSSON/4490					
	B2	130°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	-					
	B3	130°	0°	*	L-Sub6	(1) ERICSSON/AIR6419	-					
	B4	130°	0°	*	LTE	(1) ERICSSON/AIR3283	-					
SECTOR C	G1	250°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	(1) ERICSSON/4490					
	G2	250°	0°	*	LTE	(1) COMMSCOPE/ NHH-65C-HG-R2B	-					
	G3	250°	0°	*	L-Sub6	(1) ERICSSON/AIR6419	-					
	G4	250°	0°	*	LTE	(1) ERICSSON/AIR3283	-					



## 2 MONOPOLE TOWER ELEVATION NOT TO SCALE

- NOTES:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
  2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
  3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
  4. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR, AND UNLIT.

verticalbridge  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON FL 33487  
TEL: (561) 940-6387

PROJECT INFORMATION:  
SITE NAME:  
US-FL-6065 - INDIAN LAKE ST  
FOREST  
SITE No.: 0  
PROJECT #: 17322428  
E HWY 328  
SILVER SPRINGS, FL 34488  
MARION COUNTY

PLANS PREPARED BY:  
**Kimley»Horn**  
201 NORTH FRANKLIN STREET, SUITE 1400  
TAMPA, FL 33602  
PHONE: 813-620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	ISSUED FOR	BY
8			
7			
6			
5			
4			
3			
2			
1	07/31/25	ZONING	BNL
0	08/01/25	ZONING	BNL

FOR ILLUSTRATIVE PURPOSES ONLY-  
NO SIGNATURE  
REQUIRED

KHA PROJECT NUMBER:  
013291025

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
JAR BNL

SHEET TITLE:  
**ANTENNA AND  
TOWER ELEVATION  
DETAILS**

SHEET NUMBER:  
**C8**

ATTACHMENT A

September 17, 2025

Andrella Barnes  
The Towers, LLC  
750 Park Of Commerce Drive, Suite 200  
Boca Raton, Florida 33487



B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
[btwo@btgrp.com](mailto:btwo@btgrp.com)

**Subject:**  
**Arcosa Designation:**

**Fall Certification Letter**  
**Arcosa Project Number:** B975  
**Arcosa Site Name:** Indian Lake St Forest  
(US-FL-6065)

**Engineering Firm Designation:**

**B+T Group Project Number:** 25-007075

**Site Data:**

**Indian Lake St Forest (US-FL-6065)**  
**180' Monopole**

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 180' Monopole to be constructed at the **Indian Lake St Forest (US-FL-6065)** site.

This pole will be designed in accordance with the TIA 222-H standard for Marion County, FL. The pole will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 130mph 3-sec gust (no ice), 30mph 3-sec gust (0.25" ice)  
Structure Class: II  
Exposure Category: C  
Topographic Category: 1

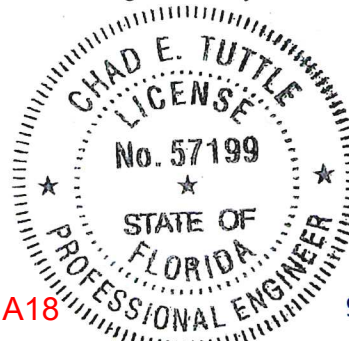
175'—Wireless Carrier 1 (CaAa= 42,000 sq in w/ (18) 1 5/8" transmission lines  
164'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines  
154'—Wireless Carrier 3 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 50' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 50' from the base of the pole. It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody  
Respectfully submitted by: B+T Group, Inc.


Chad E. Tuttle, P.E.



A18

9/17/2025

# ATTACHMENT A

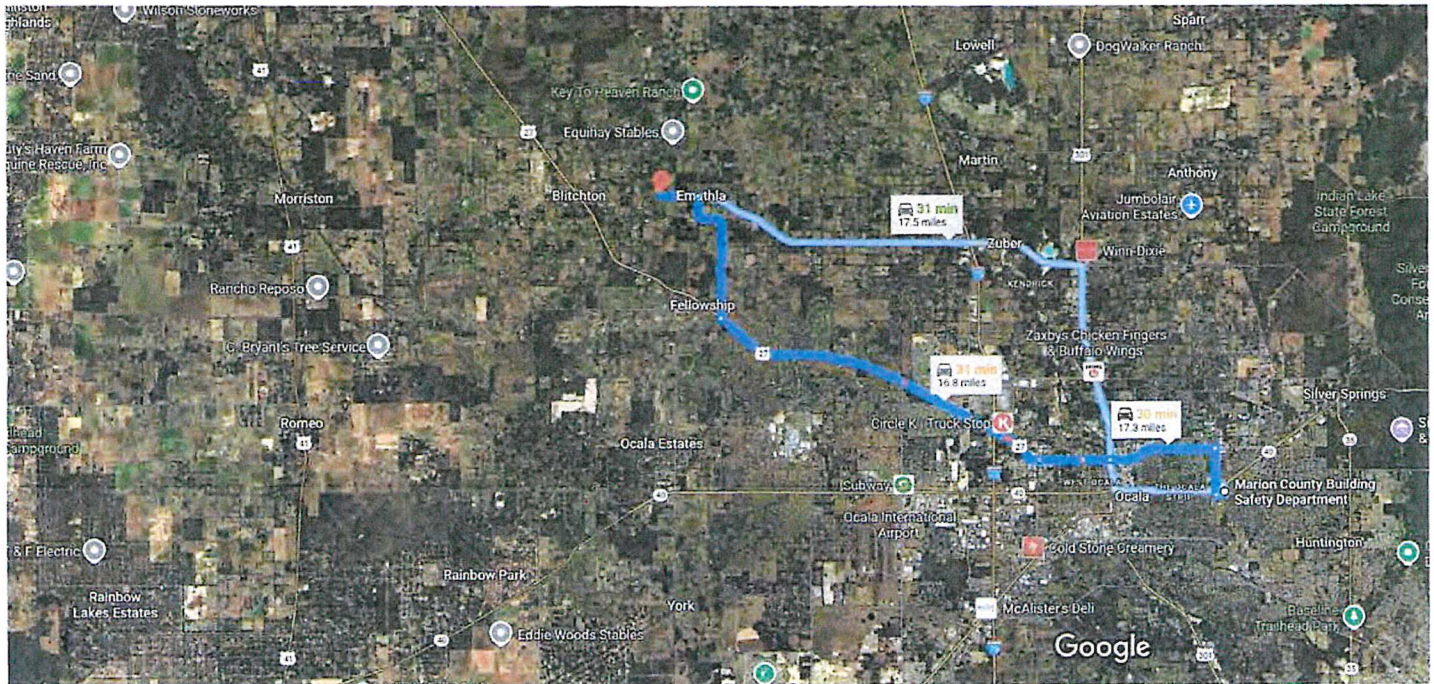
<p>Privacy Act Statement (5 U.S.C. § 552a(e)(2)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used: • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.</p> <p>Disclosure: Submission of the information is voluntary; however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed</p>			
 <p>U.S. Department of Transportation Federal Aviation Administration</p>		<p>Failure to Provide All Requested Information May Delay Processing of your Notice</p> <p>FOR FAA USE ONLY</p> <p>Aeronautical Study Number 2025-150-7763 OE</p> <p>Status: Determined - No Hazard</p>	
<p align="center"><b>Notice of Proposed Construction or Alteration</b></p>			
<p><b>1. Sponsor</b></p> <p>Name: The Towers, LLC Attn of: Julie Heffernan Address: 750 Park of Commerce Dr Suite 200 City: Boca Raton State: FL Zip: 33487 Country: US Phone: +1-561-406-4015 Fax:</p>		<p><b>9. Latitude:</b> 29°14'29.95" N <b>10. Longitude:</b> 82°33'48.89" W <b>12. Nearest State:</b> FL <b>County:</b> Marion <b>13. Nearest Public Use Airport:</b> CCF (or Military Airport/Heliport): <b>14. Distance from Airport to Structure:</b> 60677 ft <b>15. Direction from Airport to Structure:</b> 65.2 <b>16. Site elevation (SL):</b> 59 ft <b>17. Structure Height (AGL):</b> 185 ft <b>18. Overall Height (AMSL):</b> 244 ft <b>19. Prior ASN (if applicable):</b> <b>20. Description of Location:</b> NE 58th Avenue &amp; E Hwy 326 <b>21. Description of Proposal:</b> New Site Build that passes NCT; Adding C-Band - MB</p>	
<p><b>2. Sponsor's Representative</b></p> <p>Name: Vertical Bridge Attn of: Vertical Bridge Address: 750 Park of Commerce Dr, Suite 200 200 City: Boca Raton State: FL Zip: 33487 Country: US Phone: +1-561-406-4015 Fax:</p>		<p><b>Frequencies:</b> <a href="#">View Frequencies</a></p>	
<p><b>3. No. of:</b> New Construction <b>4. Duration:</b> Permanent (Months:0 Days:0) <b>5. Work schedule:</b> <b>6. Type:</b> Antenna Tower <b>7. Marking/Lighting:</b> None <b>8. FAA Antenna Registration Number:</b> (if applicable)</p>		<p><b>Letters:</b> 16/06/2025 - DET</p>	





Marion County Building Safety Department, 2710 E Silver  
Springs Blvd, Ocala, FL 34471 to W Hwy 326, Florida

Drive 17.3 miles, 30 min



Map data ©2025, Map data ©2025 Google 2 mi

**Marion County Building Safety Department**  
2710 E Silver Springs Blvd, Ocala, FL 34471

Follow NE 25th Ave and Bonnie Heath Blvd to US-27  
N/NW 10th St

- |   |  |                 |
|---|--|-----------------|
| ↑ | 1. Head southwest toward NE 26 Terrace         | 9 min (3.8 mi)  |
| ↩ | 2. Turn left onto NE 26 Terrace                | 348 ft          |
| ↪ | 3. Sharp right onto E Fort King St             | 400 ft          |
| ↪ | 4. Turn right onto NE 25th Ave                 | 0.2 mi          |
| ↩ | 5. Turn left onto NE 14th St/Bonnie Heath Blvd | 1.0 mi          |
|   | Continue to follow Bonnie Heath Blvd           | 2.4 mi          |
| ↑ | 6. Continue onto US-27 N/NW 10th St            | 14 min (9.5 mi) |
|   | Continue to follow US-27 N                     |                 |

Continue on NW Hwy 225. Drive to W Hwy 326

- |   |                               |                |
|---|-------------------------------|----------------|
| ↪ | 7. Turn right onto NW Hwy 225 | 5 min (4.0 mi) |
| ↩ | 8. Turn left onto W Hwy 326   | 3.2 mi         |
|   |                               | 0.8 mi         |

W Hwy 326  
Florida

## Existing Vertical Bridge Inventory, Marion County, FL

Site No	Site Name	Site Type	Overall Structure Height (AGL)	Overall Structure Height w/o Appurtenances	Ground Elevation (feet)	Latitude	Longitude	Address	City	State	Postal Code	FCC Registration Number
US-FL-3141	CCF-125	Transmission Tower	150	150	75.5	28.983306	-82.211111	954 Marion Oaks Lane	Ocala	FL	34473	
US-FL-3142	Martin Sub	Transmission Tower	150	150	75.1	28.983325	-82.211133	1751 NW 100th st	Ocala	FL	34475	
US-FL-3144	Bellevue Sub	Transmission Tower	150	150	76.8	29.059275	-82.023719	7775 E US Highway 25	Bellevue	FL	34420	
US-FL-3145	Ocala East	Transmission Tower	150	150	55.4	29.215142	-82.087656	2651 NE 36th Ave	Ocala	FL	34470	
US-FL-5443	Turkey Trak	Monopole	199	194.8	83.7	29.026454	-82.030407	7391 SE 135th Street	Bellevue	FL	34491	1315504
US-FL-5481	RS Adams Hammock SR200	SST	266	256	84	29.052069	-82.285506	9977 SW Hwy 200	Dunnellon	FL	34432	1322694
US-FL-5485	RS I-75 S Ocala	SST	240.8	236.8	83.6	29.094352	-82.1845	8849 SW NB I-75	Ocala	FL	34476	1321047
US-FL-6065	Indian Lake St Forest	TWR - IP	185	180	0	29.241653	-82.051358			FL		
US-FL-6105	McIntosh VZ	Monopole	211	211	137	29.4094	-82.2124	17950 North Highway 441	Reddick	FL	32686	1026091
US-FL-6106	Zuber RELO	Guyed Tower	303	301	72	29.2696	-82.1882	7959 NW 40th Terrace	Ocala	FL	34482	1289691
US-FL-6112	Howard Property	SST	259.8	249.9	44	29.278861	-81.64975	8486 NE 305th Avenue	Salt Springs	FL	32134	1282968
US-FL-6130	Ocala 2	Monopole	190	180	73	29.17	-82.168	1847 SW 27 Avenue	Ocala	FL	34471	
US-FL-8022	Ocala - Type1	SST	269	250.3	91	29.1865222	-82.1336028	319 SE Broadway	Ocala	FL	34471	1028852



## ATTACHMENT A

Prepared by:

Janet Diiorio

Marion Lake Sumter Title, LLC  
1890 SE 15th Avenue, Suite 102  
Ocala, Florida 34471

File Number: 2023-747

### General Warranty Deed

Made this December 11, 2023, A.D., by **Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989**, whose address is: 401 E Las Olas Blvd. Ste 130-464, Fort Lauderdale, Florida 33301, hereinafter called the Grantor(s), to **4 C Family Trust LLC, a Florida Limited Liability Company**, whose post office address is: P.O. Box 4368, Ocala, Florida 34478, hereinafter called the Grantee(s):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witneseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.

Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

Parcel ID Number: **16066-002-01**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

ATTACHMENT A

Prepared by:


Janet Diiorio

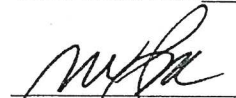
Marion Lake Sumter Title, LLC  
1890 SE 15th Avenue, Suite 102  
Ocala, Florida 34471

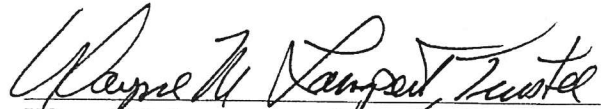
File Number: 2023-747

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness #1 Signature  
Witness Printed Name Brittany Gavaghan

  
Witness #2 Signature  
Witness Printed Name RWFOZH

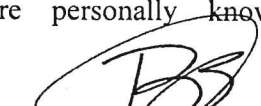
 (Seal)  
Wayne M. Lampert, as Successor Trustee  
under Trust Agreement dated May 1, 1989

State of Florida

County of Marion

The foregoing instrument was acknowledged before me by means of XX physical presence or    online notarization, this 11 day of December, 2023, by Wayne M. Lampert, as Successor Trustee under Trust Agreement dated May 1, 1989, who is/are personally known to me or who has produced DL's as identification.



  
NOTARY PUBLIC  
Printed Name: Brittany Gavaghan  
My Commission Expires: 6/30/2027  
(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
4 C FAMILY TRUST LLC

### Filing Information

**Document Number** L18000085112  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 04/04/2018  
**Effective Date** 04/04/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

4400 SE 73RD ST  
OCALA, FL 34480

Changed: 01/18/2023

### Mailing Address

PO BOX 4368  
OCALA, FL 34478

### Registered Agent Name & Address

CONRAD, THOMAS C  
4400 SE 73RD ST  
OCALA, FL 34480

Address Changed: 01/18/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CONRAD, THOMAS C  
PO BOX 4368  
OCALA, FL 34478

Title MGR

CONRAD, LORI J.

PO BOX 4368  
OCALA, FL 34478

**Annual Reports**

Report Year	Filed Date
2023	01/18/2023
2024	04/30/2024
2025	05/01/2025

**Document Images**

<a href="#">05/01/2025 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2024 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2023 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/05/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/24/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/15/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2018 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



(Above 3" Space for Recorder's Use Only)

**Prepared By and  
Upon Recording Return to:**

The Towers, LLC  
 750 Park of Commerce Drive, Suite 200  
 Boca Raton, Florida 33487  
 Attn: Allison Cannella, Esq.

Site Name: Indian Lake St Forest  
 Site Number: US-FL-6065  
 Commitment #: VB-200460-C

**MEMORANDUM OF OPTION TO LEASE**

This Memorandum of Option to Lease (this "Memorandum") evidences an Option and Lease Agreement (the "Agreement") between **4 C Family Trust LLC ("Landlord")**, whose address is E HWY 326, Ocala, Florida 34476, and **The Towers, LLC, a Delaware limited liability company, known in Florida as The Towers of Florida, LLC ("Tenant")**, whose address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487, dated March 10th, 2025 (the "Effective Date"), for a portion (the "Premises") of the real property (the "Property") described in **Exhibit A** attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "Option"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date and may be renewed by Tenant for an additional two (2) year period.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of ten (10) years with eight (8) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent; and

## ATTACHMENT A




4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES  
BEGIN ON NEXT PAGE

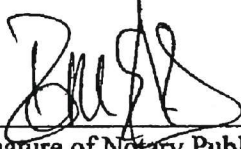


IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

<b>WITNESSES:</b>   Name: <u>Randall E. Alford</u> Address: <u>1811 E St Hwy St Ocala, FL 34481</u>   Name: <u>Tracy Hawn</u> Address: <u>3281 SW 41st Ave, FL</u>	<b>LANDLORD:</b>  <b>4 C Family Trust LLC</b> a Florida limited liability company  By:  Print Name: <u>Thomas C. Conrad</u> Title: <u>MMbr.</u> Date: <u>28 Feb 25</u>
--	--

STATE OF Florida  
COUNTY OF Marion

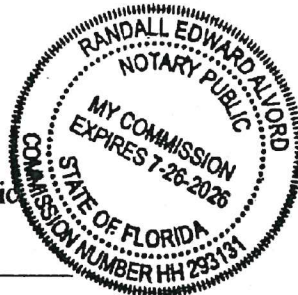
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2025, by Thomas C. Conrad as MMbr. of 4 C Family Trust LLC, a Florida limited liability company.

  
Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification

Type of Identification Produced



(Tenant's Signature Page to Memorandum of Option to Lease)

<p><b>WITNESSES:</b></p> <p>* <u>[Signature]</u>  Name: <u>Edward Davis</u></p> <p>* <u>[Signature]</u>  Name: <u>Christopher Antonio</u></p> <p>* Address:  750 Park of Commerce Drive, Suite 200  Boca Raton, FL 33487</p>	<p><b>TENANT:</b></p> <p><b>The Towers, LLC</b>  a Delaware limited liability company</p> <p>By: <u>[Signature]</u></p> <p>Name: <u>Randy Wilson</u>  Vice President Development</p> <p>Title: _____</p> <p>Date: <u>3/10/25</u></p>
---	--

Leasing Ops <sup>OS</sup> 29

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of MARCH, 2025, by means of ☒ physical presence or ☐ online notarization by Randy Wilson, the VP Dev of The Towers, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]  
Signature of Notary Public

Jeanne M. Bruning  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_





**EXHIBIT A**  
**(TO MEMORANDUM OF OPTION TO LEASE)**

**The Property**  
**(may be updated by Tenant upon receipt of final legal description from title)**

A parcel of land situate in Section 30, Township 14 South, Range 23 East, Marion County, Florida.  
Commence at the NW corner of the SW 1/4 of Section 30, Township 14 South, Range 23 East, Marion County, Florida, thence N. 89°53'10" E. along the North boundary of said SW 1/4 a distance of 30.00 feet to the East right of way line of County Road C-35 (Baseline Road), thence S. 00°06'05" E. along said East right of way line 573.50 feet to the Point of Beginning, thence continue S 00°06'05" E. along said East right of way line 650.00 feet to the Northeasterly right of way line of County Road C-326, thence S 45°15'22" E. along said Northeasterly right of way line 950.00 feet, thence N. 44°44'38" E. 650.00 feet, thence N. 45°15'22" W. 515.95 feet to the Southerly boundary of a Seminole Electric Cooperative, Inc. Power Line Easement, thence N. 19°47'34" W. 525.99 feet, thence S. 89°53'55" W. 588.89 feet to the Point of Beginning.

Parcel ID Number: **16066-002-01**

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

## ATTACHMENT A

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

16066-002-01

Prime Key: 2377160

[MAP IT+](#)

Current as of 9/23/2025

[Property Information](#)

4 C FAMILY TRUST LLC  
PO BOX 4368  
OCALA FL 34478-4368

[Taxes / Assessments:](#)

Map ID: 230

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 56

Acres: 20.00

[Current Value](#)

Land Just Value	\$385,724		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$385,724	Impact	(\$365,997)
Total Assessed Value	\$19,727	Land Class Value	\$19,727
Exemptions	\$0	Total Class Value	\$19,727
Total Taxable	\$19,727	<a href="#">Ex Codes:</a> 08	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$385,724	\$0	\$0	\$385,724	\$19,727	\$0	\$19,727
2023	\$251,559	\$0	\$0	\$251,559	\$90,614	\$0	\$90,614
2022	\$251,559	\$0	\$0	\$251,559	\$82,376	\$0	\$82,376

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8208/1027</a>	12/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$425,000
<a href="#">8151/1603</a>	07/2023	71 DTH CER	0	U	V	\$100
<a href="#">1813/1470</a>	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
<a href="#">1572/1694</a>	04/1989	07 WARRANTY	9 UNVERIFIED	U	V	\$480,000

[Property Description](#)

SEC 30 TWP 14 RGE 23  
COM NW COR SW 1/4 E 30 FT TO E R/W CTY RD C-35 S 573.50 FT  
FOR POB S 650 FT TO NELY R/W CTY RD C-326 S 45-15-22 E  
950 FT N 44-44-38 E 650 FT N 45-15-22 W 515.95 FT TO S R/W  
SEMINOLE ELECTRIC POWERLINE EASEMENT N 19-47-34 W 525.99 FT  
W 588.89 FT TO POB

Parent Parcel: 16066-002-00



**ATTACHMENT A**  
Land Data - Changing Property Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5671		1,340.0	650.0	B2	805,860.00	SF	.4600	1.00	1.00	1.00	4,699	370,696
9110		.0	.0	B2	65,340.00	SF	.4600	1.00	1.00	0.50	15,028	15,028
Neighborhood 9920											Total Land - Class \$19,727	
Mkt: 2 70											Total Land - Just \$385,724	

Miscellaneous Improvements

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

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

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

Cost Summary

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$385,724	5/10/2024				
Total Just Value	\$385,724	.				



# INDIAN LAKE ST FOREST S

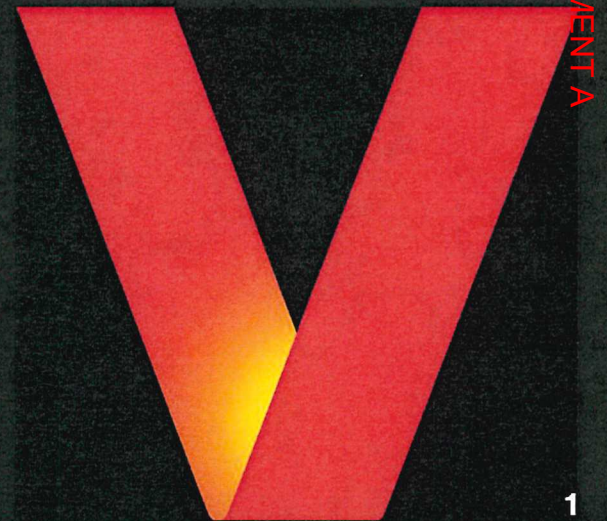
Marion County, FL

A33

Prepared by Verizon Wireless RF Engineering

Amit Raut

September 22, 2025



ATTACHMENT A



## Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

A34 **Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

## Introduction (continued):

**Capacity** is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

**Location, Location, Location.** A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

**Height.** The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area.

# Verizon Wireless First Tier Handoff Sites

FCC Study/ASR#	Tower Owner	Verizon Cell Site Name	Tower Height AGL (ft)	Structure Type	Latitude	Longitude
1239353	SBA	SILVER SPRINGS	250	Guyed Tower	29.263528	-82.0901667
N/A	N/A	SILVER SPRINGS WT	N/A	Water Tank	29.219444	-82.0525
1240649	T-Mobile West	RYAN	143	Tower	29.223106	-82.014908

A36

ATTACHMENT A





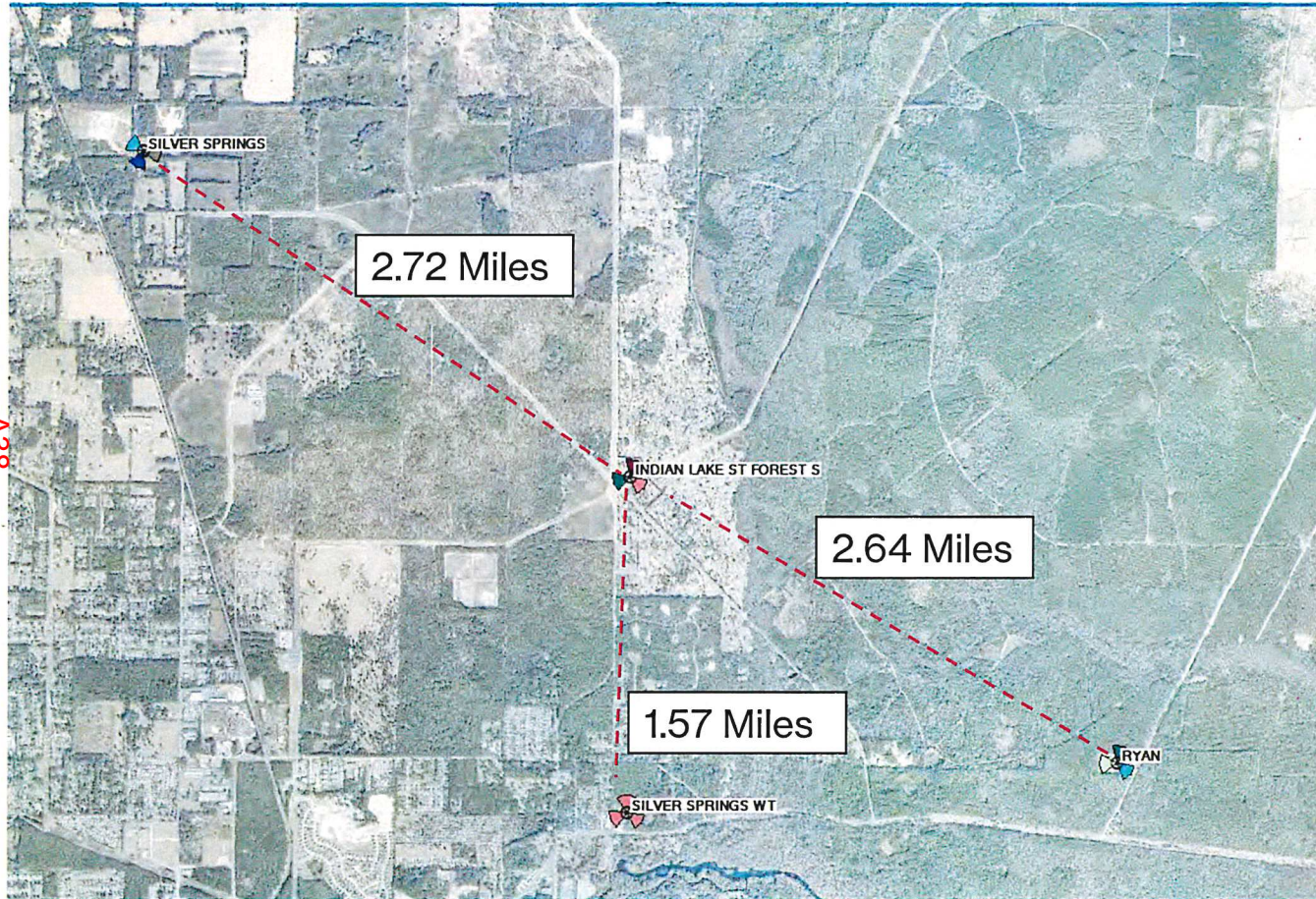
## INDIAN LAKE ST FOREST S

This proposed 180ft monopole tower by Verizon, named INDIAN LAKE ST FOREST S, is essential for providing coverage and capacity to SR 326 and Baseline Rd the surrounding residential areas. It bring significant network improvements to the existing and future residents of this area.

No Colocation opportunity within a mile of the search area

- Technology Type: 4G LTE (Voice/Data) /5G NR (Voice/Data)
- Antenna Required RAD center: 180'
- Structure type: Monopole
- Site Type: Macro
- Latitude: 29.241931
- Longitude: -82.052583

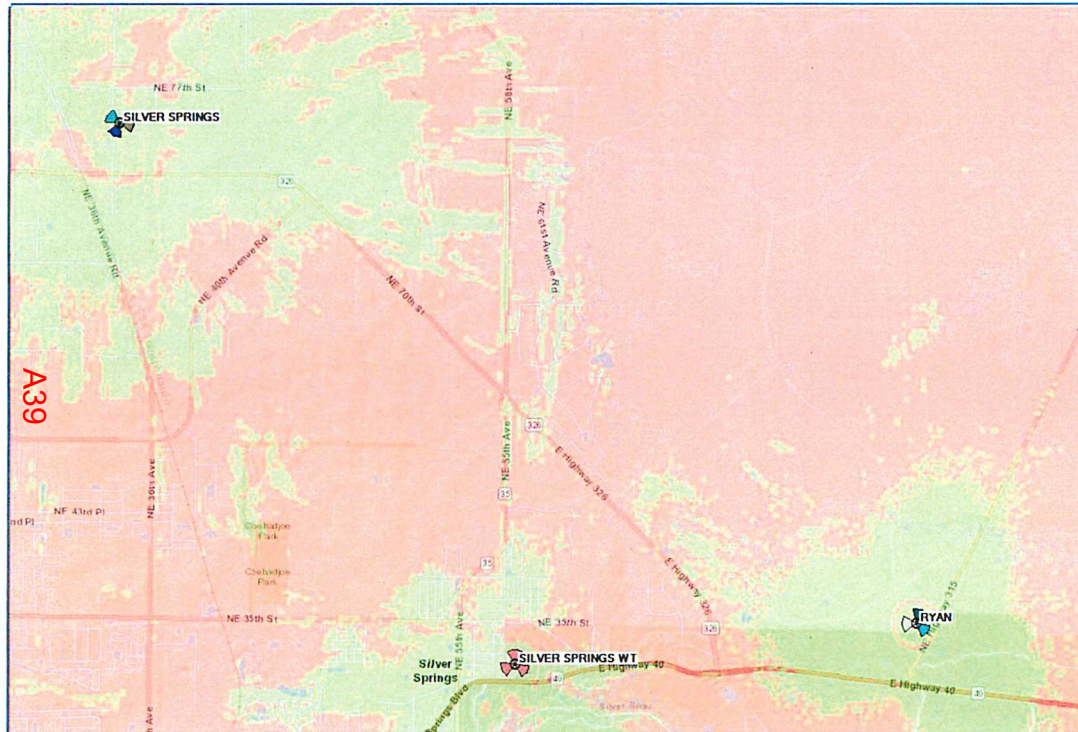
## Verizon Wireless First Tier Handoff Sites



verizon



## Site Coverage Map – Current (2100MHz)



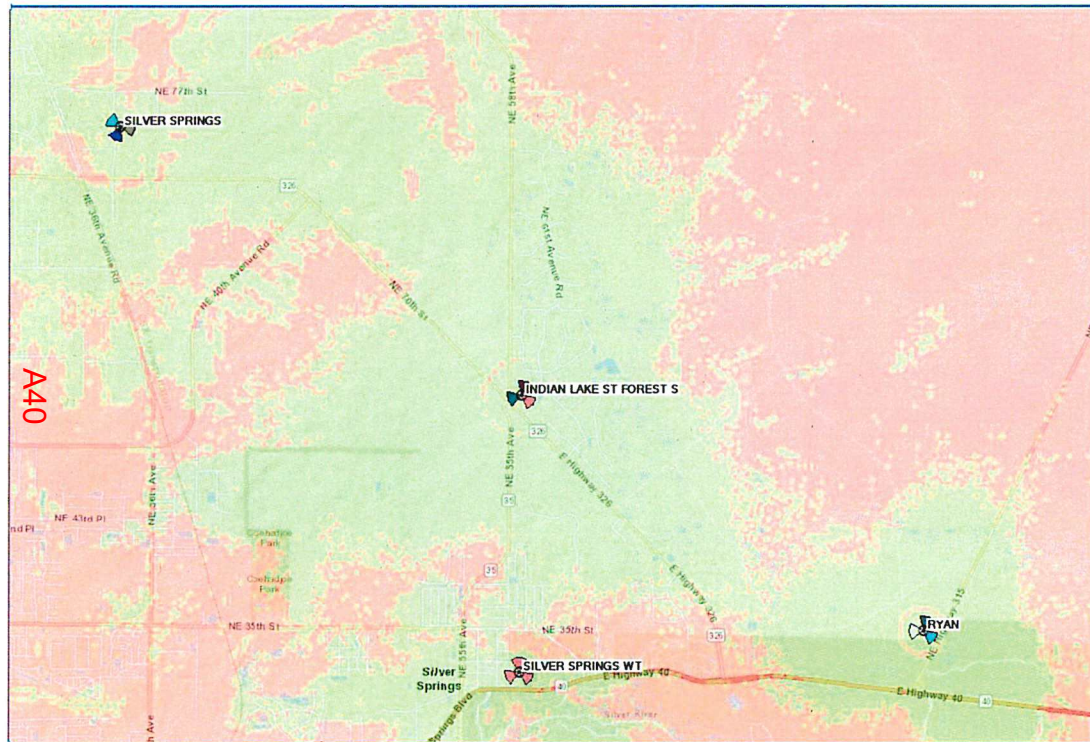
### Coverage Thresholds

- Reliable Service
- Unreliable Service

verizon



### Future Coverage with proposed site Rush Lake(2100MHz)



## Coverage Thresholds

 **Reliable Service**

**Unreliable Service**



ATTACHMENT A

## Links

FCC RF Safety Program:  
<http://www.fcc.gov/oet/rfsafety/>

FDA "Cell phone facts" :  
<https://www.fda.gov/radiation-emitting-products/cell-phones/do-cell-phones-pose-health-hazard>

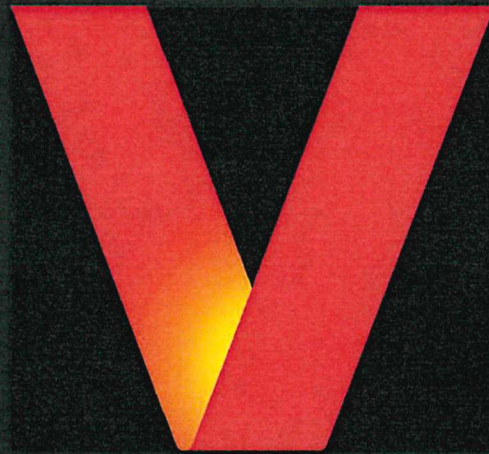
 World Health Organization:  
<http://www.who.int/peh-emf/en/>

verizon

## Compliance

- Verizon complies with all Federal, state, and local requirements.
- Communication sites are operated at a small percentage of FCC emission requirements
- Facilities are inspected by internal and third party entities at regular intervals to insure proper operation and compliance.
- Communication facilities can be found anywhere from hospitals and schools to single family lots.





**Thank You**