

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 26 - 06

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT TO ALLOW A 149 FOOT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE; LOCATED AT 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Diamond Communications, LLC have filed an application to amend the existing Hunter's Ridge North (formerly known as Brentwood Estates) Residential Planned Development (RPD) zoning district; and

WHEREAS, the subject property is located 12760 Fox Ridge Drive, Bonita Springs, Florida, 34135, STRAP number 06-48-26-B3-0010G.10CE; and is described more particularly as:

See Exhibit "A"

WHEREAS, the subject property is part of the overall Hunter's Ridge Residential Planned Development and was part of the original rezoning effort in 1985 to re-designate from the Agricultural (AG-2) district to an RPD (ZAB-85-273); and

WHEREAS, a Public Hearing was advertised and heard on March 17, 2026 by the City of Bonita Springs Planning and Zoning Board ("P&Z"), who gave full consideration to the evidence available and recommended approval (6-0) of the applicant's request and gave full and complete consideration of the record, consisting of the Staff Recommendation, the documents on file with the City and the testimony of all interested parties. The Staff Report prepared by Community Development, and evidence submitted at the P&Z hearing is on file with the City Clerk; and

WHEREAS, the case was presented for First Reading for the City Council at their April 1, 2026, meeting; and

WHEREAS, City Council at their April 15, 2026, meeting considered the record of the Planning and Zoning Board on Case PD25-124697-BOS, and gave full consideration of the Staff Recommendation, the evidence and testimony.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the request to amend (with underlined language below) the existing Residential Planned Development

schedule of uses to allow a 149ft monopole wireless facility and related infrastructure. In so doing the City Council makes the following findings and conclusions, upon an analysis of the application and the standards for approval subject to the following conditions and deviations:

Conditions:

1. The amendment is applicable to STRAP 06-48-26-B3-0010G.10CE only and development of the wireless facility shall be generally consistent with the 41-page site plan provided and labeled as Exhibit "B."
2. Schedule of Uses for ZAB-85-273 is amended as follows:
 - Common Recreational Uses, Private
 - Model Homes
 - Private Sewage Treatment Plant
 - Residential Accessory Uses
 - Residential Development Identification Signs
 - Single Family Homes
 - Wireless Facilities, not to exceed 149 feet in height, limited to one facility and associated infrastructure
3. Any landscaping removed during construction shall be replaced like-for-like. LDC 3 & 4 requirements will be applicable if landscaping is removed and unable to be replaced.
4. Diamond Communications, LLC, its successors, or assigns shall maintain the monopine (monopole designed as pinetree) tower on an as-needed basis (including, but not limited to, the tree branch canopy) to ensure the appearance and condition remains in accordance with the depiction of the monopine tower in Attachment D, Photo Simulations.
5. The Applicant or its agents shall obtain a Limited Development Order (LDO) and building permits, prior to the commencement of construction of the wireless facility.
6. Approval of this zoning action is not intended to circumvent or supersede Florida Statutes or Federal Regulations (such as FAA or FCC requirements) that pertain to wireless facilities.
7. Approval of this zoning action does not guarantee approval of a local development order or building permit.

Exhibits:

- A. Legal Description and Sketch of the Subject Property
- B. Diamond Communications, LLC Site Plan

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 DIAMOND COMMUNICATIONS LLC AND EXCLUSIVELY FOR THE TRANSFERRAL 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 TRANSFERRAL 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 BRx7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. 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. : 12071C0678F DATED: 08/28/2008

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 COMPRISE 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.

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.



CALL BEFORE YOU DIG



VICINITY MAP
NOT TO SCALE

GNSS NOTES

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

POSITIONAL ACCURACY: 0.03 FEET (HORZ) 0.20 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRx7 BASE AND ROVER, MULTI-FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 01/14/2025
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99995268
CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.11593056°
BENCHMARKS USED: DF7050, DP6861, DF9225

ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT, AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.

PARENT PARCEL

OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION

SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135

PARCEL ID: 06-48-26-B3-0010C.10CE

AREA: 2.5538 ACRES± (PER CALCULATION)

REFERENCE: INSTRUMENT 2012000172078



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.

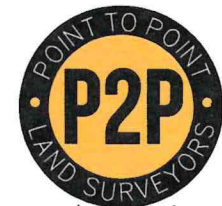
I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

Digitally signed by Glenn Darrell Taylor
Glenn Darrell Taylor Taylor
Date: 2025.10.21 09:49:41 -04'00'

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* 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:



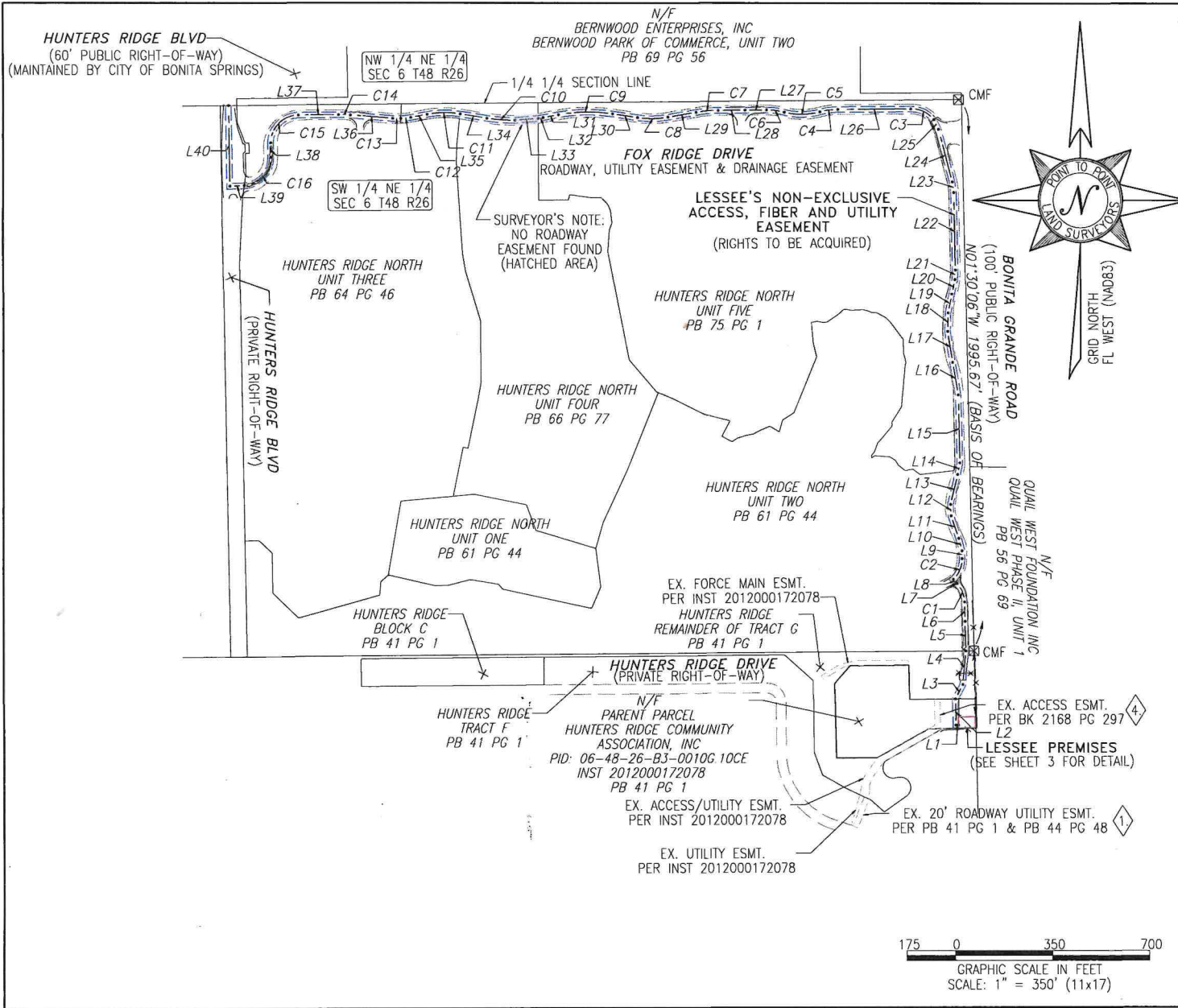
120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY:	SHEET:
1.	03/11/25	TITLE	CHK BY: MK	7 OF 7
2.	10/13/25	TEXT SIZE	APPROVED: D. MILLER	
3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25	
			P2P JOB #:241586FL	

SURVEY NOT VALID WITHOUT ALL SHEETS

E:\Plan\16 Point\Propose\VPF - Current\0624\0624\121865-1-HUNTERS RIDGE\241586FL.dwg



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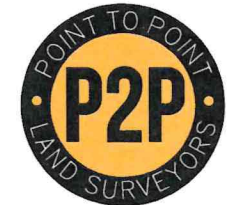
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Glenn Darrell Taylor
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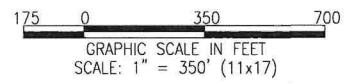


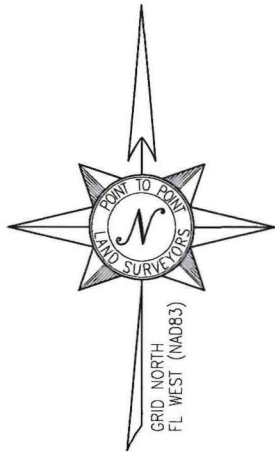
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1.	03/11/25	TITLE	MK	2
2.	10/13/25	TEXT SIZE	JKL	
3.	10/21/25	DIGITAL SIGN		

DATE: 02/05/25
 P2P JOB #:241586FL
 OF 7





LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CRB CAPPED REBAR
- RB REBAR
- OTP OPEN TOP PIPE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- INV INVERT
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- OU OVERHEAD UTILITY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- TR TRANSFORMER
- CLF CHAIN LINK FENCE
- BWF BARBED WIRE FENCE
- WV WATER VALVE
- WM WATER METER
- CO SEWER CLEAN-OUT
- GV GAS VALVE
- HH HANDHOLE
- CP CONCRETE PAD
- BFO BURIED FIBER OPTIC
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- FIRE HYDRANT
- CONCRETE MONUMENT FOUND
- TELCO PEDESTAL
- UTILITY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- BENCHMARK

SITE INFORMATION

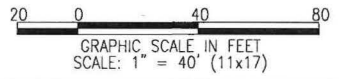
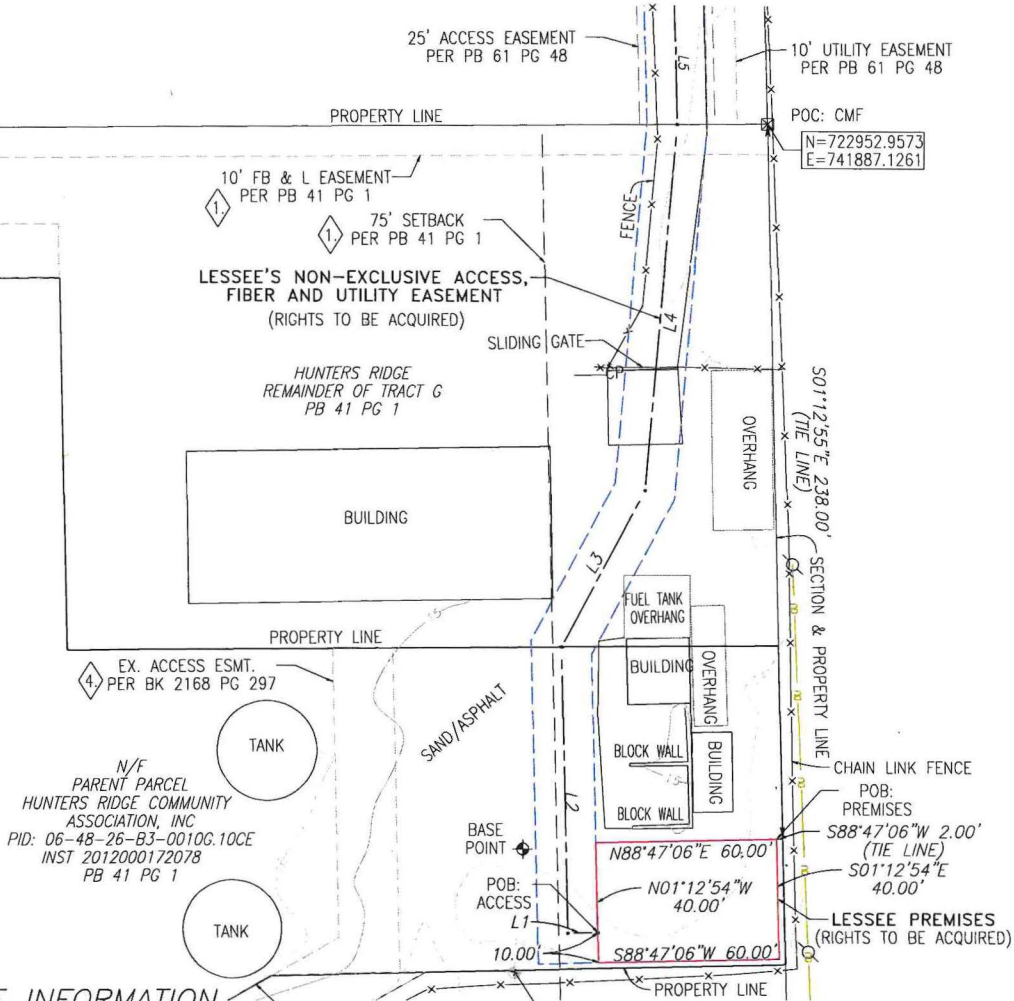
LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES) - EX. ACCESS/UTILITY ESMT. PER INST 2012000172078

AT CENTER LESSEE PREMISES:
 LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
 LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
 ELEVATION = 14.1' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)

N/F PARENT PARCEL
 HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
 PID: 06-48-26-B3-0010G.10CE
 INST 2012000172078
 PB 41 PG 1



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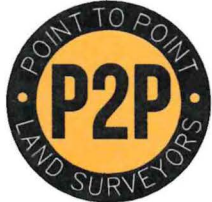
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Digitally signed by Glenn Darrell Taylor
 Date: 2025.10.21 09:52:14 -04'00'

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE,
 SPRINGFIELD, NJ 07081

HUNTERS RIDGE
 SITE NO. FL391
 SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
 LEE COUNTY, FLORIDA

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1.	03/11/25	TITLE	MK	3
2.	10/13/25	TEXT SIZE	JKL	
3.	10/21/25	DIGITAL SIGN	D. MILLER	

DATE: 02/05/25
 P2P JOB #: 241586FL
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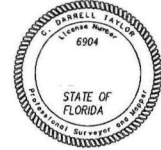
SURVEY NOT VALID WITHOUT ALL SHEETS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°47'06"W	10.00'
L2	N01°12'54"W	95.30'
L3	N27°58'28"E	59.22'
L4	N04°57'07"E	122.13'
L5	N01°12'52"W	106.87'
L6	N01°12'52"W	70.58'
L7	N42°36'16"W	3.53'
L8	N42°36'14"W	17.50'
L9	N01°12'52"W	28.29'
L10	N14°04'36"W	46.26'
L11	N18°39'51"W	85.93'
L12	N02°49'19"W	41.32'
L13	N13°37'17"E	111.15'
L14	N10°42'09"E	42.42'
L15	N01°12'51"W	247.15'
L16	N09°47'48"W	119.81'
L17	N09°09'01"W	113.95'
L18	N01°55'55"E	66.68'
L19	N10°47'41"E	68.80'
L20	N12°40'57"E	54.15'
L21	N03°10'24"E	34.44'
L22	N01°12'51"W	280.36'
L23	N07°53'25"W	37.81'
L24	N14°33'58"W	197.43'
L25	N25°43'49"W	38.34'
L26	S89°28'44"W	263.61'
L27	S89°28'44"W	77.57'
L28	S89°28'44"W	97.35'
L29	S80°16'31"W	102.70'
L30	N81°39'26"W	91.29'
L31	S79°35'15"W	56.11'
L32	S80°27'22"W	18.20'
L33	S85°19'09"W	83.76'
L34	N80°55'44"W	97.21'
L35	S79°25'33"W	59.98'
L36	N85°34'58"W	153.42'
L37	S89°28'44"W	144.72'
L38	S00°31'16"E	52.79'
L39	S87°45'53"W	51.81'
L40	N00°58'54"W	290.48'

CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	72.24'	100.00'	N21°54'33"W	70.68'
C2	84.84'	100.00'	N23°05'27"E	82.32'
C3	96.04'	98.34'	N64°56'55"W	92.27'
C4	65.14'	250.00'	S82°00'51"W	64.96'
C5	130.28'	250.00'	S89°28'44"W	128.81'
C6	65.14'	250.00'	N83°03'22"W	64.96'
C7	80.32'	500.00'	S84°52'38"W	80.23'
C8	110.37'	350.00'	S89°18'32"W	109.91'
C9	196.41'	600.00'	S88°57'54"W	195.53'
C10	102.01'	600.00'	N85°47'59"W	101.89'
C11	120.01'	350.00'	S89°14'54"W	119.42'
C12	36.45'	249.97'	S83°36'11"W	36.42'
C13	28.96'	250.00'	N88°54'04"W	28.94'
C14	43.09'	500.00'	N88°03'07"W	43.08'
C15	157.08'	100.00'	S44°28'44"W	141.42'
C16	154.03'	100.00'	S43°36'27"W	139.25'



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Digitally signed by Glenn Darrell Taylor
Glenn Darrell Taylor Taylor
 Date: 2025.10.21 09:52:59 -04'00'

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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NO.	DATE	REVISION	DRAWN BY:	SHEET:
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2.	10/13/25	TEXT SIZE	JKL	
3.	10/21/25	DIGITAL SIGN		

DATE: 02/05/25
 P2P JOB #: 241586FL
 OF 7

SURVEY NOT VALID WITHOUT ALL SHEETS

L:\Work\16 Point\Diamond\SP - Center\2024\241586FL-11011016 - 1025\241586FL.P2P

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REPORT DATE OF 06/03/1985 THROUGH 02/18/2025, BEING REPORT NO. 01-25007574-01S, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

(1) PLAT OF HUNTERS RIDGE, AS RECORDED ON 06/14/1986 IN PLAT BOOK 41, PAGE 1 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND ACCESS EASEMENT AND THE APPLICABLE ITEMS ARE SHOWN HEREON.]

(2) MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 07/10/1988 AS BOOK 2003, PAGE 4209 OF LEE COUNTY RECORDS.

NOTE: ASSIGNMENT AND ACCEPTANCE OF RIGHTS AND DUTIES AS THE SUCCESSOR DECLARANT UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 05/31/1991, AS BOOK 2224, PAGE 3605 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF TITLE, RECORDED 07/31/1991, AS BOOK 2237, PAGE 1589 OF LEE COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/05/1991, AS BOOK 2262, PAGE 2992 OF LEE COUNTY RECORDS.

NOTE: THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 04/07/1998, AS BOOK 2943, PAGE 2284 OF LEE COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/14/2001, AS BOOK 3540, PAGE 2998 OF LEE COUNTY RECORDS.

NOTE: AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 12/08/2006, AS INSTRUMENT NO. 2006000458313 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 05/07/2013, AS INSTRUMENT NO. 2013000105872 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT, RECORDED 02/06/2014, AS INSTRUMENT NO. 2014000025814 OF LEE COUNTY RECORDS.

NOTE: NOTICE OF PRESERVATION OF USE RESTRICTIONS FOR HUNTERS RIDGE, RECORDED 04/26/2018, AS INSTRUMENT NO. 2018000100253 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

(3) BY-LAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, RECORDED 07/18/1988 AS BOOK 203, PAGE 4245 OF LEE COUNTY RECORDS.

NOTE: CERTIFICATE OF AMENDMENT TO BYLAWS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., RECORDED 02/21/2007, AS INSTRUMENT NO. 2007000058310 OF LEE COUNTY RECORDS.

[THIS ITEM IS NOT A SURVEY RELATED ITEM.]

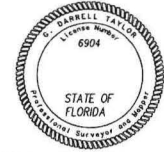
(4) A NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF BEAU KASTLE DEVELOPERS, INC., A FLORIDA CORPORATION, RECORDED 08/10/1990, AS BOOK 2168, PAGE 297 OF LEE COUNTY RECORDS.

[APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA AND ACCESS EASEMENT. THIS ITEM IS PLOTTED HEREON.]

(5) GRANT OF EASEMENT IN FAVOR OF COMCAST OF COLORADO/FLORIDA/MICHIGAN/NEW MEXICO/PENNSYLVANIA/WASHINGTON, LLC, RECORDED 02/22/2016, AS INSTRUMENT NO. 2016000036132 OF LEE COUNTY RECORDS.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IS NOT PLOTTED HEREON BECAUSE IT IS BLANKET IN NATURE.]

* SURVEYOR'S NOTE: EXCEPTION 3 CONTAINS A SCRIVENER'S ERROR AND THE EXCEPTION DOCUMENT SHOULD BE LISTED AS "BOOK 2003, PAGE 4245"



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.

Digitally signed by Glenn Darrell Taylor
Date: 2025.10.21 09:53:36 -04'00'

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* 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:



120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY:	CHECKED BY:	SHEET:
1.	03/11/25	TITLE	MK	JKL	5
2.	10/13/25	TEXT SIZE		D. MILLER	
3.	10/21/25	DIGITAL SIGN		DATE: 02/05/25	
			P2P JOB #: 241586FL		OF 7

SURVEY NOT VALID WITHOUT ALL SHEETS

P2P Point to Point Land Surveyors, LLC, 120 Mountain Ave, Springfield, NJ 07081, (678) 565-4440

LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT 800 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 106.87 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.68 FEET TO A POINT; THENCE, NORTH 42°36'16" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE; THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 85.93 FEET TO A POINT; THENCE, NORTH 02°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT; THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°56'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°18'32" WEST, 109.91 FEET TO A POINT; THENCE, NORTH 81°39'26" WEST, 91.29 FEET TO A POINT; THENCE, 196.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 56.11 FEET TO A POINT; THENCE, SOUTH 80°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'09" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 80°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 89°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°54'04" WEST, 28.94 FEET TO A POINT; THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 88°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'16" EAST, 52.79 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD, THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERN LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.



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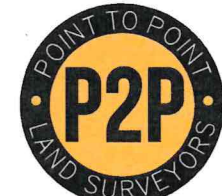
Digitally signed by Glenn Darrell Taylor

Glenn Darrell Taylor
Date: 2025.10.21 09:54:22 -04'00'

G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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PEACHTREE CITY, GA 30269
(DIRECT) 678.565.4440 (FAX) 678.565.4497 (W) P2PLS.COM

SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE,
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

NO.	DATE	REVISION	DRAWN BY:	SHEET:
1.	03/11/25	TITLE	MK	6
2.	10/13/25	TEXT SIZE	JKL	
3.	10/21/25	DIGITAL SIGN	DATE: 02/05/25	
			P2P JOB #:241586FL	OF 7

SURVEY NOT VALID WITHOUT ALL SHEETS

C:\Users\G\OneDrive\Documents\2025\10\21\2025-10-21\HUNTERS RIDGE SITE NO. FL391.dwg

PARENT PARCEL

PER REPORT NO. G1-25007574-015

SITUATED IN THE COUNTY OF LEE AND THE STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "G" OF HUNTERS RIDGE, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 41 AT PAGES 1 THROUGH 13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 00°39'06" E. ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 173.73 FEET TO THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE S. 00°39'06" E. FOR A DISTANCE OF 106.27 FEET TO THE NORTHEAST CORNER OF TRACT "F" IN SAID HUNTERS RIDGE SUBDIVISION; THENCE RUN S. 89°20'54" W. ALONG THE NORTH LINE OF SAID TRACT "F" FOR A DISTANCE OF 170.83 FEET; THENCE RUN S. 61°01'48" W. FOR A DISTANCE OF 212.01 FEET; THENCE RUN N. 89°49'42" W. FOR A DISTANCE OF 148.28 FEET; THENCE RUN N. 00°39'06" W. FOR A DISTANCE OF 271.91 FEET; THENCE RUN N. 41°24'24" E. FOR A DISTANCE OF 84.81 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 212.68 FEET; THENCE RUN S. 00°39'06" E. FOR A DISTANCE OF 123.72 FEET; THENCE RUN S. 89°49'42" E. FOR A DISTANCE OF 236.29 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 06-48-26-B3-0010G.10CE

DERIVATION CLAUSE

BEING PORTION OF THE SAME PROPERTY CONVEYED TO HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, GRANTEE, FROM HUNTERS RIDGE UTILITY CO. OF LEE COUNTY, INC., A FLORIDA CORPORATION, GRANTOR RECORDED 08/06/2012, AS INSTRUMENT NO: 2012000172078 OF LEE COUNTY RECORDS.

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC, AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS,



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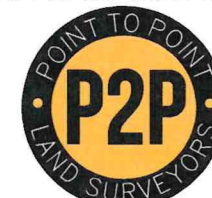
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1.	03/11/25	TITLE	MK	JKL	02/05/25	7
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3.	10/21/25	DIGITAL SIGN				

P2P JOB #:241586FL OF 7

SURVEY NOT VALID WITHOUT ALL SHEETS

\\Point To Point\Projects\VP\Current_jobs\2024\241586FL-HUNTERS RIDGE\VP1586FL.P2P

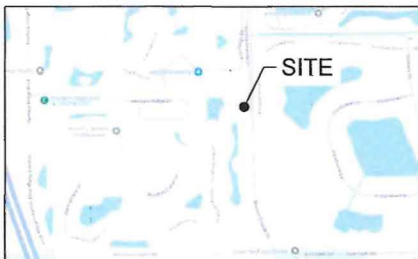
FLORIDA BUILDING CODE: FBC 2023, 8TH EDITION
 ELECTRIC CODE: 2020 FEC
 STRUCTURE CODE: TIA/EIA-222-H
 2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
 TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL TYPICALLY GENERATE NO MORE THAN ONE TRIP PER CARRIER PER MONTH
 RISK CATEGORY I: 150 MPH
 RISK CATEGORY II: 160 MPH
 RISK CATEGORY III: 175 MPH
 RISK CATEGORY IV: 180 MPH
 MRI 10 YEAR: 82 MPH
 MRI 25 YEAR: 100 MPH
 MRI 50 YEAR: 112 MPH
 MRI 100 YEAR: 124 MPH

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

SOUTH DISTRICT POLICE DEPARTMENT
 8350 HOSPITAL DR
 BONITA SPRINGS, FL 34135
 PHONE: (239) 477-1840
 ATTN.: CUSTOMER SERVICE

BONITA SPRINGS FIRE DEPARTMENT STATION 23
 25001 S TAMiami TRL
 BONITA SPRINGS, FL 34135
 PHONE: (239) 949-6200
 ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS



Diamond
 Communications LLC

T Mobile

HUNTERS RIDGE-FL391

SITE ADDRESS (E-911 TBD)

12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY
 LATITUDE: 26° 19' 18.03" N
 LONGITUDE: 81° 44' 18.17" W
 TAX/PIN #: 06-48-26-B3-0010G.10CE
 ZONING: N/A
 DIAMOND SITE #: FL391

JURISDICTION:
 LEE COUNTY

STATE:
 FLORIDA

TOWER TYPE:
 MONOPINE

TOWER HEIGHT:
 145' (149' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
 1 PROPOSED, 3 FUTURE

USE:
 PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
 SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12071C0678F DATED 08/28/2008 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
 DIAMOND COMMUNICATIONS
 120 MOUNTAIN AVENUE
 SPRINGFIELD, NJ 07081
 PHONE: (973) 544-6834
 ATTN: RICHARD HUBER

POWER COMPANY
 LEE COUNTY ELECTRIC COOP
 PHONE: 800-599-2356
 ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
 HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 PHONE: N/A
 ATTN.: N/A

CONSULTANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GEORGIA 30009
 PHONE: (770) 545-6105
 ATTN.: CHRISTOPHER STRANGE

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
--	PUD CONDITIONS
P1	PUD PLAN (MASTER CONCEPT PLAN)
P2	PUD PLAN (INDIGENOUS NATIVE VEGETATION)
C0	ZONING MAP
C0.1	ZONING MAP
C1	OVERALL PARCEL PLAN
C1.1	OVERALL SITE PLAN
C2	SITE PLAN
C2.0	EQUIPMENT PLAN
C2.1	CONCRETE FOUNDATION DETAILS
C3	FENCE, GATE, AND COMPOUND DETAILS
C3.1	ICE BRIDGE DETAILS
C4	GRADING AND EROSION CONTROL PLAN
C5	GRADING AND EROSION CONTROL DETAILS
C6	ACCESS ROAD DETAILS
C7	SITE SIGNAGE DETAILS
C8	ANTENNA AND TOWER ELEVATION DETAILS
L1	LANDSCAPING & BUFFER PLAN
L2	LANDSCAPING & BUFFER PLAN
E1	ELECTRICAL NOTES
E2	OVERALL UTILITY SERVICE ROUTING PLAN
E2.1	UTILITY SERVICE ROUTING PLAN
E3	METER RACK DETAILS - FRONT
E3.1	METER RACK DETAILS - REAR
E4	ELECTRICAL SINGLE LINE DIAGRAM
E4.1	PANEL SCHEDULE
E5	ELECTRICAL DETAILS
E6	GROUNDING NOTES
E7	GROUNDING PLAN
E8	GROUNDING SINGLE LINE DIAGRAM
E9	GROUNDING DETAILS
E10	GROUNDING DETAILS

SHEET INDEX

LEE COUNTY ZONING DEPARTMENT
 1500 MONROE ST
 FORT MYERS, FL 33901
 PHONE: (239) 533-8329
 ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
 HUNTERS RIDGE-FL391
SITE #: FL391
 12760 FOX RIDGE DRIVE
 BONITA SPRINGS, FL 34135
 LEE COUNTY

PLANS PREPARED BY:

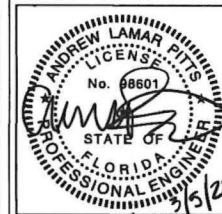
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM

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REV. DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
8			
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1	02/25/24	CONSTRUCTION	ALP
0	02/14/25	CONSTRUCTION	ALP

LICENSER:



KHA PROJECT NUMBER:

013541047

DRAWN BY: CHECKED BY:

WTB DMF

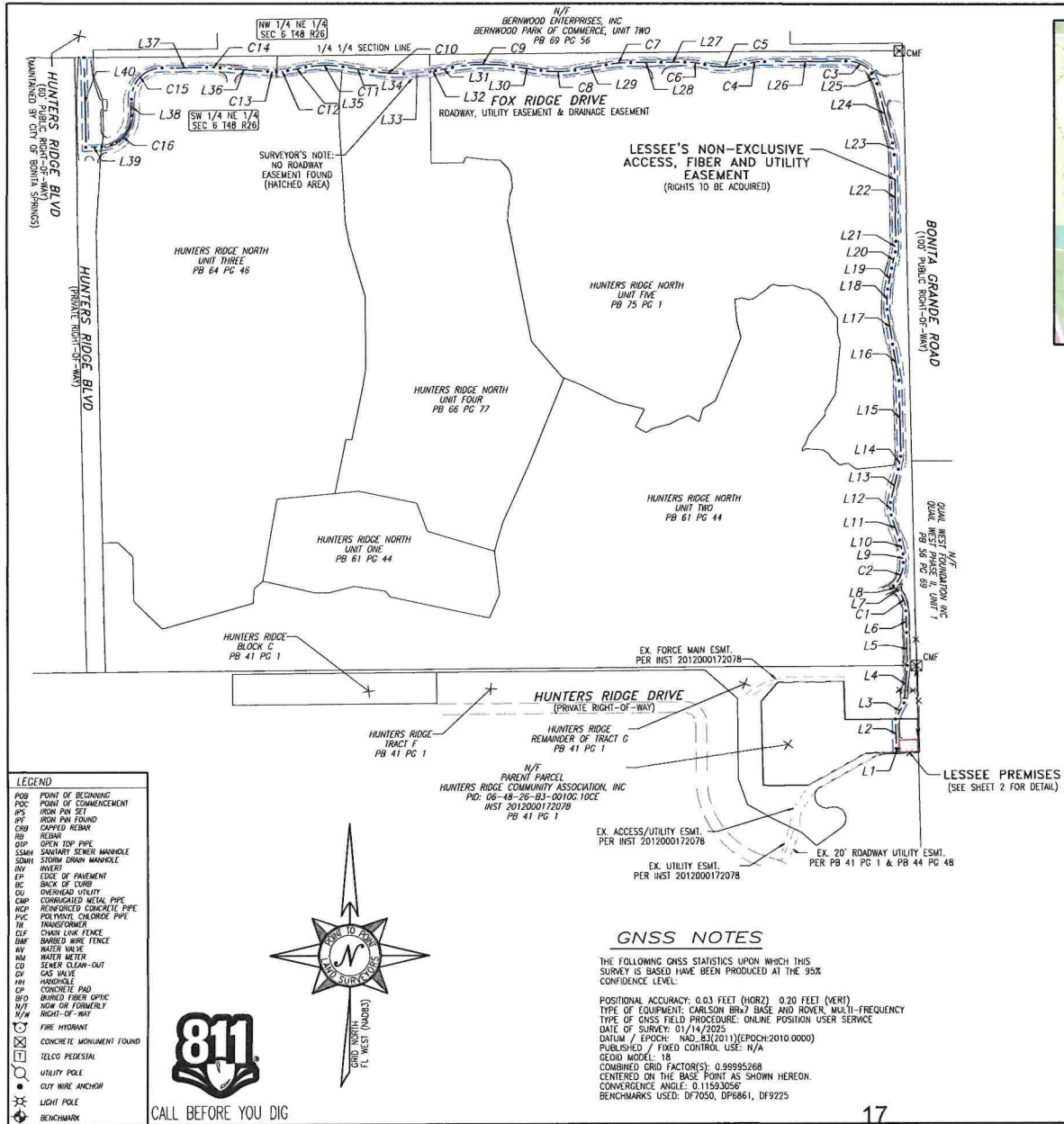
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COVER SHEET

SHEET NUMBER:

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K:\ATL\Wireless\Unmanned Communications\Hunters Ridge - FL391\CAD\CAD\DiamondComm-01.dwg 03/05/25 2:32 PM by: brion.ahb



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 DIAMOND COMMUNICATIONS 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.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BR7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 01/14/2025]. 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. : 12071C0678F DATED: 08/28/2008

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 GUARANTEE THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE 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.

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ROADWAY NOTE

FOX RIDGE DRIVE IS A PRIVATE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT AS PLATTED ON PLAT BOOK 75 PG 1, PLAT BOOK 66 PG 77, PLAT BOOK 61 PG 47, PLAT BOOK 64 PG 49 AND PLAT BOOK 41 PG 1.



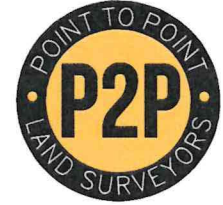
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G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER #LS6904

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



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100 Governors Trace, Ste. 103
Peachtree City, GA 30289
direct) 678.565.4440 (fax) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:

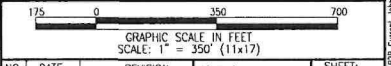


120 MOUNTAIN AVE.
SPRINGFIELD, NJ 07081

HUNTERS RIDGE SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

PARENT PARCEL

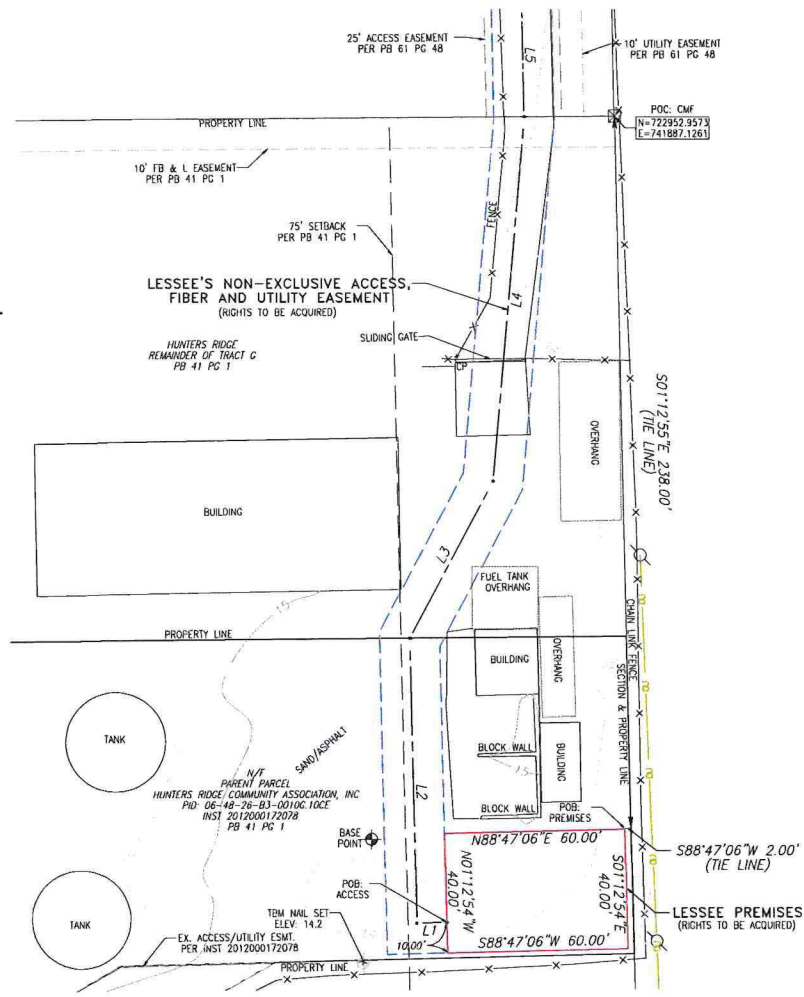
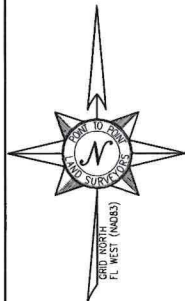
OWNER: HUNTERS RIDGE COMMUNITY ASSOCIATION, INC
SITE ADDRESS: 12760 FOX RIDGE DRIVE, BONITA SPRINGS, FL 34135
PARCEL ID: 06-48-26-B3-0010C.10CE
AREA: 2.5538 ACRES
REFERENCE: INSTRUMENT 2012000172078



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	1
			APPROVED: D. MILLER	OF 3
			DATE: 02/05/25	
			P2P JOB #: 241586FL	

SURVEY NOT VALID WITHOUT ALL SHEETS





CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	72.24	100.00'	N21°54'33\"	70.68'
C2	84.84	100.00'	N23°05'27\"	82.32'
C3	96.04	98.34'	N64°56'55\"	92.27'
C4	65.14	250.00'	S82°00'51\"	64.96'
C5	130.28	250.00'	S89°28'44\"	128.81'
C6	65.14'	250.00'	N83°03'22\"	64.96'
C7	80.32	500.00'	S84°52'38\"	80.23'
C8	110.37	350.00'	S89°18'32\"	109.91'
C9	196.41	600.00'	S88°57'54\"	195.53'
C10	102.01	600.00'	N85°47'59\"	101.89'
C11	120.01	350.00'	S89°14'54\"	119.42'
C12	36.45	249.97'	S83°36'11\"	36.42'
C13	28.96	250.00'	N88°54'04\"	28.94'
C14	43.99	500.00'	N88°03'07\"	43.08'
C15	157.08	100.00'	S44°28'44\"	141.42'
C16	154.03	100.00'	S43°36'27\"	139.25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°47'06\"	10.00'
L2	N01°12'54\"	95.30'
L3	N27°58'28\"	59.22'
L4	N04°57'07\"	122.13'
L5	N01°12'52\"	106.87'
L6	N01°12'52\"	70.58'
L7	N42°36'16\"	3.53'
L8	N42°36'14\"	17.50'
L9	N01°12'52\"	28.29'
L10	N14°04'36\"	48.28'
L11	N18°39'51\"	85.93'
L12	N02°49'19\"	41.32'
L13	N13°37'17\"	111.15'
L14	N10°42'09\"	42.42'
L15	N01°12'51\"	247.15'
L16	N08°47'48\"	119.81'
L17	N08°09'01\"	113.95'
L18	N01°55'55\"	66.68'
L19	N10°47'11\"	68.80'
L20	N12°40'57\"	54.15'
L21	N03°10'24\"	34.44'
L22	N01°12'51\"	280.36'
L23	N07°53'25\"	37.81'
L24	N14°33'58\"	197.43'
L25	N25°43'49\"	38.34'
L26	S89°28'44\"	263.61'
L27	S89°28'44\"	77.57'
L28	S89°28'44\"	97.35'
L29	S80°18'31\"	102.70'
L30	N81°39'26\"	91.29'
L31	S79°35'15\"	56.11'
L32	S80°27'22\"	18.20'
L33	S85°19'09\"	83.76'
L34	N80°55'44\"	97.21'
L35	S78°25'33\"	59.98'
L36	N85°34'58\"	153.42'
L37	S89°28'44\"	144.72'
L38	S00°31'16\"	52.79'
L39	S87°45'37\"	51.81'
L40	N00°58'54\"	290.48'

- LEGEND**
- POB POINT OF BEGINNING
 - PCO POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IRP IRON PIN FOUND
 - CIB CAPPED IRON BAR
 - IRB IRON BAR
 - OIP OPEN TOP PIPE
 - SSM SANITARY SEWER MANHOLE
 - SDM STORM DRAIN MANHOLE
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - CMF CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - TR TRASH DRAINER
 - CLF CHAIN LINK FENCE
 - BWF BARBED WIRE FENCE
 - WV WATER VALVE
 - WM WATER METER
 - WC WATER CLEAN-OUT
 - GV GAS VALVE
 - HM HANDLE
 - CP CONCRETE PAD
 - BFD BURIED FIBER OPTIC
 - NW NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - FI FIRE HYDRANT
 - CM CONCRETE MONUMENT FOUND
 - TELECO TELECO PEDESTAL
 - UP UTILITY POLE
 - CA CURY WIRE ANCHOR
 - LP LIGHT POLE
 - BM BENCHMARK



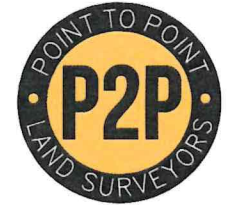
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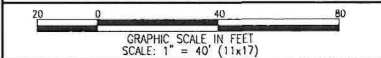


120 MOUNTAIN AVE.
 SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
 SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
 LEE COUNTY, FLORIDA

SITE INFORMATION

LESSEE PREMISES = 2,400 SQUARE FEET (0.0551 ACRES)
 AT CENTER LESSEE PREMISES:
 LATITUDE: 26°19'18.03" (NAD 83) (26.321675°)
 LONGITUDE: -81°44'18.17" (NAD 83) (-81.738381°)
 ELEVATION = 14.1' A.M.S.L.
 VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
 HORIZONTAL DATUM: NAD83
 BEARINGS ARE BASED ON FLORIDA GRID NORTH (WEST ZONE)



NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	2
			APPROVED: D. MILLER	
			DATE: 02/05/25	
			P2P JOB #: 241586FL	OF 3

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., AS RECORDED IN INSTRUMENT 2012000172078, LEE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING, THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 40.00 FEET TO A POINT; THENCE, NORTH 88°47'06" EAST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.

SAID TRACT CONTAINS 0.0551 ACRES (2,400 SQUARE FEET), MORE OR LESS.

LESSEE'S NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT

TOGETHER WITH A NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT, MEASURING 10 FEET EACH SIDE OF CENTERLINE, LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF TRACT G OF PLAT BOOK 41 PAGE 1, SAID MONUMENT HAVING A FLORIDA GRID NORTH, NAD 83, WEST ZONE VALUE N: 722952.9573 E: 741887.1261; THENCE RUNNING ALONG THE EAST LINE OF THE TRACT, SOUTH 01°12'55" EAST, 238.00 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE AND RUNNING ALONG A TIE LINE, SOUTH 88°47'06" WEST, 2.00 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 01°12'54" EAST, 40.00 FEET TO A POINT; THENCE, SOUTH 88°47'06" WEST, 60.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 10.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID LESSEE PREMISES, SOUTH 88°47'06" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 01°12'54" WEST, 95.30 FEET TO A POINT ON THE PROPERTY LINE SHARED BY HUNTERS RIDGE COMMUNITY ASSOCIATION, INC., AS RECORDED IN INSTRUMENT 2012000172078, AND HUNTERS RIDGE REMAINDER OF TRACT G, AS RECORDED IN PLAT BOOK 41 PAGE 1; THENCE, NORTH 27°58'28" EAST, 59.22 FEET TO A POINT; THENCE, NORTH 04°57'07" EAST, 122.13 FEET TO A POINT ON THE PROPERTY LINE SHARED BY SAID HUNTERS RIDGE REMAINDER OF TRACT G AND HUNTERS RIDGE NORTH UNIT TWO, AS RECORDED IN PLAT BOOK 61 PAGE 44; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 70.58 FEET TO A POINT; THENCE, 72.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 21°54'33" WEST, 70.58 FEET TO A POINT; THENCE, NORTH 42°36'14" WEST, 3.53 FEET TO A POINT ON THE EASTERLY LINE OF THE FOX RIDGE DRIVE ROADWAY, UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE, NORTH 42°36'14" WEST, 17.50 FEET TO A POINT ON THE CENTERLINE OF FOX RIDGE DRIVE;

THENCE RUNNING ALONG SAID CENTERLINE OF FOX RIDGE DRIVE, 84.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 23°05'27" EAST, 82.32 FEET TO A POINT; THENCE, NORTH 01°12'52" WEST, 28.29 FEET TO A POINT; THENCE, NORTH 14°04'36" WEST, 46.26 FEET TO A POINT; THENCE, NORTH 18°39'51" WEST, 65.93 FEET TO A POINT; THENCE, NORTH 07°49'19" WEST, 41.32 FEET TO A POINT; THENCE, NORTH 13°37'17" EAST, 111.15 FEET TO A POINT; THENCE, NORTH 10°42'09" EAST, 42.42 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 247.15 FEET TO A POINT; THENCE, NORTH 09°47'48" WEST, 119.81 FEET TO A POINT; THENCE, NORTH 09°09'01" WEST, 113.95 FEET TO A POINT; THENCE, NORTH 01°55'55" EAST, 66.68 FEET TO A POINT; THENCE, NORTH 10°47'41" EAST, 68.80 FEET TO A POINT; THENCE, NORTH 12°40'57" EAST, 54.15 FEET TO A POINT; THENCE, NORTH 03°10'24" EAST, 34.44 FEET TO A POINT; THENCE, NORTH 01°12'51" WEST, 280.36 FEET TO A POINT; THENCE, NORTH 07°53'25" WEST, 37.81 FEET TO A POINT; THENCE, NORTH 14°33'58" WEST, 197.43 FEET TO A POINT;

THENCE, NORTH 25°43'49" WEST, 38.34 FEET TO A POINT; THENCE, 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 64°58'55" WEST, 92.27 FEET TO A POINT; THENCE, SOUTH 85°28'44" WEST, 263.61 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 82°00'51" WEST, 64.96 FEET TO A POINT; THENCE, 130.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 85°28'44" WEST, 128.81 FEET TO A POINT; THENCE, 65.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 83°03'22" WEST, 64.96 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 77.57 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 97.35 FEET TO A POINT; THENCE, 80.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 84°52'38" WEST, 80.23 FEET TO A POINT; THENCE, SOUTH 80°16'31" WEST, 102.70 FEET TO A POINT; THENCE, 110.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 85°18'32" WEST, 109.91 FEET TO A POINT;

THENCE, NORTH 81°39'26" WEST, 91.29 FEET TO A POINT; THENCE, 186.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 88°57'54" WEST, 195.53 FEET TO A POINT; THENCE, SOUTH 79°35'15" WEST, 26.11 FEET TO A POINT; THENCE, SOUTH 82°27'22" WEST, 18.20 FEET TO A POINT; THENCE, SOUTH 85°19'05" WEST, 83.76 FEET TO A POINT; THENCE, 102.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°47'59" WEST, 101.89 FEET TO A POINT; THENCE, NORTH 60°55'44" WEST, 97.21 FEET TO A POINT; THENCE, 120.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 85°14'54" WEST, 119.42 FEET TO A POINT; THENCE, SOUTH 79°25'33" WEST, 59.98 FEET TO A POINT; THENCE, 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.97 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 83°36'11" WEST, 36.42 FEET TO A POINT; THENCE, 28.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 85°54'04" WEST, 28.94 FEET TO A POINT;

THENCE, NORTH 85°34'58" WEST, 153.42 FEET TO A POINT; THENCE, 43.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 80°03'07" WEST, 43.08 FEET TO A POINT; THENCE, SOUTH 89°28'44" WEST, 144.72 FEET TO A POINT; THENCE, 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 44°28'44" WEST, 141.42 FEET TO A POINT; THENCE, SOUTH 00°31'15" EAST, 52.75 FEET TO A POINT; THENCE, 154.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 43°36'27" WEST, 139.25 FEET TO A POINT ON THE EASTERLY PRIVATE RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD; THENCE, SOUTH 87°45'53" WEST, 51.81 FEET TO A POINT; THENCE, NORTH 00°58'54" WEST, 290.48 FEET TO THE ENDING AT A POINT ON THE NORTHERLY LINE OF SAID PRIVATE RIGHT-OF-WAY AND THE SOUTH LINE OF THE PUBLIC RIGHT-OF-WAY OF HUNTERS RIDGE BOULEVARD.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD 83, WEST ZONE.



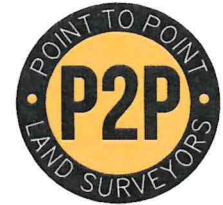
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I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

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:



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Peachtree City, GA 30269
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



120 MOUNTAIN AVE.
SPRINGFIELD, NJ 07081

HUNTERS RIDGE
SITE NO. FL391
SECTION 6 TOWNSHIP 48 SOUTH RANGE 26 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: MK	SHEET:
			CHECKED BY: JKL	3
			APPROVED: D. MILLER	
			DATE: 02/05/25	
			P2P JOB #: 241586FL	

SURVEY NOT VALID WITHOUT ALL SHEETS

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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 AT&T SPECIFICATIONS, THE DIAMOND COMMUNICATIONS 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 DIAMOND COMMUNICATIONS 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 DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7.

ZONING NOTES

COLOR. ANTENNA-SUPPORTING STRUCTURES AND ANCILLARY APPURTENANCES, INCLUDING TRANSMISSION LINES, MUST MAINTAIN A GALVANIZED GRAY FINISH OR OTHER CONTEXTUAL OR COMPATIBLE COLOR AS DETERMINED BY THE CITY, EXCEPT AS OTHERWISE REQUIRED BY THE FAA OR FCC.

FENCING. THE DEVELOPER OF A WIRELESS COMMUNICATION FACILITY MUST INSTALL A FENCE OR WALL NOT LESS THAN EIGHT FEET AND NOT MORE THAN TEN FEET IN HEIGHT FROM FINISHED GRADE TO ENCLOSE THE BASE OF THE ANTENNA-SUPPORTING STRUCTURE AND EQUIPMENT ENCLOSURES ASSOCIATED WITH ANY WIRELESS COMMUNICATION FACILITY. ACCESS TO THE ANTENNA-SUPPORTING STRUCTURE MUST BE CONTROLLED BY A LOCKED GATE. THE FENCE MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 4-1465. NOT MORE THAN THREE STRANDS OF BARBED WIRE, SPACED SIX INCHES APART, MAY BE ALLOWED ABOVE THE FENCE.

LIGHTING.

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

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

c. REQUIRED LIGHTING.
1. ALL ANTENNA-SUPPORTING STRUCTURES 150 FEET OR GREATER IN HEIGHT ABOVEGROUND LEVEL MUST BE ARTIFICIALLY LIGHTED AND MAINTAINED PURSUANT TO THE TECHNICAL REQUIREMENTS OF THE FEDERAL AVIATION ADMINISTRATION'S CURRENT ADVISORY CIRCULAR 707460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED, OR OTHER APPROPRIATE AVIATION AUTHORITY, UNLESS PRE-EMPTED BY FAA OR FCC REGULATIONS. ALL LIGHTING MUST BE APPROVED IN CONJUNCTION WITH THE DEVELOPMENT ORDER FOR THE FACILITY.

2. IF THE HEIGHT OF A STRUCTURE UNDER CONSTRUCTION EQUALS OR EXCEEDS THE HEIGHT AT WHICH PERMANENT OBSTRUCTION LIGHTS ARE REQUIRED BY THE FAA, FCC OR THE DIVISION OF DEVELOPMENT SERVICES, TEMPORARY HIGH OR MEDIUM INTENSITY FLASHING LIGHTS MUST BE INSTALLED AT THAT LEVEL IN ACCORDANCE WITH ADVISORY CIRCULAR 707460-1K, OBSTRUCTION MARKING AND LIGHTING, AS AMENDED.

SIGNAGE

(1) SIGNS ON ANTENNA-SUPPORTING STRUCTURES, ANCILLARY APPURTENANCES, EQUIPMENT ENCLOSURES, OR ON ANY FENCE OR WALL ARE PROHIBITED, UNLESS PERMITTED IN ACCORDANCE WITH THIS SUBSECTION.

(2) IF HIGH VOLTAGE IS NECESSARY FOR THE OPERATION OF PROPOSED WIRELESS COMMUNICATIONS FACILITIES, "HIGH VOLTAGE-DANGER" AND "NO TRESPASS" WARNING SIGNS NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE PERMANENTLY ATTACHED TO THE FENCE OR WALL AT INTERVALS OF NOT LESS THAN 40 FEET AND UPON THE ACCESS GATE, OR AS OTHERWISE REQUIRED BY THE FAA OR FCC.

(3) A SIGN NOT GREATER THAN ONE SQUARE FOOT IN AREA MUST BE ATTACHED TO THE ACCESS GATE THAT INCLUDES THE FOLLOWING INFORMATION:

- a. FEDERAL REGISTRATION NUMBER, IF APPLICABLE;
- b. NAME OF PROPERTY OWNER, FACILITY OWNER, PROVIDERS, AND CONTACT PERSON, AND
- c. AN EMERGENCY CONTACT NUMBER FOR THE CONTACT PERSON.

DISCONTINUED USE.

(a) NOTICE OF DISCONTINUED USE. THE OWNER OF AN ANTENNA-SUPPORTING STRUCTURE 75 FEET OR GREATER IN HEIGHT, THE USE OF WHICH HAS BEEN DISCONTINUED FOR A PERIOD OF ONE YEAR, ON AN ANNUAL BASIS MUST PROVIDE THE DIRECTOR WITH AN AFFIDAVIT OF AN INTENTION TO CONTINUE THE USE, INCLUDING A DESCRIPTION OF THE OWNERS EFFORTS TO KEEP THE FACILITY IN USE. IF THE AFFIDAVIT IS NOT PROVIDED THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. FOR ANY OTHER ANTENNA-SUPPORTING STRUCTURE, THE USE OF WHICH IS DISCONTINUED FOR A PERIOD OF 180 DAYS, THE DIRECTOR MAY MAKE A PRELIMINARY DETERMINATION OF DISCONTINUED USE. IN MAKING SUCH A DETERMINATION, THE DIRECTOR MAY REQUEST DOCUMENTATION AND AFFIDAVITS FROM THE PROPERTY OWNERS REGARDING THE STRUCTURE'S USAGE, INCLUDING EVIDENCE THAT USE OF THE STRUCTURE IS IMMINENT. THE FAILURE OF A PROPERTY OWNERS TO PROVIDE UPDATED CONTACT INFORMATION ON THE OWNER OF THE ANTENNA-SUPPORTING STRUCTURE FOR TWO CONSECUTIVE YEARS WILL BE PRESUMPTIVE EVIDENCE OF DISCONTINUED USE. IF THE DIRECTOR DETERMINES THAT THE USE OF AN ANTENNA-SUPPORTING STRUCTURE OR ANTENNA HAS BEEN DISCONTINUED, THE DIRECTOR WILL PROVIDE THE PROPERTY OWNER WITH A WRITTEN NOTICE OF DISCONTINUED USE BY CERTIFIED MAIL.

(c) REMOVAL OF FACILITY.

(1) WITHIN 120 DAYS OF A DECLARATION OF DISCONTINUED USE, THE PROPERTY OWNER MUST EITHER:

- (a) REACTIVATE THE USE OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE AS A WIRELESS COMMUNICATIONS FACILITY OR TRANSFER OWNERSHIP OF THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE TO ANOTHER OWNER WHO WILL MAKE USE OF THE FACILITY; OR
- a. DISMANTLE AND REMOVE THE FACILITY.
- (11) IF TRANSFER OF OWNERSHIP OCCURS, THE NEW OWNER MUST SUPPLY THE DIRECTOR WITH AN AFFIDAVIT ATTESTING THAT THE ANTENNAS OR ANTENNA-SUPPORTING STRUCTURE WILL BE IN USE WITHIN 120 DAYS OF THE TRANSFER IN ACCORDANCE WITH SUBSECTION (C)(1) OF THIS SECTION. IF THE FACILITY REMAINS DISCONTINUED UPON THE EXPIRATION OF 120 DAYS, THE CITY MAY ENTER UPON THE PROPERTY AND REMOVE THE FACILITY, WITH ALL COSTS TO BE BORNE BY THE PROPERTY OWNER. THE CITY MAY USE THE FUNDS POSTED IN THE SURETY FOR THIS PURPOSE.



PROJECT INFORMATION:

SITE NAME:
HUNTERS RIDGE-FL391
SITE #: FL391
12760 FOX RIDGE DRIVE
BONITA SPRINGS, FL 34135
LEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

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ALPHARETTA, GA 30009
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REV: DATE: ISSUED FOR: BY:

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LICENSER:

KHA PROJECT NUMBER: 013541047

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: N1