

Exhibit C

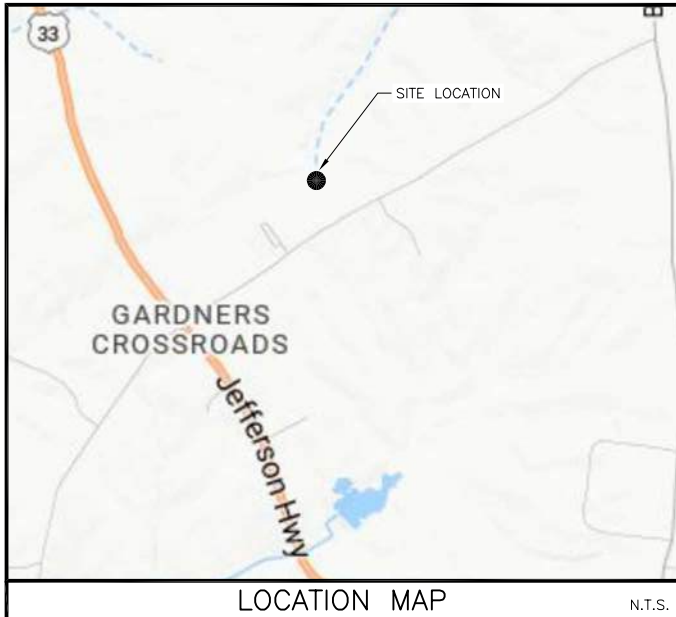
PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE INSTALLATION OF A TELECOMMUNICATIONS FACILITY CONSISTING OF A MONOPOLE TOWER, LAND SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND LOCATED WITHIN A NEW PREMISES ACCESSIBLE BY AN EXISTING GRAVEL ROAD. VERIZON WIRELESS IS INTENDED TO BE THE ANCHOR TENANT WITHIN THE PROPOSED COMPOUND.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- SECTION 1609 WIND LOADS, EXCEPTION #5 REFERENCING TIA-222
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101 LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- STEEL CONSTRUCTION MANUAL, 15TH EDITION
- ANSI/TIA-222-H
- LOCAL BUILDING CODE
- STATE BUILDING CODE
- CITY/COUNTY ORDINANCES



PROJECT INFORMATION

SITE NUMBER: US-VA-5200
SITE NAME: JOUETT ELEMENTARY
SITE ADDRESS: 315 JOUETT SCHOOL ROAD, MINERAL, VA 23117

PARCEL NUMBER: 83 68
DEED BOOK REFERENCE: D.B. 260 & PG. 452
ACREAGE: 64.826
ZONING CLASSIFICATION: A2
ZONING JURISDICTION: LOUISA COUNTY

SITE TYPE: RAWLAND
STRUCTURE TYPE: MONOPOLE
STRUCTURE HEIGHT: ±195'
OVERALL HEIGHT: ±199'
PREMISES: 5,625 SF
AREA OF DISTURBANCE: ±12,000 SF

TOWER COORDINATES & GROUND ELEVATION*
LATITUDE: 37° 53' 58.92" N / 37.899700 (NAD83)
LONGITUDE: 77° 50' 33.34" W / -77.842594 (NAD83)
EXISTING GROUND ELEVATION: ±364.1' AMSL (NAVD88)

*PER FAA 1-A SURVEY CERTIFICATION PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS, AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

verizon

verticalbridge

US-VA-5200 - JOUETT ELEMENTARY
315 JOUETT SCHOOL ROAD
MINERAL, VIRGINIA 23117
195' MONOPOLE

DRAWING INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
T-1	TITLE SHEET		
L-1	LAND SURVEY		
L-2	LAND SURVEY		
L-3	LAND SURVEY		
Z-1	OVERALL SITE PLAN		
Z-2	SITE PLAN		
Z-3	ENLARGED SITE PLAN		
Z-4	TOWER ELEVATION		
Z-5	DETAILS		
Z-6	SITE SIGNAGE		

REVISIONS

REV. NO.	DESCRIPTION	BY	DATE
0	FOR ZONING	MKW	09/11/24
1	COUNTY COMMENTS	MKW	12/10/24
2	RAD CENTER	MKW	12/13/24
3	COUNTY COMMENTS	MKW	04/21/25

DIRECTIONS

FROM DEWBERRY OFFICE (4805 LAKE BROOK DRIVE, GLEN ALLEN, VA 23060):
TURN LEFT ONTO LAKE BROOK DR. 0.2 MILES, USE THE RIGHT LANE TO TURN RIGHT ONTO NUCKOLS RD. 0.1 MILES, USE THE RIGHT LANE TO MERGE ONTO I-295 S VIA THE RAMP TO I-64E/I-95/WASHINGTON/NORFOLK. 0.4 MILES, MERGE ONTO I-295S. 2.0 MILES, TAKE EXIT 49A TO MERGE ONTO US-33W TOWARD MONTPELIER. 24.9 MILES, TURN RIGHT ONTO STATE RTE 648. 0.4 MILES, TURN LEFT ONTO GRAVEL ACCESS ROAD.

UTILITIES INFORMATION

POWER: RAPPAHANNOCK ELECTRIC CO-OP
(540) 898-8500

FIBER: VERIZON
(800) 837-4966

EMERGENCY INFORMATION

CALL 911
JURISDICTION: LOUISA COUNTY
LOCAL FIRE AND RESCUE: (504) 967-3491
LOCAL POLICE: (540) 967-3011

CALL BEFORE YOU DIG



CALL 3 WORKING DAYS
BEFORE YOU DIG
VA 811 OR MISS UTILITY
(800) 552-7001

APPROVAL BLOCK

	APPROVED	APPROVED AS NOTED	DISAPPROVE & REVISE
VERTICAL BRIDGE _____ DATE _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION _____ DATE _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING _____ DATE _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER _____ DATE _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING _____ DATE _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PROJECT DIRECTORY

PROPERTY OWNER: LOUISA COUNTY SCHOOL BOARD
315 JOUETT SCHOOL RD
MINERAL, VIRGINIA 23117

APPLICANT: THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487

CONTACT: TIM ALLEN
DIRECTOR OF DEVELOPMENT
C: (484) 524-3368
TAllen@verticalbridge.com

ENGINEER: DEWBERRY ENGINEERS, INC.
4805 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VIRGINIA 23060

CONTACT: HILLARY SIEGALL, PE
SENIOR ASSOCIATE, PROJECT MANAGER
O: (804) 205-3348
hsiegall@dewberry.com

SITE ACQUISITION: NATE HOLLAND
C: (757) 305-8420

ZONING: STUART SQUIER
C: (804) 901-7433

CONSTRUCTION: BRIAN BELSKI
C: (803) 237-2451

UTILITIES: STEPHEN LOFTHEIM
O: (804) 767-4702

ENVIRONMENTAL: GREG MCKEE
C: (717) 903-5399

verticalbridge

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

Dewberry®

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com

NO.	SUBMITTAL	DATE
3	COUNTY COMMENTS	04/21/25
2	RAD CENTER	12/13/24
1	COUNTY COMMENTS	12/10/24
0	FOR ZONING	09/11/24

DRAWN BY: MKW DATE: 04/21/25
REVIEWED BY: BAR DATE: 04/21/25
CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:
US-VA-5200
JOUETT ELEMENTARY

ENGINEER STAMP:



DRAWING TITLE:

TITLE

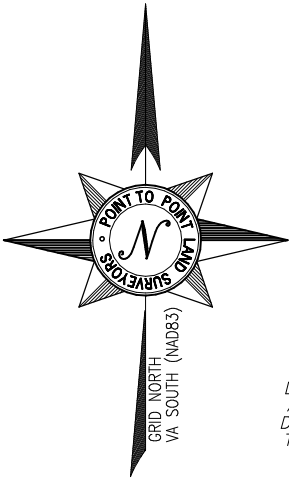
DRAWING SCALE:
AS NOTED
DATE:
04/21/25

NSB

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

DRAWING NUMBER:

T-1



N/F
DOROTHY M. SHARPE & TERESA
A. CORYELL, TRUSTEES OF THE
DOROTHY M. SHARPE REVOCABLE
TRUST DATED AUGUST 17, 2016
PARCEL # 83 69
ZONED A2
DB 1478 PG 706

N/F
BARBARA M. GASKILL
PARCEL # 83 91
ZONED A2
DB 87 PG 461

PARENT PARCEL
THE LOUISA
COUNTY SCHOOLBOARD
PARCEL # 83 68
ZONED A2
DB 260 PG 452

N/F
MARIA HARRIS
(PER TAX ASSESSOR)
PARCEL # 83 70
ZONED A2

N/F
DOROTHY M. SHARPE & TERESA
A. CORYELL, TRUSTEES OF THE
DOROTHY M. SHARPE REVOCABLE
TRUST DATED AUGUST 17, 2016
(PER TAX ASSESSOR)
PARCEL # 83 71
ZONED A2

N/F
DOROTHY M. SHARPE & TERESA
A. CORYELL, TRUSTEES OF THE
DOROTHY M. SHARPE REVOCABLE
TRUST DATED AUGUST 17, 2016
(PER TAX ASSESSOR)
PARCEL # 83 73
ZONED A2

N/F
ROBERT HICKMAN PAYNE
& CATHY MARIE PAYNE
(PER TAX ASSESSOR)
PARCEL # 83 66
ZONED A1

N/F
KEVIN MARK DISSE
PARCEL # 83 67
ZONED A2
DB 451 PG 309

POC: IPF 1/2" RB
N=3850604.0291
E=11671914.9791

GNSS NOTES

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

POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.26 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
DATE OF SURVEY: 01/08/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99997593 CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 0.39896111"
BENCHMARKS USED: AJ2122, DL2310, AJ4870



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE PREMISES AND
EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED
FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR
THE TRANSFERRAL OF THE LESSEE 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/OR LEICA TS12 [DATE OF LAST FIELD VISIT:
01/08/2024]. 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 $\pm 0.5'$.
CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON
VIRGINIA GRID NORTH (NAD 83) SOUTH 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. : 51109C0350C DATED: 07/22/2020.

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

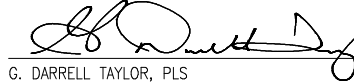
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER
ZONING OFFICIALS.

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.

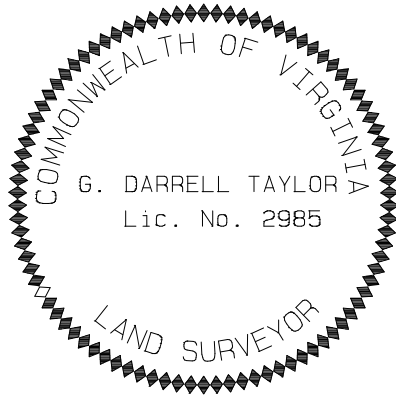
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR
RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (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 HOLDCO PARENT, 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.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.


G. DARRELL TAYLOR, PLS
08/22/2024
DATE

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.



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



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

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: AUGUST 22, 2024

P2P JOB #: 241186VA

SHEET:

1

OF 3

PARENT PARCEL

OWNER: THE LOUISA COUNTY SCHOOLBOARD, A BODY
POLITIC AND CORPORATION

SITE ADDRESS: 315 JOUETT SCHOOL ROAD, MINERAL, VA 23117

PARCEL ID: 83 68

AREA: 64.826 ACRES (PER TAX ASSESSOR)

ZONED: A2

ALL ZONING INFORMATION SHOULD BE VERIFIED
WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 260 PAGE 452

SURVEYOR NOTES

THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE
LESSEE PREMISES OR ANY OF THE ACCESS, FIBER &
UTILITY EASEMENT.

THE LESSEE PREMISES AND ACCESS, FIBER & UTILITY
EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS, FIBER AND UTILITY EASEMENT GOES TO A
CONFIRMED PUBLIC RIGHT-OF-WAY.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
HH	HANDHOLE
TR	TRANSFORMER
LP	LIGHT POLE

150 0 300 600

GRAPHIC SCALE IN FEET
SCALE: 1" = 300'

[SURVEY NOT VALID WITHOUT SHEETS 2 & 3]

LESSEE'S 20' ACCESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT WIDE ACCESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE LEAVING SAID LESSEE PREMISES AND RUNNING, SOUTH 34°41'45" WEST, 7.99 FEET TO A POINT; THENCE, SOUTH 42°29'43" EAST, 33.62 FEET TO A POINT; THENCE, SOUTH 36°38'37" EAST, 189.87 FEET TO A POINT; THENCE, SOUTH 34°56'52" EAST, 223.94 FEET TO A POINT; THENCE, 56.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 71°08'22" EAST, 53.14 FEET TO A POINT; THENCE, 87.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 68°47'41" EAST, 80.99 FEET TO A POINT; THENCE, SOUTH 30°15'30" EAST, 12.19 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 59°44'30" WEST, 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 30°15'30" WEST, 12.19 FEET TO A POINT; THENCE, 60.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 68°47'41" WEST, 56.07 FEET TO A POINT; THENCE, 82.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 71°08'22" WEST, 76.76 FEET TO A POINT; THENCE, NORTH 34°56'52" WEST, 223.64 FEET TO A POINT; THENCE, NORTH 36°38'37" WEST, 188.55 FEET TO A POINT; THENCE, NORTH 42°29'43" WEST, 28.05 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 34°41'45" EAST, 28.50 FEET TO A POINT ON THE LESSEE PREMISES AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

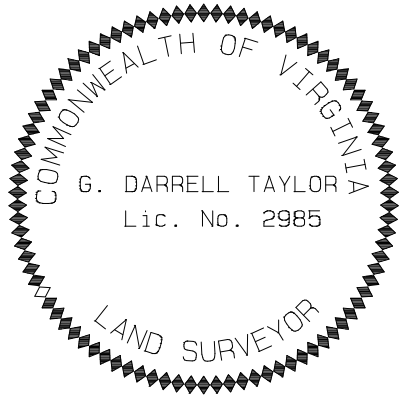
SAID EASEMENT CONTAINS 0.3243 ACRES (14,127 SQUARE FEET), MORE OR LESS.

SITE INFORMATION

LESSEE PREMISES = 5,625 SQUARE FEET (0.1291 ACRES)

LATITUDE = 37°53'58.92" (NAD 83) (37.899700°)
LONGITUDE = -77°50'33.34" (NAD 83) (-77.842594°)
AT CENTER OF LESSEE PREMISES

ELEVATION AT CENTER OF LESSEE PREMISES = 364.1' A.M.S.L.



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



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

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW

CHECKED BY: JKL

APPROVED: D. MILLER

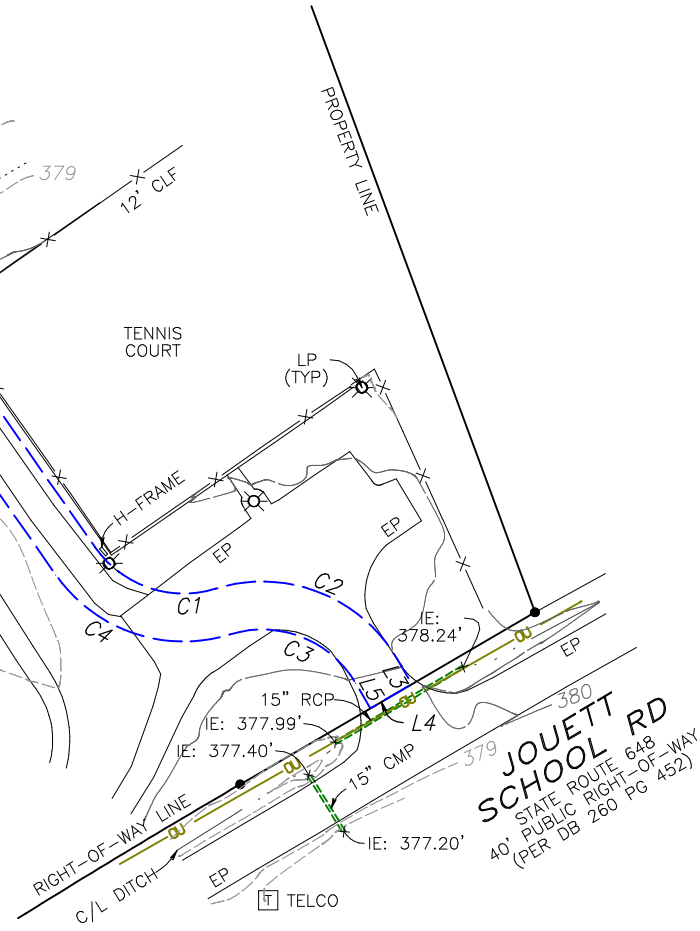
DATE: AUGUST 22, 2024

P2P JOB #: 241186VA

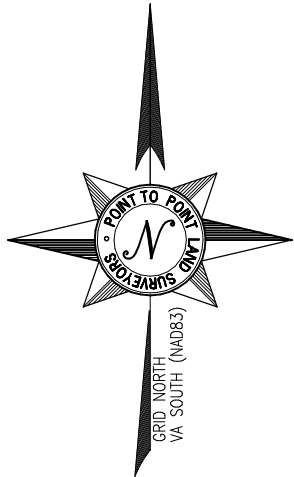
SHEET:

2

OF 3



[SURVEY NOT VALID WITHOUT SHEETS 1 & 3]



LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°18'15"W	75.00'
L2	S55°18'15"E	75.00'
L3	S30°15'30"E	12.19'
L4	S59°44'30"W	20.00'
L5	N30°15'30"W	12.19'

CURVE TABLE

CURVE	ARC	RADIUS	CHD. BRG.	CHD.
C1	56.85'	45.00'	S71°08'22"E	53.14'
C2	87.44'	65.00'	S68°47'41"E	80.99'
C3	60.53'	45.00'	N68°47'41"W	56.07'
C4	82.12'	65.00'	N71°08'22"W	76.76'

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

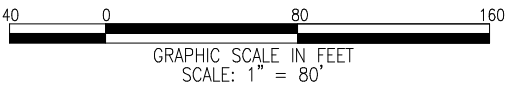
TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 34°41'45" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 34°41'45" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
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RCP	REINFORCED CONCRETE PIPE
IE	INVERT ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
HH	HANDHOLE
TR	TRANSFORMER
LP	LIGHT POLE



LEGAL DESCRIPTION SHEET

PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VTB-185192-C)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, CONTAINING 64.826, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY BY JAMES H. BELL, JR., C.L.S., DATED FEBRUARY 18, 1983, SAID PLAT IS ATTACHED HERETO AND RECORDED AS A PART HEREOF. SAID PROPERTY FRONTS ON STATE ROUTE 648; AND,

BEING THE IDENTICAL TRACT OR PARCEL OF LAND CONVEYED TO THE GRANTORS BY DEED FROM FRANCES B. PIERCE, WIDOW, DATED OCTOBER 30, 1981, AND RECORDED IN THE CLERK.S OFFICE OF THE CIRCUIT COURT OF LOUISA COUNTY, VIRGINIA IN DEED BOOK 247, PAGE 495.

ALSO CONVEYED BY THE GRANTORS TO THE GRANTEE IS A 20 FOOT WIDE DRAINAGE EASEMENT FROM THE EASTERN BOUNDARY OF THE PIERCE TRACT CONVEYED HERewith OVER AND ACROSS THE ADJACENT TRACT WHICH THE GRANTORS OWN AS DEPICTED ON THE FEBRUARY 18, 1983, PLAT OF SURVEY BY JAMES H. BELL, JR., P.C., C.L.S., ATTACHED HERETO AND RECORDED HERewith. SAID DRAINAGE EASEMENT IS GRANTED FOR THE SOLE PURPOSE OF ESTABLISHING, SHOULD FUTURE NEED REQUIRE THE SAME, SEWER RUN-OFF LINE(S) WHICH SAID DRAINAGE EASEMENT MAY BE UTILIZED BY THE GRANTEE ONLY FOR THE PURPOSES OF CARRYING UNDERGROUND SEWER PIPE BURIED A MINIMUM OF 3 FEET BELOW THE LAND SURFACE FOR THE PURPOSE OF CONVEYANCE EFFLUENTS FROM THE ELEMENTARY SCHOOL SEWAGE TREATMENT SYSTEM WITH THE SEWAGE LINE(S) AND ALL SEWAGE TREATMENT FACILITIES TO CONFORM IN EVERY RESPECT TO FEDERAL STATE AND LOCAL REQUIREMENTS. ALL CONSTRUCTION, MAINTENANCE AND REPAIRS TO SAID SEWAGE LINE(S) SHALL BE ACCOMPLISHED WITH ALL PRACTICABLE SPEED AND IN THE MANNER WHICH WILL LEAST INTERFERE WITH THE SERVIENT LANDOWNERS ENJOYMENT OF THEIR LAND. GRANTEES SHALL HOLD THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL LIABILITY ARISING OUT OF THE CONSTRUCTION, MAINTENANCE AND REPAIR TO AND/OR OPERATION OF THE SEWAGE LINE(S) AFORESAID AND THE GRANTEE HEREIN SHALL BE SOLELY RESPONSIBLE FOR CAUSING ANY AND ALL AREAS DISTURBED WITHIN THE EASEMENT AFORESAID TO BE ADEQUATELY RESEEDDED AND TO FOSTER A GOOD GRASS COVER ON THE SAME WHICH IS ACCEPTABLE TO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS.

PARCEL ID: 83 68

THIS BEING THE SAME PROPERTY CONVEYED TO THE LOUISA COUNTY SCHOOLBOARD, A BODY POLITIC AND CORPORATION, IN A DEED FROM THOMAS A. GARRETT AND LOIS T. GARRETT, HUSBAND AND WIFE, DATED 2/25/1983 AND RECORDED 2/28/1983, IN BOOK 260 PAGE 452AS INSTRUMENT NO. 425.

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF THE 18TH DAY OF JULY, 2024, BEING COMMITMENT NO. VTB-185192-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

TITLE EXCEPTIONS 1-9 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

10. EASEMENT BETWEEN MRS. FRANCIS B. PIERCE; AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED MARCH 21, 1969 AND RECORDED JUNE 27, 1969 IN (BOOK) 146 (PAGE) 8, IN LOUISA COUNTY, VIRGINIA.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN IF THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

11. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND THE DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA DATED JUNE 20, 1985 AND RECORDED JUNE 27, 1985 IN (BOOK) 290 (PAGE) 525 (INSTRUMENT) 1623, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES, NOR THE ACCESS, FIBER & UTILITY EASEMENT].

12. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA, DATED JULY 27, 1984 AND RECORDED AUGUST 15, 1984 IN (BOOK) 279 (PAGE) 591 (INSTRUMENT) 1943, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF WELL LOT FOR EAST END ELEMENTARY SCHOOL" DATED JULY 11, 1984 AND RECORDED JULY 26, 1984 IN (BOOK) 279 (PAGE) 205, (INSTRUMENT) 1809 IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 4, 2019 AND RECORDED NOVEMBER 25, 2019 IN (BOOK) 1644 (PAGE) 928 (INSTRUMENT) 2019-00010461, IN LOUISA COUNTY, VIRGINIA.

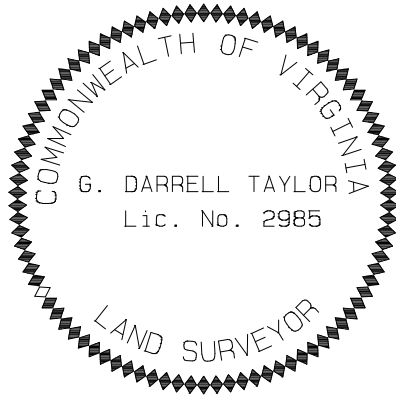
AFFECTED BY A(N) FIRST AMENDMENT TO MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 4, 2020 AND RECORDED NOVEMBER 13, 2020 IN (BOOK) 1715 (PAGE) 681 (INSTRUMENT) 2020-00008029, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) REAL PROPERTY AGREEMENT ASSIGNMENT BETWEEN SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND DE LOUISA SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 28, 2020 AND RECORDED DECEMBER 30, 2020 IN (BOOK) 1726 (PAGE) 469 (INSTRUMENT) 2020-00009246, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THE APPROXIMATE LOCATION OF THE LEASED SITE IS SHOWN HEREON. THE DESCRIPTION OF THE 10' WIDE EASEMENT IS VAGUE AND WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF].

15. RIGHT OF WAY EASEMENT AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD; AND RAPPAHANNOCK ELECTRIC COOPERATIVE, A VIRGINIA PUBLIC SERVICE CORPORATION, DATED JULY 26, 2018 AND RECORDED OCTOBER 5, 2018 IN (BOOK) 1584 (PAGE) 249 (INSTRUMENT) 2018-00005807, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THIS EASEMENT APPEARS TO IMPACT THE ACCESS, FIBER & UTILITY EASEMENT AND POSSIBLY THE LESSEE PREMISES. HOWEVER, BECAUSE THE DESCRIPTION OF THE EASEMENT IS VAGUE, WE ARE UNABLE TO PLOT THE EXACT LOCATION THEREOF].



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:

POINT TO POINT
LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440
(f) 678.565.4497
(w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



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

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT
LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW
CHECKED BY: JKL
APPROVED: D. MILLER
DATE: AUGUST 22, 2024
P2P JOB #: 241186VA

SHEET:
3
OF 3

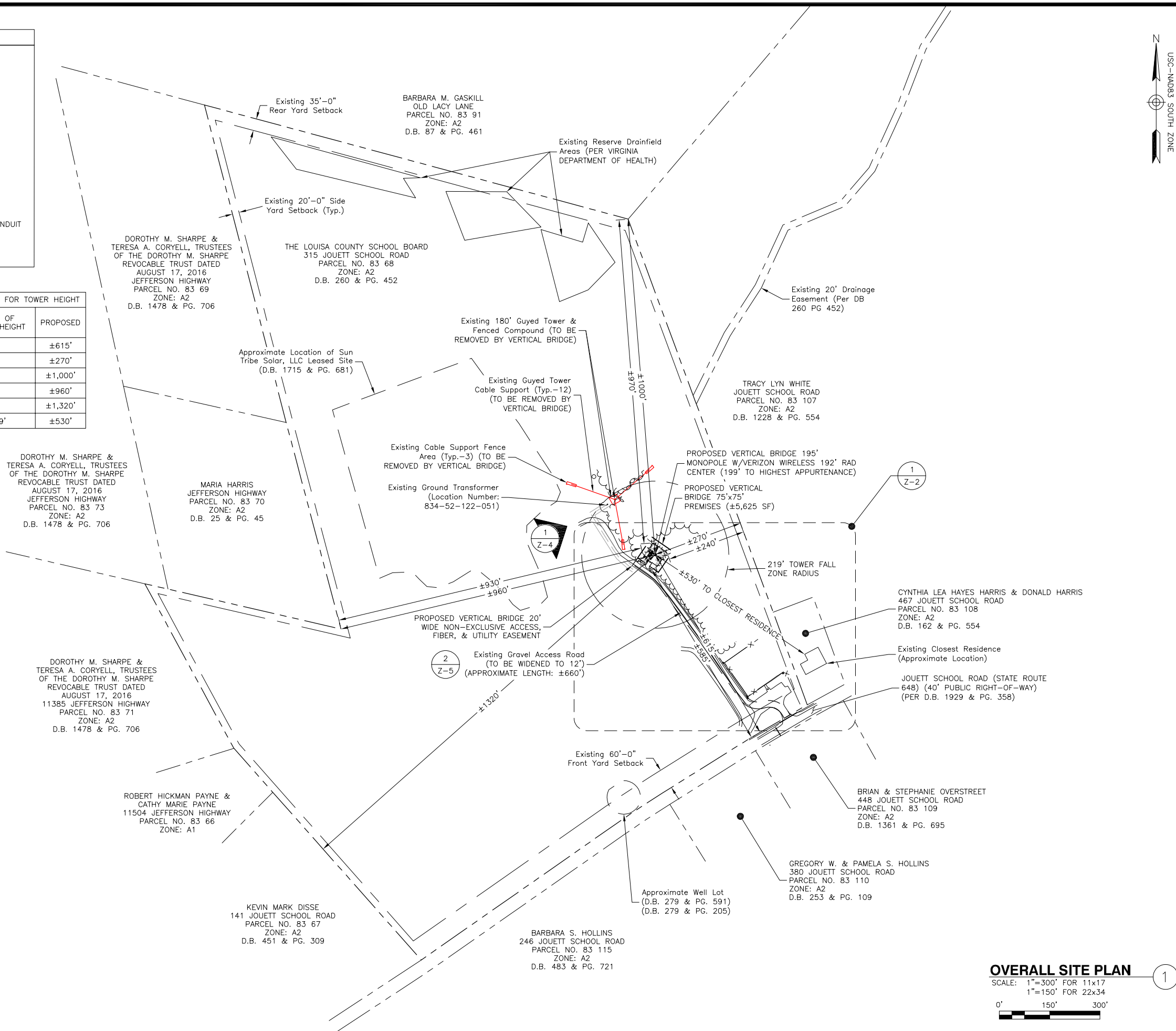
MONOPOLE SETBACKS USING 199' (TOP OF LIGHTNING ROD) FOR TOWER HEIGHT			
	100% OF TOWER HEIGHT	110% OF TOWER HEIGHT	PROPOSED
FRONT YARD (SOUTHEAST)	199'	—	±615'
SIDE YARD (NORTHEAST)	199'	—	±270'
REAR YARD (NORTH)	199'	—	±1,000'
SIDE YARD (SOUTHWEST)	199'	—	±960'
SIDE YARD (SOUTHWEST)	199'	—	±1,320'
CLOSEST RESIDENCE	—	219'	±530'

COMPOUND SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (SOUTHEAST)	60'	±585'
SIDE YARD (NORTHEAST)	20'	±240'
REAR YARD (NORTH)	35'	±970'
SIDE YARD (SOUTHWEST)	20'	±930'

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.

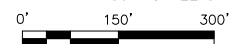
NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 10/26/23.
3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL



OVERALL SITE PLAN

SCALE: 1"=300' FOR 11x17
1"=150' FOR 22x34



USC-NAD83 SOUTH ZONE



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

Dewberry®

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7957
Fax: 804.290.7928
www.dewberry.com

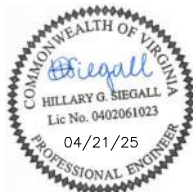
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2	RAD CENTER	12/13/24
1	COUNTY COMMENTS	12/10/24
0	FOR ZONING	09/11/24
NO.	SUBMITTAL	DATE

DRAWN BY: MKW DATE: 04/21/25
REVIEWED BY: BAR DATE: 04/21/25
CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:
US-VA-5200
JOUETT ELEMENTARY

ENGINEER STAMP:



DRAWING TITLE:

OVERALL
SITE PLAN

DRAWING SCALE:
AS NOTED

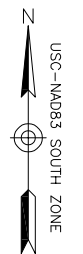
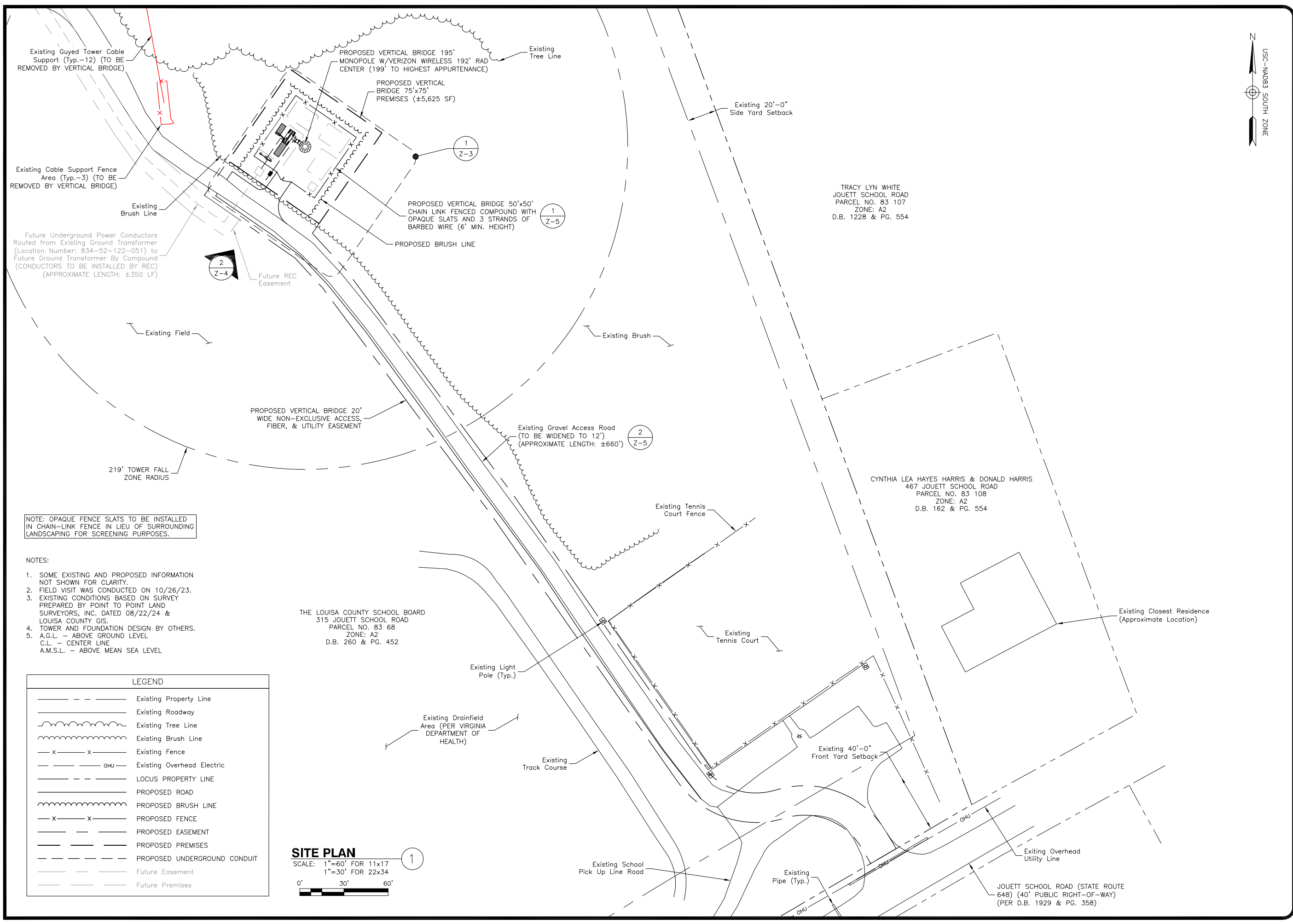
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04/21/25

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



Dewberry Engineers Inc.
4605 Lake Brock Drive, Suite 200
Boca Raton, FL 33497
Phone: 561.290.7957
Fax: 561.290.7928
www.dewberry.com

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SITE PLAN

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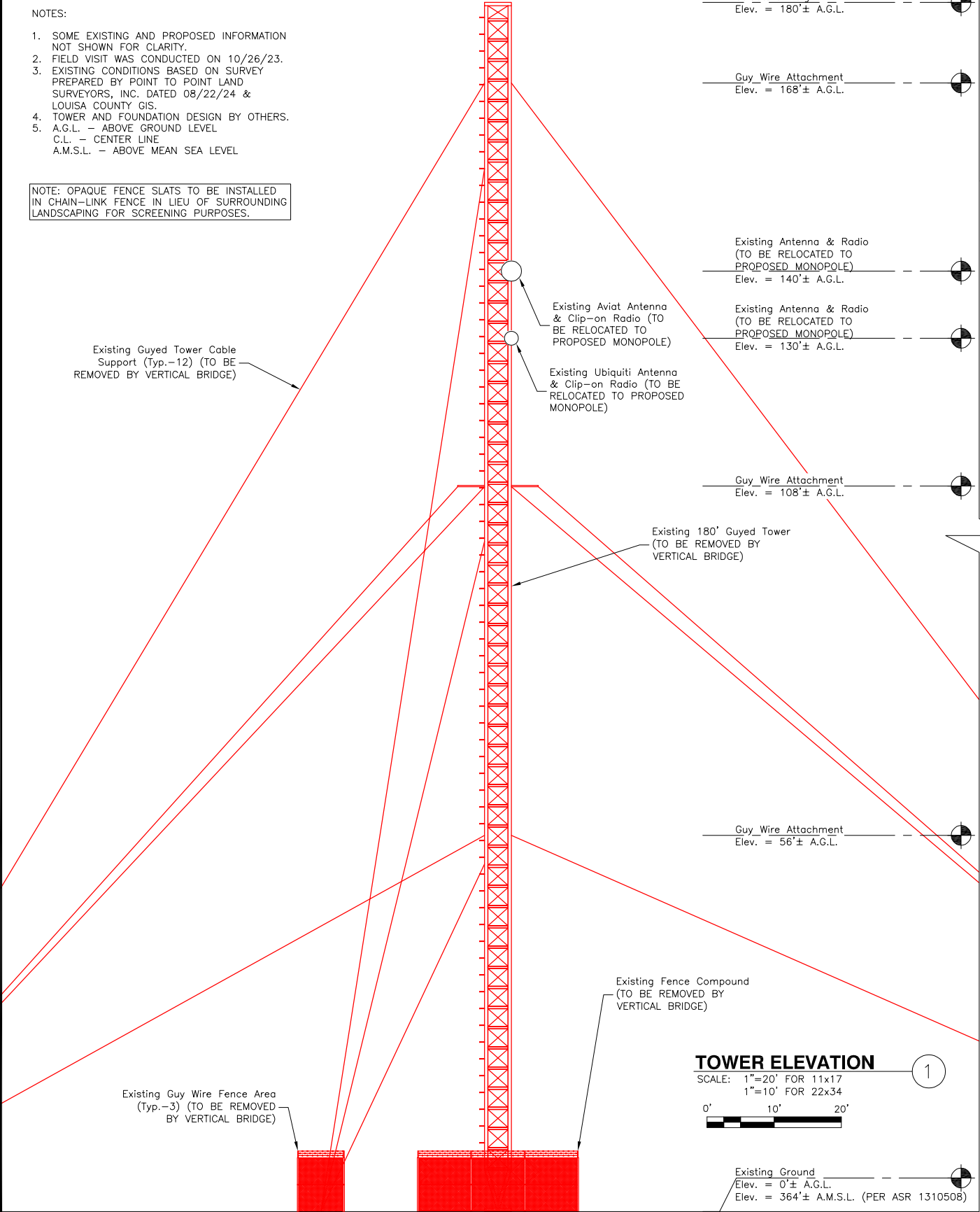
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Z-3

LEGEND		
A.G.L.	-	ABOVE GROUND LEVEL
C.L.	-	CENTER LINE

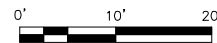
- NOTES:
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 - FIELD VISIT WAS CONDUCTED ON 10/26/23.
 - EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
 - TOWER AND FOUNDATION DESIGN BY OTHERS.
 - A.G.L. - ABOVE GROUND LEVEL
C.L. - CENTER LINE
A.M.S.L. - ABOVE MEAN SEA LEVEL

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.



TOWER ELEVATION

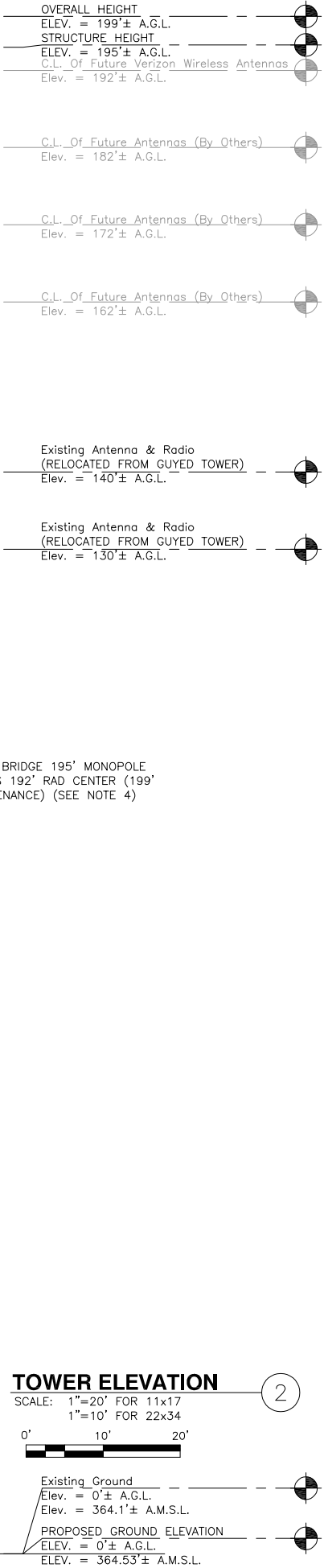
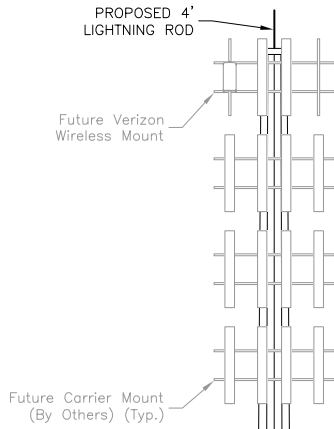
SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34



Existing Ground
Elev. = 0'± A.G.L.
Elev. = 364'± A.M.S.L. (PER ASR 1310508)

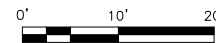
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Z-5

PROPOSED VERTICAL BRIDGE
50'x50' CHAIN LINK FENCED
COMPOUND WITH OPAQUE
SLATS AND 3 STRANDS OF
BARBED WIRE (6' MIN. HEIGHT)



TOWER ELEVATION

SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34



Existing Ground
Elev. = 0'± A.G.L.
Elev. = 364.1'± A.M.S.L.

PROPOSED GROUND ELEVATION
ELEV. = 0'± A.G.L.
ELEV. = 364.53'± A.M.S.L.

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US-VA-5200
JOUETT ELEMENTARY

ENGINEER STAMP:

COMMONWEALTH OF VIRGINIA
HILLARY G. SIEGALL
Lic No. 0402061023
04/21/25
PROFESSIONAL ENGINEER

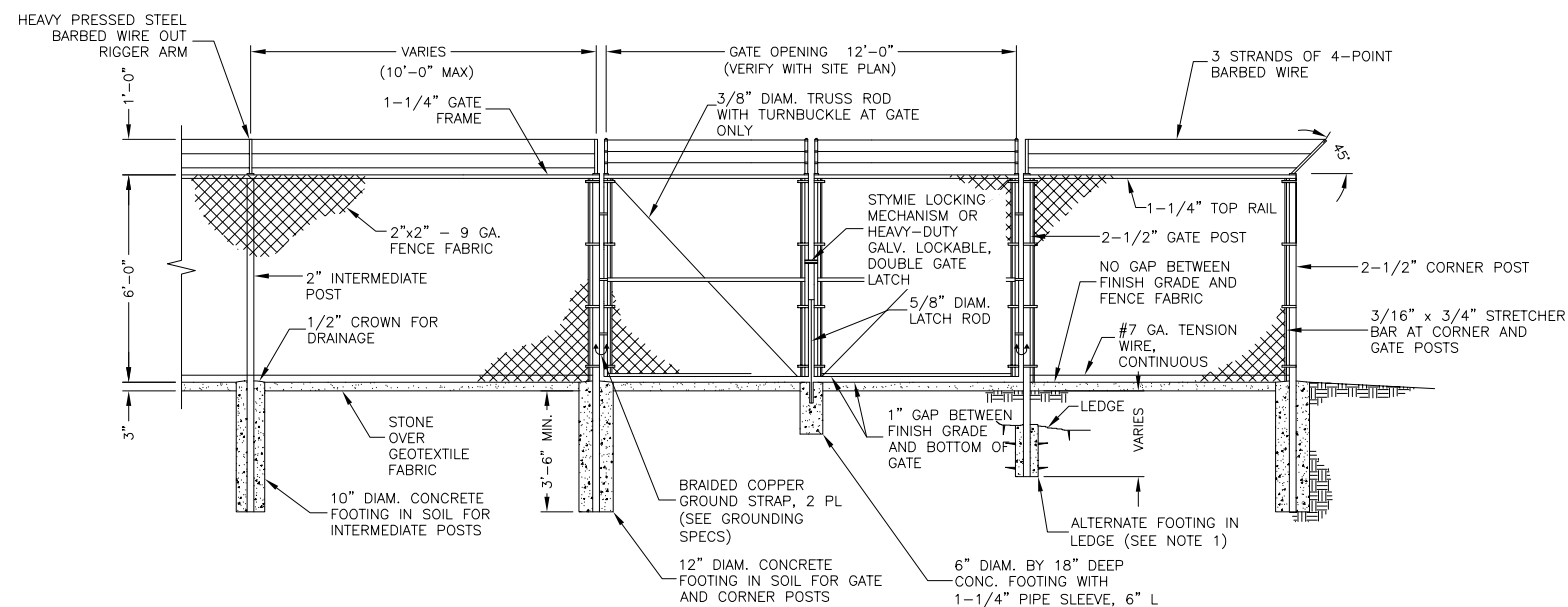
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TOWER ELEVATION

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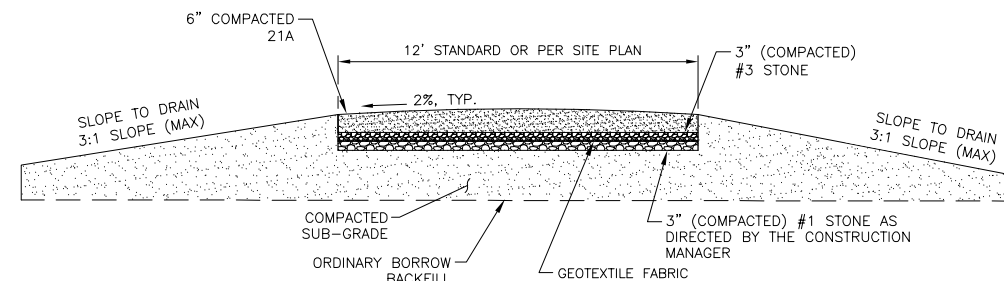


FENCE AND ACCESS GATE

SCALE: N.T.S.

FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2" PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.
3. OPAQUE SLATS TO BE INSTALLED ON CHAIN-LINK FENCE (NOT SHOWN ON DETAIL FOR CLARITY).



NOTES:

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 12" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY BEFORE FOR THIS SITE.
5. ALL GRANULAR FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. ALL STONE SHALL BE IN ACCORDANCE W/VDOT STANDARD SPECIFICATION.

ROAD CROSS SECTION

SCALE: N.T.S.

verticalbridge

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



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DETAILS

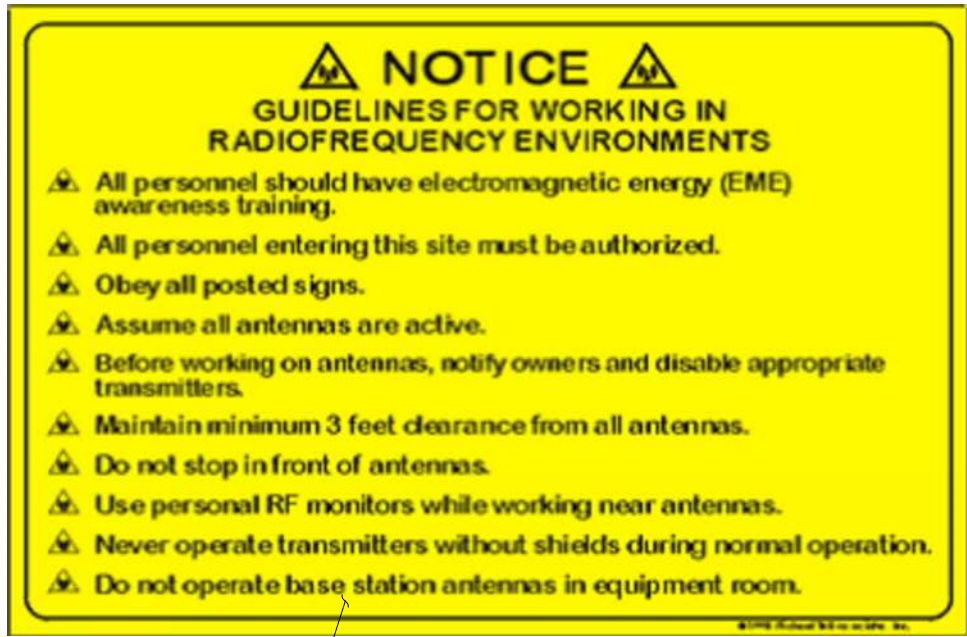
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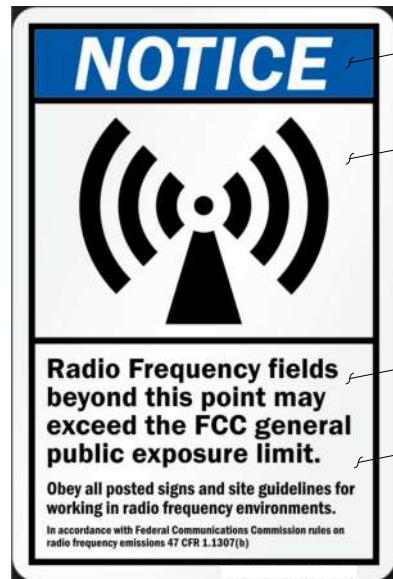
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YELLOW BACKGROUND
WITH BLACK LETTERING
12"WX18"H

RF NOTICE SIGN
N.T.S.

1



BLUE BACKGROUND
WITH WHITE LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

WHITE BACKGROUND
WITH BLACK LETTERING

12"WX18"

RF NOTICE SIGN
N.T.S.

2



YELLOW BACKGROUND
WITH BLACK LETTERING

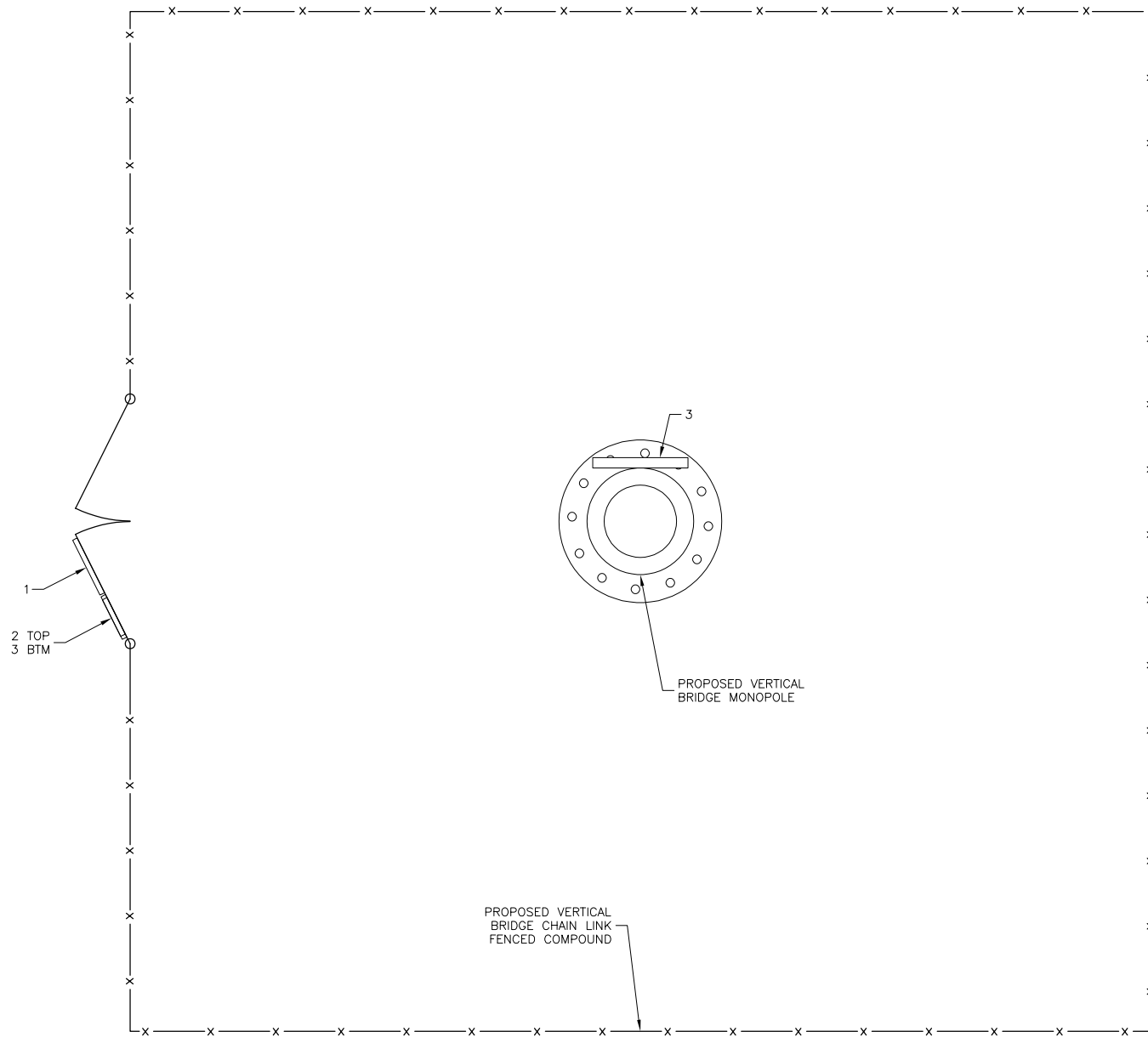
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WHITE BACKGROUND
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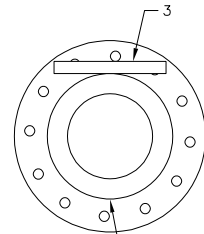
12"WX18"

RF CAUTION SIGN
N.T.S.

3



PROPOSED VERTICAL
BRIDGE CHAIN LINK
FENCED COMPOUND



PROPOSED VERTICAL
BRIDGE MONOPOLE

SIGN PLACEMENT
SCALE: N.T.S.

4

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. 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.
3. EXACT SIGN PLACEMENT SHALL BE AS DIRECTED BY THE CONSTRUCTION MANAGER.

SIGN INFORMATION			
SIGN	SIZE	MATERIAL	LOCATION
1	18"x24"	ALUMINUM	GATE
2	12"x18"	ALUMINUM	GATE
3	14"x10"	ALUMINUM	GATE & TOWER

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

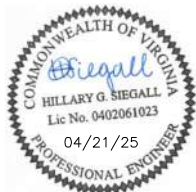
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ENGINEER STAMP:



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SITE SIGNAGE

DRAWING SCALE:
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