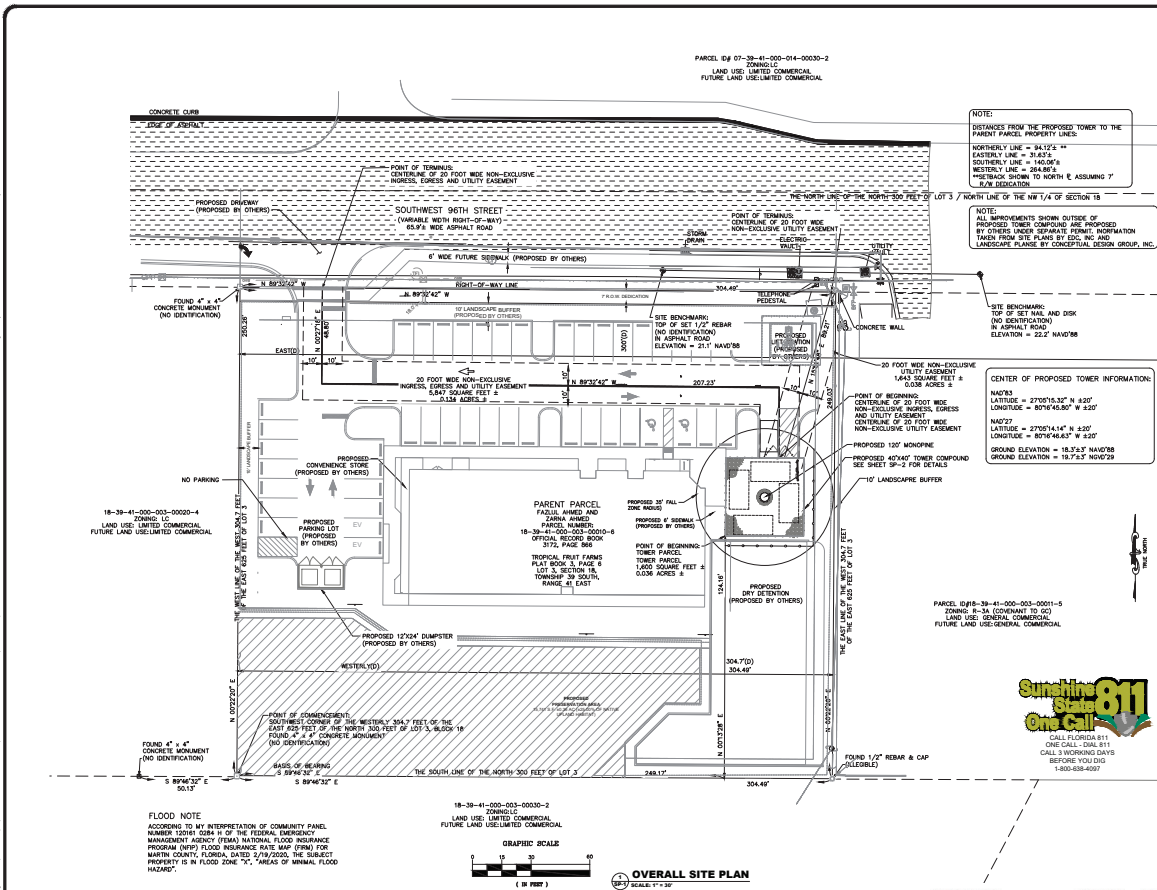


PROPERTY DESCRIPTIONS

PARENT PARCEL (OFFICIAL RECORD BOOK 3172, PAGE 866)

THE WESTERLY 304.7 FEET OF THE EAST 625 FEET OF THE NORTH 300 FEET OF LOT 3, BLOCK 18, TROPICAL FRUIT FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOWER PARCEL (PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "AMENDED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID MARTIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WESTERLY 304.7 FEET OF THE EAST 625 FEET OF THE NORTH 300 FEET OF TRACT 3, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FORMERLY BEING A PART OF SAID PALM BEACH COUNTY, NOW BEING A PART OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "AMENDED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE SOUTH 89°42'32" EAST ALONG THE SOUTH LINE OF SAID WESTERLY 304.7 FEET OF THE EAST 625 FEET OF THE NORTH 300 FEET OF TRACT 3, AND ALONG THE SOUTH LINE OF SAID "AMENDED" PARCEL FOR 249.17 FEET; THENCE NORTH 0°12'28" EAST FOR 124.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°27'18" EAST FOR 40.00 FEET; THENCE SOUTH 89°42'32" EAST FOR 40.00 FEET; THENCE SOUTH 0°27'18" WEST FOR 40.00 FEET; THENCE NORTH 89°52'42" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.600 SQUARE FEET (0.036 ACRES), MORE OR LESS.

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

THAT PART OF THE "AMENDED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID MARTIN COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WESTERLY 304.7 FEET OF THE EAST 625 FEET OF THE NORTH 300 FEET OF TRACT 3, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FORMERLY BEING A PART OF SAID PALM BEACH COUNTY, NOW BEING A PART OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "AMENDED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF SAID MARTIN COUNTY; THENCE SOUTH 89°42'32" EAST ALONG THE SOUTH LINE OF SAID WESTERLY 304.7 FEET OF THE EAST 625 FEET OF THE NORTH 300 FEET OF TRACT 3, AND ALONG THE SOUTH LINE OF SAID "AMENDED" PARCEL FOR 249.17 FEET; THENCE NORTH 0°12'28" EAST FOR 124.16 FEET TO THE SOUTHWEST CORNER OF A 40 FOOT BY 40 FOOT TOWER PARCEL; THENCE NORTH 0°27'18" EAST ALONG THE WEST LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE NORTHWEST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 89°52'42" EAST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 27.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE EGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 0°27'18" EAST FOR 36.30 FEET; THENCE NORTH 89°52'42" WEST FOR 207.23 FEET; THENCE NORTH 0°27'18" EAST FOR 48.80 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 96TH STREET (VARIABLE WIDTH RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREN DESCRIBED CENTERLINE.

CONTAINING 5.847 SQUARE FEET (0.134 ACRES), MORE OR LESS.

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

THAT PART OF THE "AMENDED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID MARTIN COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1.643 SQUARE FEET (0.038 ACRES), MORE OR LESS.

REV	DATE	DESCRIPTION
A	03/26/24	REV A 2D
0	03/27/24	FINAL SITE PLAN
1	08/12/25	JDK COMMENTS
2	03/06/26	JDK/OWNER CHANGES
3	07/09/26	REV. BUBBLES REMOVED

GEN3 PROJECT NO.: 102204003

DRAWN BY: YMK CHECKED BY: DK

PREPARED FOR:

UNITED COMMERCIAL TELECOM, LLC

725 PRIMA BLVD, STE 120
LAKE MARY, FL 32746
(407) 221-1027

PREPARED BY:

GEN3 ENGINEERING

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

Darryl J. Kroeze

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

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JULY 9, 2026

DARRYL J. KROEZE, PE
FL PROFESSIONAL ENGINEER LIC. #53092

CONTACTS

APPLICANT / TOWER OWNER / LEASE HOLDER:
UNITED COMMERCIAL TELECOM
725 PRIMA BLVD
SUITE 120
LAKE MARY, FL 32746
(407) 221-1027

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

ELECTRIC COMPANY:
SEC0 ENERGY

TOWER COMPANY:
TSC

SUBVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 416-0500

SITE DATA

1. TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS

2. TOWER: 120' MONOPINE

3. SITE ADDRESS: SW 96TH ST, STUART, FL 34997

4. COUNTY: MARTIN COUNTY, FLORIDA

5. PARCEL NUMBER: 18-39-41-000-003-00010-6

6. ZONING DISTRICT: LIMITED COMMERCIAL

7. FUTURE LAND USE: LIMITED COMMERCIAL

8. ACTUAL TOWER SETBACKS: (FROM EDGE OF CAISSON)
EAST: 31.6'-2.4'
WEST: 264.9'-3

9. PARCEL TRACT AREA: 1.7 ACRES

10. TOTAL LEASE AREA: 1,600 SF (±) / 0.037 ACRES (±) TOTAL

11. PROPOSED TOWER PARKING: (1) ONE

SITE AREA DATA	74,028 S.F.	1.70 AC	100.00%
IMPERVIOUS DATA	37,485 S.F.	0.86 AC	50.60%
PROPOSED PAVEMENT	22,998 S.F.	0.52 AC	30.66%
PROPOSED BUILDINGS	9,872 S.F.	0.22 AC	12.80%
PROPOSED CONCRETE	3,685 S.F.	0.08 AC	4.98%
TOWER AREA	1,600 S.F.	0.04 AC	2.16%
PRESERVATIVE DATA	36,579 S.F.	0.84 AC	49.40%
OPEN SPACE	13,695 S.F.	0.31 AC	18.50%
PROPOSED DRY DETENTION	7,407 S.F.	0.17 AC	10.01%
PRESERVE AREA	15,571 S.F.	0.36 AC	20.90%

NOTES:

1. A GREEN MESH COVER TO BE INSTALLED AND MAINTAINED ON ENTIRETY OF CHAIN LINK FENCE, INCLUDING ACCESS GATES.

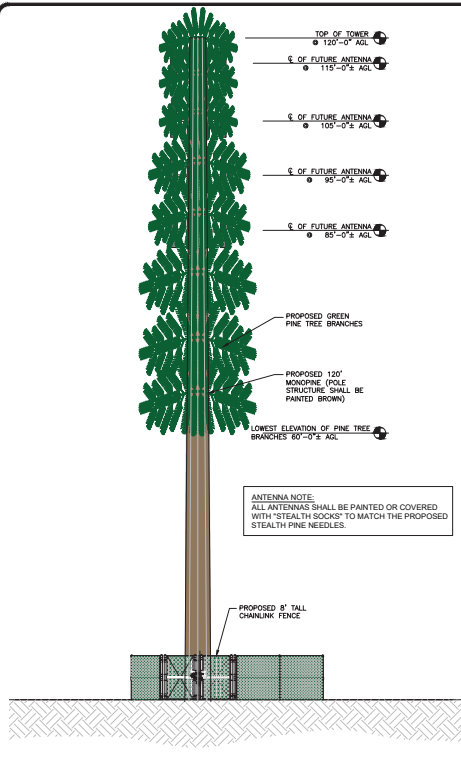
2. CONTRACTOR TO INSTALL SOUND MITIGATION BARRIER PANELS ON ALL GROUND EQUIPMENT NECESSARY TO COMPLY WITH SECTION 87.20A, MARTIN COUNTY CODE.

3. A TOWER SHALL BE ILLUMINATED ARTIFICIALLY LIGHTED EXCEPT AS MAY BE REQUIRED BY MARTIN COUNTY, FLA. CODES.

4. TOWERS SHALL BE PAINTED OR HAVE A NONCONTRASTING FINISH THAT MINIMIZES THE VISIBILITY OF THE FACILITY FROM PUBLIC VIEW, EXCEPT WHERE CONTRASTING COLOR IS REQUIRED BY FEDERAL OR STATE REGULATION.

5. THE EXTERIOR OF SUPPORT FACILITIES SHALL BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURAL DESIGN PREVAILING GENERALLY AMONG THE STRUCTURES IN THE SURROUNDING DEVELOPED AREA.

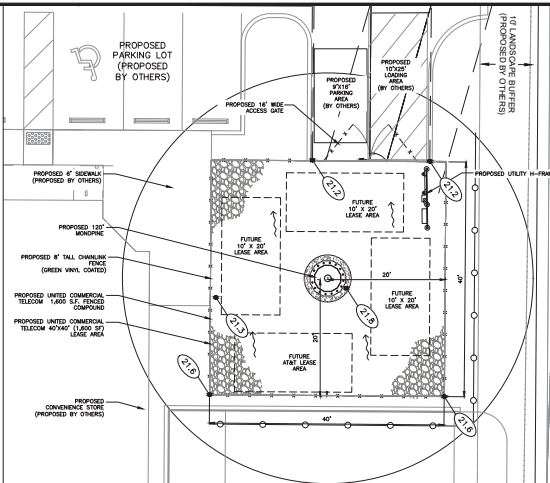
GEN3 - C:\Users\DarrylKroez\OneDrive - Gen3 Engineering, Inc\Desktop\ACTIVE PROJECTS\SR76&711_L-5343\DESIGN\SR76_711_L-5343_102204003_FINAL SITE PLAN_081925.dwg July 9, 2026 4:07:26 PM DarrylKroez



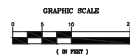
TOWER ELEVATION
NOT TO SCALE

DESIGN CRITERIA

- FLORIDA BUILDING CODE 8th EDITION (2023)
- ASCE 7-22 (ALLOWED FOR DEVIATION #1 OF 1609.1.1)
- ASCE 7-22
- Vmax=50 MPH (NOMINAL 3 SECOND GUST)
- RISK CATEGORY= II
- EXPOSURE= C
- IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2020 EDITION
- FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.



COMPOUND PLAN
SCALE 1" = 20'-0"



UNITED COMMERCIAL TELECOM, LLC

SR76&711
FL-5343
SW 96TH ST
STUART, FL 34997

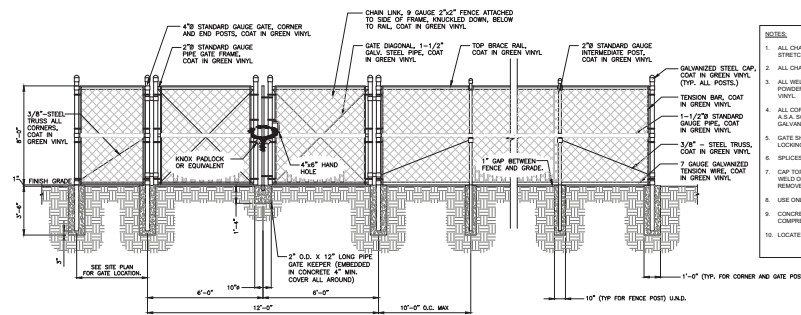
FCC ASR #: XXXXXX
LAT = 27°05'15.32" N LONG = 80°16'45.80" W
EMERGENCY CONTACT: 813-335-4768

NO TRESPASSING AREA

SIGNAGE NOTES:

1. "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
2. THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.
3. SIGNAGE SHALL NOT EXCEED 2'X3' IN SIZE.

SIGNAGE DETAIL
SCALE 1/8" = 1'-0"



COMPOUND GATE & FENCE DETAIL
SCALE 1/8" = 1'-0"

NOTES:

1. ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. ALL CHAIN LINK FENCE ALONG PINE FRAMES TO BE WIRE TIED.
3. ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER, THEN COAT ALL METAL IN GREEN VINYL.
4. ALL CORNER POSTS SHALL BE GALVANIZED STEEL PIPE 4.5" SCHEDULE 40 AND ALL LINE POST SHALL BE GALVANIZED STEEL, COATED IN GREEN VINYL.
5. GATE SHALL HAVE HEAVY DUTY HINGES AND MULTIPLE LOCKING DEVICES.
6. SPLICES SHOULD ONLY OCCUR AT CROSS-RAILS.
7. CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTRASTING WELD OR HAVE "SET SCREEN" SO THEY CAN NOT BE REMOVED.
8. USE ONLY A HEAVY DUTY LATCH ON GATE.
9. CONCRETE FOR FOOTING TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
10. LOCATE FENCE AS SHOWN ON SITE PLAN.

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

DARRYL J. KROEZE, PE
FL PROFESSIONAL ENGINEER LIC. # 53092
JULY 9, 2026

SW 96TH STREET MONOPINE
TOWER MAJOR FINAL SITE PLAN

SITE NAME: SR76&711
SITE NUMBER: FL-5343
SW 96TH ST
STUART, FL 34997

SHEET DESCRIPTION

DETAILS

SHEET NUMBER

SP-2