

RESOLUTION NO. 2025- 139

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY ACCESS EASEMENT FOR A TELECOMMUNICATION TOWER TO BE LOCATED OFF RIVERTOWN MAIN STREET.

RECITALS

WHEREAS, the St. Johns County Land Development Code (“LDC”), Section 6.08.12, requires the dismantling and removal of antenna towers after abandonment; and,

WHEREAS, Section 6.08.12.S of the LDC conditions approval to locate or construct antenna towers upon receipt of a valid easement, in favor of the County, to allow for access and removal of the facility in the event that it is abandoned; and,

WHEREAS, as part of an application to the St. Johns County Growth Management Department to construct a telecommunication tower off Rivertown Main Street, (*see* TOWER 2024-1), Nexttower Development Group II, LLC in conjunction with Mattamy Jacksonville, LLC, has submitted a Temporary Access Easement, attached hereto as Exhibit “A,” incorporated by reference and made a part hereof, to provide the required access.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby approves the material terms and conditions of the Temporary Access Easement, attached and incorporated hereto, and authorizes the County Administrator, or designee, to execute said easement on behalf of the County in substantially the form attached hereto.

Section 3. To the extent that there are typographical, scrivener and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the Temporary Access Easement in the Public Records of St. Johns County, Florida.

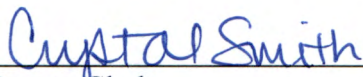
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 6th day of May, 2025.

Rendition Date MAY 07 2025

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Krista Joseph, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller


Deputy Clerk

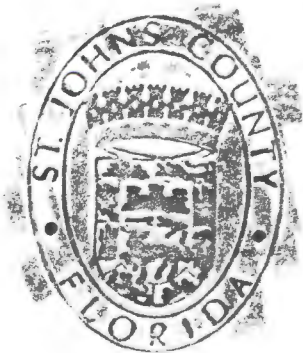


EXHIBIT "A" TO RESOLUTION

Prepared by:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

TEMPORARY ACCESS EASEMENT

This Temporary Access Easement (the "Easement") is made this _____ day of _____, 2025, by and between **MATTAMY JACKSONVILLE, LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, "Grantor", to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, "Grantee", its licensees, agents, successors and assigns, with the consent of **NEXTOWER DEVELOPMENT GROUP II, LLC**, a Delaware limited liability company ("Tenant"). This Easement grants a non-exclusive right of way access easement for the purpose of ingress and egress by Grantee, Grantee's agents or assigns, at any and all time, to and from the leased premises (the "Leased Premises") which is more particularly described herein in Exhibit "A" attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, Grantor, as Landlord, has entered into a Option & Ground Lease Agreement, referred to hereinafter as "Agreement", dated December 14, 2018, granting the Tenant a leasehold interest in the Leased Premises; and

WHEREAS, Grantor and Tenant have entered into that certain First Amendment to the Option and Ground Lease Agreement, dated October 11, 2023 (the "Lease") with reference to a certain proposed tower to be located on Tax Parcel ID 0009700000, Rivertown, St. Johns County, Florida, as described in the Option and Ground Lease Agreement and identified therein as the site.

WHEREAS, the Agreement contemplates the construction of a telecommunications facility on the Leased Premises; and

WHEREAS, Section 6.08.12 of the St. Johns County Land Development Code (the "Zoning Ordinance") requires the dismantling and removal of telecommunications facilities after abandonment; and

WHEREAS, Section 6.08.12 (S) of the Zoning Ordinance requires an easement for access to the Leased Premises for removal of an abandoned telecommunications facility not complying with Section 6.08.12(N) (providing for time periods for removal of an abandoned telecommunications facility); and

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors and assigns, a non-exclusive easement over the lands of Grantor more particularly described on Exhibit "B" attached hereto (the "Easement Area") for ingress and egress to the Leased Premises only for the purpose of removing the Tenant's telecommunications facilities if said telecommunications facilities are in violation of Section 6.08.12(N) of the Zoning Ordinance, with the right, privilege, and authority of Grantee, its successors and assigns, to enter on to the Leased Premises and to remove the telecommunications facilities therefrom in accordance with and subject to the requirements of Section 6.08.12(N) of the Zoning Ordinance.

The Grantor warrants to Grantee that it has good and indefeasible fee simple title to the Easement Area and the authority to enter into this easement.

If the Tenant does not commence construction of telecommunications facilities on the premises within 18 months of recordation of this Easement then, at the request of Grantor, the County will execute and record a termination of this easement.

The Easement shall terminate automatically upon removal of the Tenant's telecommunications facilities from the Leased Premises, whether removed by the Tenant, Grantor or Grantee. At the request of the Grantor, Grantee shall execute a recordable document evidencing such termination. If Grantee shall fail to execute such a document within thirty (30) days of Grantor's request, Grantor may record an affidavit certifying that the telecommunications facilities have been removed and that this Easement has been terminated.

Grantor reserves the right at its expense to relocate the Easement Area at any time and from time to time to permit convenient use of Grantor's property, provided that the relocated easement shall provide the Grantee substantially the same ingress and egress rights herein granted. Any such relocated easement shall be evidenced by an amendment to the Easement executed by Grantor and Grantee herein.

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered
In the presence of:


GRANTOR

MATTAMY JACKSONVILLE, LLC,
a Delaware limited liability company
d/b/a/ Mattamy Homes

[Signature]
Print Name DD Smith
10375 CENTURION PKWY NORTH, STE 410
JACKSONVILLE, FL 32256
JOHN TURANSKY
Print Name John Turansky
10375 CENTURION PKWY NORTH, STE 410
JACKSONVILLE, FL 32256
STATE OF FLORIDA
COUNTY OF DUVAL

By: [Signature]
Print Name: CLIFF NELSON
Title: V.P.
10375 CENTURION PKWY NORTH, STE 410
JACKSONVILLE, FL. 32256

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17TH day of June, 2024, by CLIFF NELSON as V.P. for MATTAMY JACKSONVILLE LLC who is personally known to me or has produced _____ as identification.

 JARRETT O'LEARY
Notary Public
State of Florida
Comm# HH423526
Expires 7/19/2027

[Signature]
Notary Public
My commission expires: 7-19-2027

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered
In the presence of:

ST. JOHNS COUNTY, FLORIDA, a
political subdivision of the State of Florida

Witness Signature

By: _____
Joy Andrews, County Administrator

Print Name

St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

Witness Signature

Print Name

St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__ by Joy Andrews as County Administrator for St. Johns County who is personally known to me.

Notary Public
My Commission Expires: _____

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

Deputy Clerk

EXHIBIT "A"

The Leased Premises

NEXTOWER LEASE PARCEL
ST. JOHNS COUNTY PARCEL ID: 0009700000

A PARCEL OF LAND LYING IN THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST CORNER OF TRACT "SWMF-2", RIVERTOWN MAIN STREET-PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 121, PAGES 44-49 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N43° 59' 33"E ALONG THE NORTHWEST LINE OF SAID TRACT "SWMF-2" AND ALONG THE NORTHWEST LINE OF TRACT "C" OF SAID RIVERTOWN MAIN STREET-PHASE 4 FOR 303.68 FEET TO THE NORTH CORNER OF SAID TRACT "C"; THENCE N05° 45' 03"W FOR 44.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S88° 13' 31"W FOR 70.00 FEET; THENCE N01° 46' 29"W FOR 70.00 FEET; THENCE N88° 13' 31"E FOR 70.00 FEET; THENCE S01° 46' 29"E FOR 70.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 4,900 SQUARE FEET MORE OR LESS.

EXHIBIT "B"

Easement Area

NEXTOWER 30' WIDE INGRESS/EGRESS EASEMENT DESCRIPTION

A 30-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS & UTILITIES LYING IN THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE WEST CORNER OF TRACT "SWMF-2", RIVERTOWN MAIN STREET-PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 121, PAGES 44-49 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N43° 59' 33"E ALONG THE NORTHWEST LINE OF SAID TRACT "SWMF-2" AND ALONG THE NORTHWEST LINE OF TRACT "C" OF SAID RIVERTOWN MAIN STREET-PHASE 4 FOR 303.68 FEET TO THE NORTH CORNER OF SAID TRACT "C"; THENCE N05° 45' 03"W FOR 44.09 FEET; THENCE S88° 13' 31"W FOR 70.00 FEET; THENCE N01° 46' 29"W FOR 70.00 FEET; THENCE S88° 13' 31"W FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S01° 46' 29"E FOR 102.34 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY FOR 178.38 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 155.00 FEET, CENTRAL ANGLE OF 65° 56' 14", SUBTENDED BY A CHORD HAVING A LENGTH OF 168.70 FEET AND BEARING S31° 11' 38"W, TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY FOR 53.21 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 165.00 FEET, CENTRAL ANGLE OF 18° 28' 37", SUBTENDED BY A CHORD HAVING A LENGTH OF 52.98 FEET AND BEARING S54° 55' 27"W, TO A POINT OF TANGENCY; THENCE S45° 41' 08"W FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY LINE OF RIVERTOWN MAIN STREET (AN 80' WIDE RIGHT-OF-WAY PER PLAT BOOK 121, PAGES 44-49 OF SAID PUBLIC RECORDS) AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT STRIP OF LAND TO BE SHORTENED AND PROLONGED TO MEET AT ANGLE POINTS, LEASE PARCEL LINES AND RIGHT-OF-WAY LINES.

NEXTOWER 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT #2 DESCRIPTION

A 30-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS & UTILITIES LYING IN THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST CORNER OF TRACT "SWMF-2", RIVERTOWN MAIN STREET-PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 121, PAGES 44-49 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N43° 59' 33"E ALONG THE NORTHWEST LINE OF SAID TRACT "SWMF-2" AND ALONG THE NORTHWEST LINE OF TRACT "C" OF SAID RIVERTOWN MAIN STREET-PHASE 4 FOR 303.68 FEET TO THE NORTH CORNER OF SAID TRACT "C"; THENCE N05° 45' 03"W FOR 44.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE S88° 13' 31"W FOR 70.00 FEET; THENCE S01° 46' 29"E FOR 30.00 FEET; THENCE N88° 13' 31"E FOR 70.00 FEET; THENCE N01° 46' 29"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

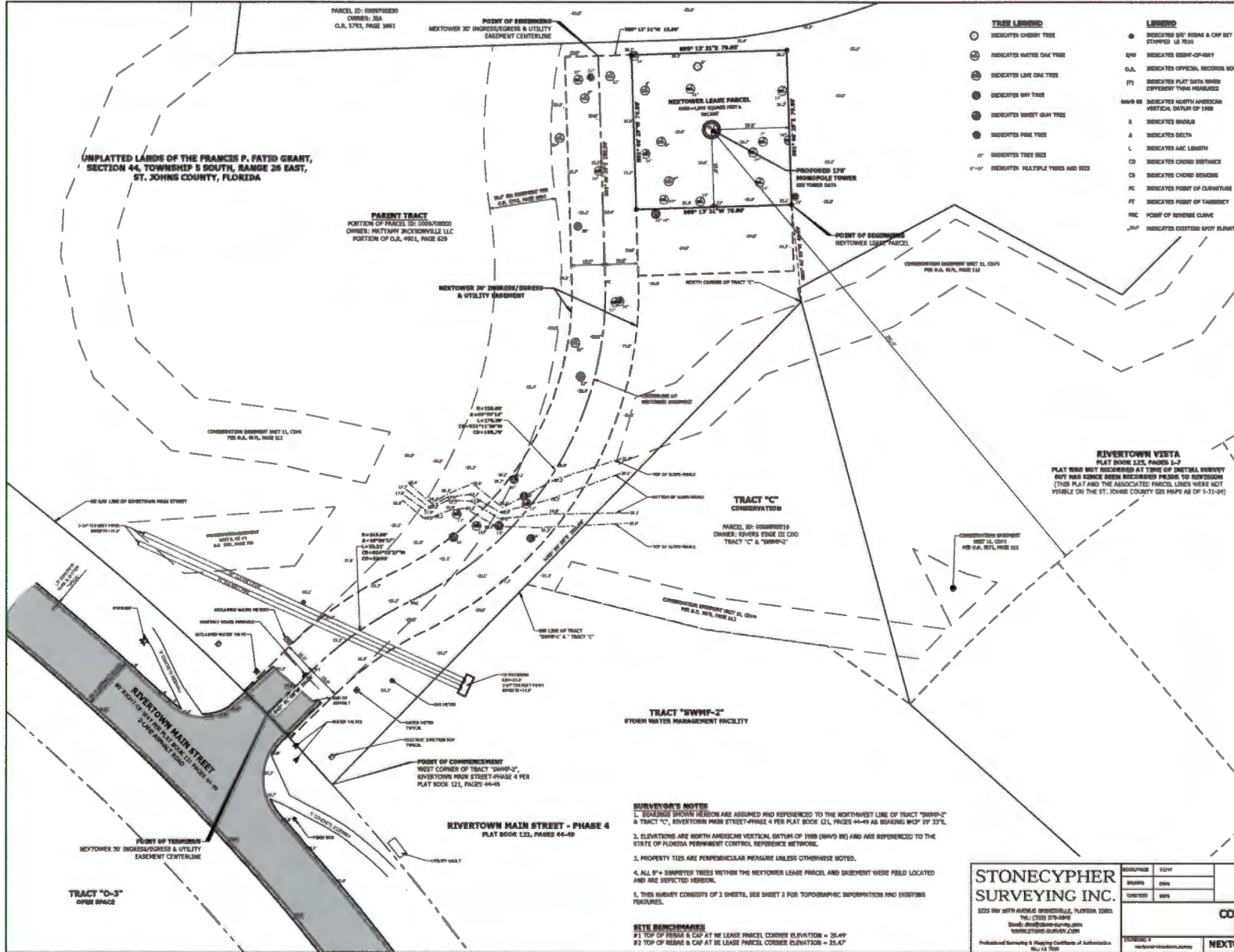
**BOUNDARY & TOPOGRAPHIC SURVEY
OF NEXTOWER LEASE PARCEL**

IN THE FRANCIS P. FATED GRANT, SECTION 44, TOWNSHIP 5 SOUTH,
RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA



- TREE LEGEND**
- INDICATES CHESTNUT TREE
 - ⊙ INDICATES WHITE OAK TREE
 - ⊕ INDICATES LIVE OAK TREE
 - INDICATES BAY TREE
 - ⊗ INDICATES SWEET GUM TREE
 - INDICATES PINE TREE
 - ⊙ INDICATES TREE SIZE
 - ⊕ INDICATES MULTIPLE TREES AND SIZE

- LEGEND**
- INDICATES BIP SIDING & CAP SET STYPED LD 7503
 - ⊕ INDICATES BERRY-OF-BAY
 - INDICATES OFFICIAL RECORDS BOOK
 - INDICATES PLAT DATA WHEN DIFFERENT THAN PARCEL
 - ⊕ INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
 - ⊕ INDICATES BRIDGE
 - ⊕ INDICATES DELTA
 - ⊕ INDICATES AIC LEBIRTH
 - ⊕ INDICATES CHORD DISTANCE
 - ⊕ INDICATES CHORD BEARING
 - ⊕ INDICATES POINT OF CURVATURE
 - ⊕ INDICATES POINT OF TANGENCY
 - ⊕ INDICATES POINT OF REVERSE CURVE
 - ⊕ INDICATES EXISTING SPOT ELEVATION



TITLE COMMITMENT NOTES:
THIS SURVEY MAP SHOWS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT. READER IS ADVISED, HOWEVER, BY LOCALITY, NEXFLOW, TITLE INSURANCE COMPANY, DATED SEPTEMBER 24, 2023.

- ITEM 6** - O.L. 1206, PAGE 877 & O.L. 1964, PAGE 708 & O.L. 4539, PAGE 802 & O.L. 4384, PAGE 828 & O.L. 4088, PAGE 13 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE DEVELOPMENT COVENANTS.
- ITEM 7** - O.L. 2084, PAGE 547 & O.L. 2717, PAGE 488 & O.L. 2767, PAGE 1882 & O.L. 2652, PAGE 1409 & O.L. 2045, PAGE 828 & O.L. 2768, PAGE 1814 & O.L. 2613, PAGE 1213 & O.L. 2076, PAGE 1403 & O.L. 2074, PAGE 1349 & O.L. 2094, PAGE 1440 & O.L. 1948, PAGE 708 & O.L. 1952, PAGE 1724 & O.L. 1979, PAGE 102 & O.L. 2713, PAGE 1413 & O.L. 4384, PAGE 802 & O.L. 4372, PAGE 1 & O.L. 1863, PAGE 1338 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ENCUMBRANCES. NOTE: THE NEXTOWER LEASE PARCEL IS NOT LOCATED WITHIN 600 FEET OF STATE ROAD 13 NOR IS IT LOCATED WITHIN 660 FEET OF HIGHWAY 1.
- ITEM 8** - O.L. 1206, PAGE 878 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT.
- ITEM 9** - O.L. 2038, PAGE 124 & O.L. 1963, PAGE 1020 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT.
- ITEM 10** - O.L. 2062, PAGE 390 & O.L. 2022, PAGE 398 & O.L. 2102, PAGE 302 & O.L. 2710, PAGE 272 & O.L. 2703, PAGE 103 & O.L. 2652, PAGE 1039 & O.L. 4382, PAGE 1027 & O.L. 4612, PAGE 1285 & O.L. 4907, PAGE 125 & O.L. 4911, PAGE 1245 & O.L. 4672, PAGE 1 & O.L. 4745, PAGE 208 & O.L. 4952, PAGE 408 & O.L. 4984, PAGE 717 & O.L. 4911, PAGE 1284 & O.L. 3948, PAGE 389 & O.L. 3763, PAGE 763 & O.L. 4384, PAGE 1377 & O.L. 4382, PAGE 708 & O.L. 4378, PAGE 1279 & O.L. 4374, PAGE 1218 & O.L. 4774, PAGE 2039 & O.L. 4184, PAGE 1274 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE COMBINARY COVENANTS.
- ITEM 11** - O.L. 1862, PAGE 188 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT OF EASEMENTS.
- ITEM 12** - O.L. 1962, PAGE 1073 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT AND ASSUMPTION OF ASSIGNMENTS.
- ITEM 13** - O.L. 4912, PAGE 283 & O.L. 4916, PAGE 1404 & O.L. 4914, PAGE 407 & O.L. 4910, PAGE 1208 & O.L. 4918, PAGE 1272 & O.L. 4914, PAGE 21 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE RECORDED NOTICES.
- ITEM 14** - O.L. 4382, PAGE 1020 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT.
- ITEM 15** - O.L. 4382, PAGE 1021 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT.
- ITEM 16** - O.L. 4912, PAGE 409 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE NOTICE OF ESTABLISHMENT.
- ITEM 17** - O.L. 4912, PAGE 1020 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE NOTICE OF SPECIAL ASSIGNMENTS.
- ITEM 18** - O.L. 5122, PAGE 89 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT.
- ITEM 19** - O.L. 5122, PAGE 79 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE ASSIGNMENT AND ASSUMPTION OF ASSIGNMENTS.
- ITEM 20** - O.L. 5122, PAGE 81 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE DECLARATION OF CONSENT.
- ITEM 21** - O.L. 4712, PAGE 988 - THE PARENT TRACT AND NEXTOWER LEASE PARCEL ARE SUBJECT TO THE NOTICE OF DEVELOPMENT COVENANTS.
- ITEM 22** - O.L. 4712, PAGE 989 - 30' EASE 304 (CURRENTLY PLOTTED HERRING, JAVIERE RESTORED SAUBERT) #1, DOES NOT AFFECT NEXTOWER LEASE PARCEL OR NEXTOWER SAUBERT #2.

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE NORTHWEST CORNER OF TRACT "SWWF-2" & TRACT "C", RIVERTOWN POND STREET-PHASE 4 PER PLAT BOOK 121, PAGES 44-49 AS BEARING N30° 09' 33" E.
2. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL, REFERENCE NETWORK.
3. PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. ALL 6" x 6" DIMENSION TREES WITHIN THE NEXTOWER LEASE PARCEL AND EASEMENT WERE FIELD LOCATED AND ARE INDICATED HEREON.
5. THIS SURVEY CONSISTS OF 2 SHEETS, SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION AND EXISTING FEATURES.

SITE BENCHMARKS

- #1 TOP OF IRISAR & CAP AT LEASE PARCEL, EXISTING ELEVATION = 28.49
- #2 TOP OF IRISAR & CAP AT LEASE PARCEL, CORNER ELEVATION = 25.47

STONECYPHER SURVEYING INC.
2225 HWY 98TH ANCHOR W. GAINESVILLE, FLORIDA 32605
TEL: (352) 378-9396
Email: info@stonecypher.com
www.stonecypher.com

BOOK/PAGE	1247	SCALE	1"=40'
DRAWN	DMW	DATE	SEPTEMBER 26, 2023
CHECKED	DMW	PROJECT #	23-0009
<p>COMMUNICATION TOWER SITE RIVERTOWN NXFL-130</p>			<p>DATE: 9/26/23 DRAWN BY: DMW</p>
<p>PROJECTED BY: DMW</p>			<p>SHEET # 2 OF 2</p>



Approx. Cell Tower Location



2024 Aerial Imagery

Date: 4/4/2025

Temporary Access Easement

Nextower Development
Group II, LLC



Land Management
Systems
(904) 209-0764

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown herein.