

RESOLUTION NO. 2026- 9

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 NEAR THE INTERSECTION OF STATE ROAD 16 AND TURNBULL CREEK ROAD.

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 near the intersection of State Road 16 and Turnbull Creek Road, (*see* TOWER 2025-3), Paul Allen Masters in conjunction with Anthemnet, Inc., 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 20th day of January, 2026.

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

Rendition Date JAN 20 2026

BY: Clay Murphy
Clay Murphy, Chair

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

Crystal Smith
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 _____, 20____, by and between **PAUL ALLEN MASTERS**, a single man, whose mailing address is 3851 State Road 16, Unit C, St. Augustine, FL 32092 "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 **ANTHEMNET, INC.**, a Delaware corporation, whose address is 5151 Headquarters Drive, Suite 170 Plano, TX 75024 ("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 Lease Agreement, referred to hereinafter as "Agreement", dated January 23, 2024, granting to Anthemnet Inc., as "Tenant", a leasehold interest in the Leased Premises; and

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.

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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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
PAUL ALLEN MASTERS

[Signature]
Witness Signature

Dustin Vaughn
Print Name

849 Verona Way

St. Augustine FL 32092
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: Paul Masters

Print Name: PAUL MASTERS

Date: 11-18-25

[Signature]
Witness Signature

Adrian Belt-Rivera
Print Name

849 Verona Way

St. Augustine FL 32092
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of November, 2025, by Paul Allen Masters. Such person is personally known to me or has produced FDL as identification.

[Signature]
Notary Public
My Commission Expires: 9/25/29



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:

CONSENTING PARTY
ANTHEMNET, INC.
A Delaware corporation

[Handwritten Signature]
Witness Signature

By: [Handwritten Signature]

Travis West
Print Name

Print Name: John Brian Richmond

6709 Avalon ave
Dallas Tx 75214
Witness Address **REQUIRED BUSINESS OR PERSONAL**

Title: President/CEO
Date: 12/4/25

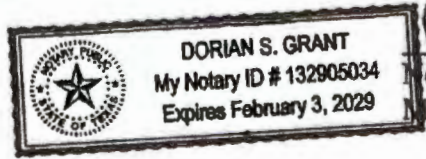
[Handwritten Signature]
Witness Signature

Holt Rendall
Print Name

2610 Allen st
Dallas Tx 75204
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2025, by John Brian Richmond, who is President/CEO of ANTHEMNET, INC., on behalf of said company. Such person is personally known to me or has produced DL as identification.



[Handwritten Signature]
Notary Public
My Commission Expires: 2/3/2029

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

Date: _____

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

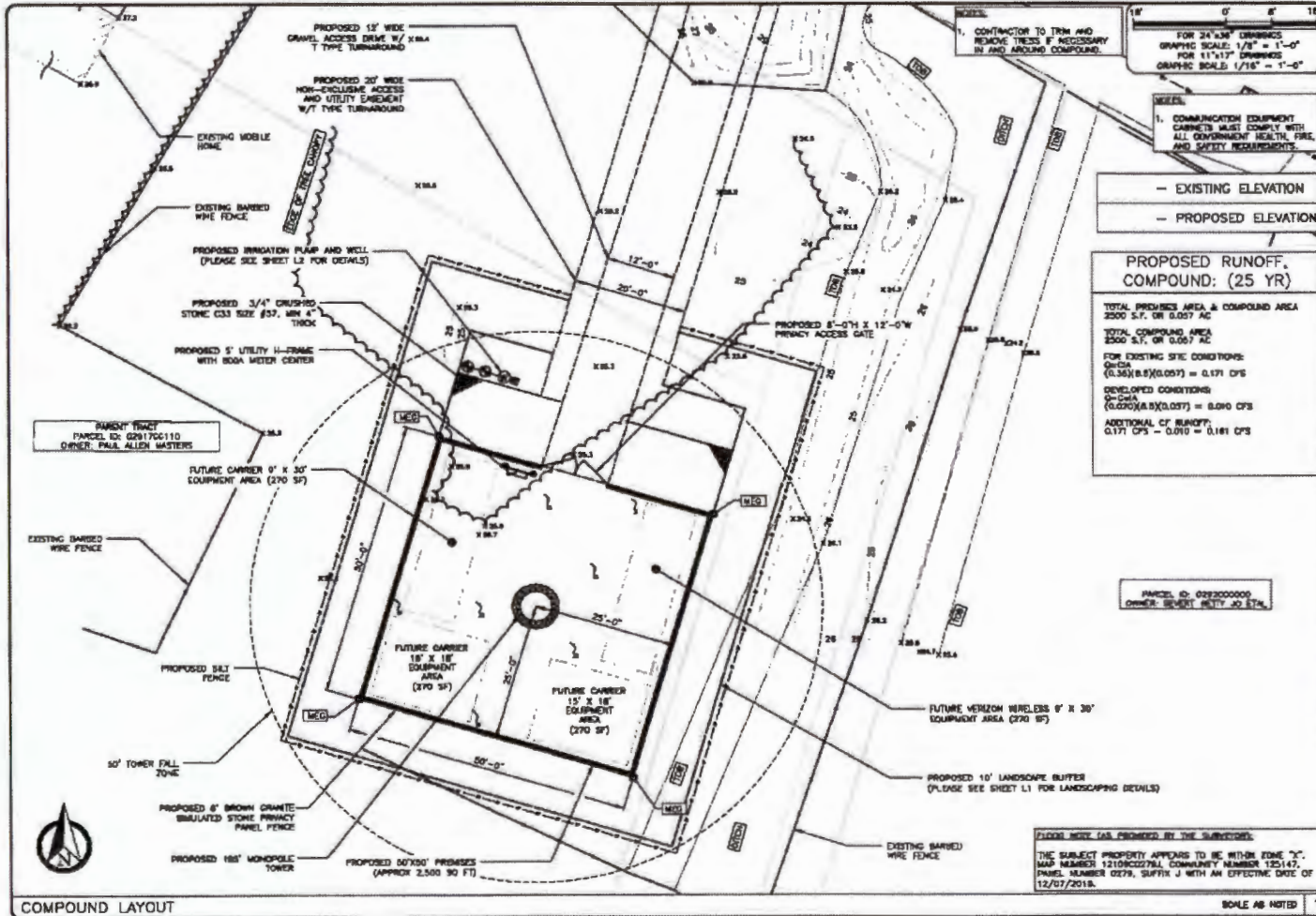
Deputy Clerk

**EXHIBIT A
LEASED PREMISES**

A PARCEL OF LAND LYING WITHIN SECTION 41, TOWNSHIP 06 SOUTH, RANGE 26 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 5860, PAGE 934, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, BEING MARKED BY A FOUND 5/8" CAPPED IRON ROD "LANDTECH"; THENCE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.04 FEET; THENCE CONTINUE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.67 FEET; THENCE S16°35'12"W, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 74.97 FEET; THENCE S09°58'43"E, A DISTANCE OF 33.54 FEET TO THE POINT OF BEGINNING; THENCE S16°35'12"W, A DISTANCE OF 50.00 FEET; THENCE N73°24'48"W, A DISTANCE OF 50.00 FEET; THENCE N16°35'12"E, A DISTANCE OF 50.00 FEET; THENCE S73°24'48"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.



1. CONTRACTOR TO TRIM AND REMOVE TREES IF NECESSARY IN AND AROUND COMPOUND.

1. COMMUNICATION EQUIPMENT CABINETS MUST COMPLY WITH ALL GOVERNMENT HEALTH, FIRE, AND SAFETY REQUIREMENTS.

— EXISTING ELEVATION
— PROPOSED ELEVATION

PROPOSED RUNOFF, COMPOUND: (25 YR)

TOTAL PREMISES AREA & COMPOUND AREA
2500 S.F. OR 0.057 AC
TOTAL COMPOUND AREA
2500 S.F. OR 0.057 AC
FOR EXISTING SITE CONDITIONS:
Q=CIA
(0.35)(8.5)(0.057) = 0.171 CFS
DEVELOPED CONDITIONS:
Q=CIA
(0.670)(8.5)(0.057) = 0.290 CFS
ADDITIONAL CF RUNOFF:
0.171 CFS - 0.070 = 0.101 CFS

PARCEL ID: 0291706110
OWNER: PAUL ALLEN MASTERS

PARCEL ID: 0292000000
OWNER: SEBERT WETLY JO STA.

FIGURE NOT TO SCALE AS PROVIDED BY THE SUBMITTERS.
THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE "C",
MAP NUMBER 121082279A, COMMUNITY NUMBER 125147,
PARCEL NUMBER 0279, SUFFIX J WITH AN EFFECTIVE DATE OF
12/07/2018.

SCALE AS NOTED 1

REV	DATE	DESCRIPTION
1	12/07/2018	ISS

PROJECT NO: 24487
DRAWN BY: J. WATTS
PROJECT MANAGER: C. OGDON
CHECKED BY: C. OGDON

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROVIDED ONLY FOR USE BY THE OWNER AND FOR APPLICABLE REGULATION OR USE OF THE DRAWING UNDER THE SUPERVISION OF THE ENGINEER. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



STATE ROAD 16
1600 STATE ROAD 16
AT GASTONVILLE, TN 37058
BY JOHN D. SMITH

COMPOUND LAYOUT

SHEET NUMBER
C2

COMPOUND LAYOUT

**EXHIBIT B
EASEMENT AREA**

A STRIP OF LAND LYING WITHIN SECTION 41, TOWNSHIP 06 SOUTH, RANGE 26 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

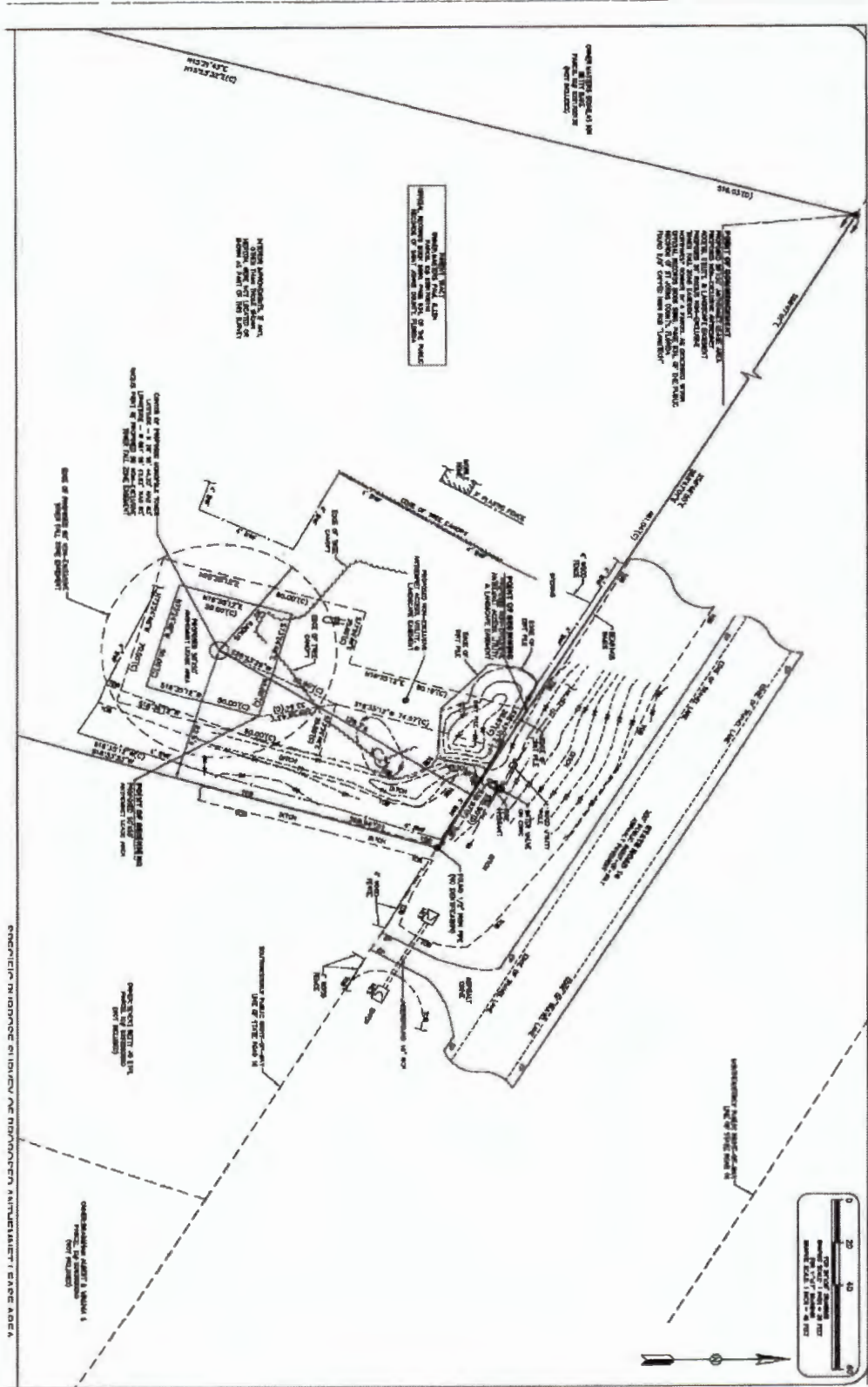
COMMENCE AT THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 5860, PAGE 934, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, BEING MARKED BY A FOUND 5/8" CAPPED IRON ROD "LANDTECH"; THENCE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.67 FEET; THENCE S16°35'12"W, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 74.97 FEET; THENCE S73°24'48"E, A DISTANCE OF 25.00 FEET; THENCE S16°35'12"W, A DISTANCE OF 90.00 FEET; THENCE N73°24'48"W, A DISTANCE OF 70.00 FEET; THENCE N16°35'12"E, A DISTANCE OF 90.00 FEET; THENCE S73°24'48"E, A DISTANCE OF 25.00 FEET; THENCE N16°35'12"E, A DISTANCE OF 80.19 FEET TO THE POINT OF BEGINNING.

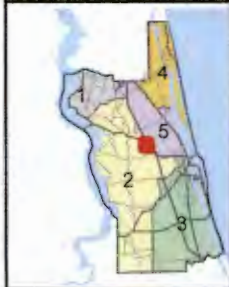
LESS A 50'X50' PROPOSED ANTHEMNET LEASE AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 41, TOWNSHIP 06 SOUTH, RANGE 26 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 5860, PAGE 934, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, BEING MARKED BY A FOUND 5/8" CAPPED IRON ROD "LANDTECH"; THENCE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.04 FEET; THENCE CONTINUE S58°47'01"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.67 FEET; THENCE S16°35'12"W, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 74.97 FEET; THENCE S09°58'43"E, A DISTANCE OF 33.54 FEET TO THE POINT OF BEGINNING; THENCE S16°35'12"W, A DISTANCE OF 50.00 FEET; THENCE N73°24'48"W, A DISTANCE OF 50.00 FEET; THENCE N16°35'12"E, A DISTANCE OF 50.00 FEET; THENCE S73°24'48"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.

SAID PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS, UTILITY, & LANDSCAPE EASEMENT CONTAINING 5,352 SQUARE FEET, MORE OR LESS.





2024 Aerial Imagery
Date: 12/18/2025

Temporary Access Easement
Paul Allen Masters and
Anthemnet, Inc.



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 hereon.