

# APPLICATION FOR CONDITIONAL USE

Request Conditional Use Approval to construct a self-supporting wireless communications tower 280' in height on A-1 Zoned property

## Name and Address of Applicant:

David McGehee, Agent for the Towers, LLC, d/b/a Vertical Bridge  
121 Village Blvd, Madison, MS 39110  
601-605-9214 x4

## Street Address of Property (if different address):

Subject property address: 1933 Cox Ferry Road  
Flora, MS 39071

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
June 16, 2025	A-1 (Agricultural)	See (Exhibit A)	052D-20-009/02.00	Zone "X" outside 0.2% annual chance flood plain	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

## Comments

Also as per Section Section 402(b) and 502 A

Respectfully Submitted

David McGehee, Agent for the The Towers, LLC, d/b/a Vertical Bridge

Petition submitted to Madison County Planning and Development Commission on \_\_\_\_\_

Recommendation of Madison County Planning and Development Commission on Petition \_\_\_\_\_

Public Hearing date as established by the Madison County Board of Supervisors \_\_\_\_\_

Final disposition of Petition \_\_\_\_\_

## LETTER OF INTENT

RE: Request Conditional Use Permit for a new Wireless Communications Tower at TBD – near 1933 Cox Ferry Road (Parcel #052D-20-009/02.00) in unincorporated Madison County District 4 near Adelle

The Towers, LLC, d/b/a Vertical Bridge, applicant, is requesting Madison County Planning Commission approval of a Conditional Use Permit to construct a new Wireless Communications Tower Facility 280' in height off the East side of Cox Ferry Road (near Joe Hall Rd intersection), near a wooded area on the SE part of a 3 acre tract. Site access will be directly off Cox Ferry Road via a new 12' wide, 400' long all weather, crushed limestone gravel road. Vertical Bridge has obtained a Lease Agreement with the property owner, Trenton A. Burton, for this Facility, with a copy of the signed Agreement enclosed with this package. This site is designed as a build-to-suit for Verizon Wireless, and its location carefully chosen by its wireless engineers to improve the wireless network coverage and reliability in the area.

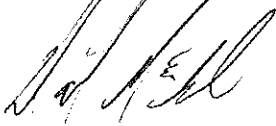
Vertical Bridge is requesting a Conditional Use Permit to allow the construction of this facility. The property is currently zoned A-1 (General Agricultural), and is proposed on a sizable (3 Acre) property in the SE part of the tract. The proposed site is on a 3,600 sq. ft. lease area and will be constructed within a 58'x58' security fence (6' in height), with a 15'x30' designated turnaround and/or parking area at the compound entrance (Please see site plan sheet C-2). The site meets all the A-1 District setbacks. The only utilities used will be power and fiber, with both to be run inside the 30' wide access and utility easement, with the fiber to be bored underground. A backup diesel generator will be installed inside the fenced compound to provide backup in case of an emergency outage.

This site location has been carefully designed and chosen by the Verizon's wireless engineering team to meet a specific wireless coverage need in this part of western Madison County, which currently has very weak or no coverage. There are no other towers in the area that would provide a collocation option, with the nearest tower over 3 miles away. Please see attached FCC registry search, as proof of no available towers in the area. This new site will provide coverage benefit for the many residents, businesses, and commuters in the area with improved and reliable wireless coverage. In addition, it is structurally designed for additional future wireless tenants (please see Site Plan Sheet C-5), which will provide a collocation option for any future wireless carriers. Due to its height, the FAA mandates tower lighting, but the site will utilize a dual mode lighting system which turns to a red light at dusk, so as not to disturb any nearby property owners or commuters (see attached FAA determination).

This site will be unmanned, and once constructed will not generate any additional traffic to the area, and will not generate any noise, fumes, odors or any harmful emissions.

This site will serve the public convenience and welfare because the use will be designed, constructed, and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC, and all other applicable government agencies.

Thank you for your acceptance of this request, and please contact me if you have any questions or need any additional documentation.

A handwritten signature in black ink, appearing to read 'D. McGehee', written over a horizontal line.

David McGehee, CMI Acquisitions  
Authorized Agent for Applicant



## Site Location



## Legal Descriptions

### TOWER LEASE PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD, (REPORTED TO BE A CONCRETE MONUMENT), AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S24°36'50"W A DISTANCE OF 2096.10 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE S01°21'48"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N88°38'12"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N01°21'48"E A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S88°38'12"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.083 ACRE (3,600 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

### 30' ACCESS & UTILITY EASEMENT PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD (REPORTED TO BE A CONCRETE MONUMENT) AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S26°06'12"W A DISTANCE OF 2120.50 FEET TO NORTHWEST CORNER OF THE TOWER LEASE PREMISES; THENCE S01°21'48"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES; THENCE N68°11'00"W A DISTANCE OF 222.79 FEET TO A POINT; THENCE S77°29'43"W A DISTANCE OF 61.27 FEET TO A POINT; THENCE N81°09'42"W A DISTANCE OF 37.21 FEET TO A POINT; THENCE N79°24'17"W A DISTANCE OF 79.18 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF COX FERRY ROAD AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

### PARENT TRACT

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, AND RUN THENCE WEST 855.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 460.58 FEET TO THE EAST LINE OF A COUNTY PAVED ROAD, THENCE NORTH 00 DEGREES 43 MINUTES EAST ALONG SAID EAST LINE OF SAID ROAD 283.82 FEET, THENCE EAST 456.88 FEET, THENCE SOUTH 283.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, MORE OR LESS.

BOOK 2111 PAGE 0986; INSTRUMENT #517408

Property Deed

BOOK 2111 PAGE 0986

WARRANTY DEED

517408

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of all of which is hereby acknowledged, we, the undersigned, CLINT E. LANCASTER and ALANA H. LANCASTER, Grantors, do hereby sell, convey and warrant unto TRENTON A. BURTON, Grantee, the following described real property lying and being situated in Madison County, Mississippi, and which property is more particularly described as follows, to-wit:

Commence at the Southeast corner of the North ½ of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 8 North, Range 2 West, and run thence West 855.42 feet to the Point of Beginning; continue thence West 460.58 feet to the East line of a county paved road, thence North 00 degrees 43 minutes East along said East line of said road 283.82 feet, thence East 456.88 feet, thence South 283.81 feet to the Point of Beginning and containing 3.0 acres, more or less.

The warranty of this conveyance is subject to prior reservation of all oil, gas and other minerals lying in, on or under the subject property; the zoning ordinances of Madison County, Mississippi.

Grantors herein warrant unto Grantee that ad valorem taxes for the year 2006 will be paid by Grantors, and Grantee warrants unto Grantors that ad valorem taxes beginning with the year 2007 and subsequent thereto will be paid by Grantee herein.

WITNESS THE SIGNATURE of the undersigned Grantors on this, the 16th day of October, 2006.

  
CLINT E. LANCASTER

  
ALANA H. LANCASTER

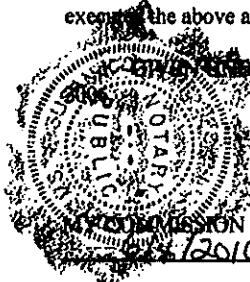
GRANTORS' ADDRESS:  
1929 Cox Ferry Road  
Flora, MS 39071  
Phone: 601-879-3414

GRANTEE'S ADDRESS:  
1929 Cox Ferry Road  
Flora, MS 39071  
Phone: 601-879-3229

INDEXING INSTRUCTIONS:  
N 1/2 of SE 1/4 of NE 1/4 of Section 20, T8N, R-2-W

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this 16th day of October, 2006, within my jurisdiction, the within named CLINT E. LANCASTER and ALANA H. LANCASTER who acknowledged that they executed the above and foregoing instrument.



CLINT E. LANCASTER MY HAND AND OFFICIAL SEAL this, the 16th day of October

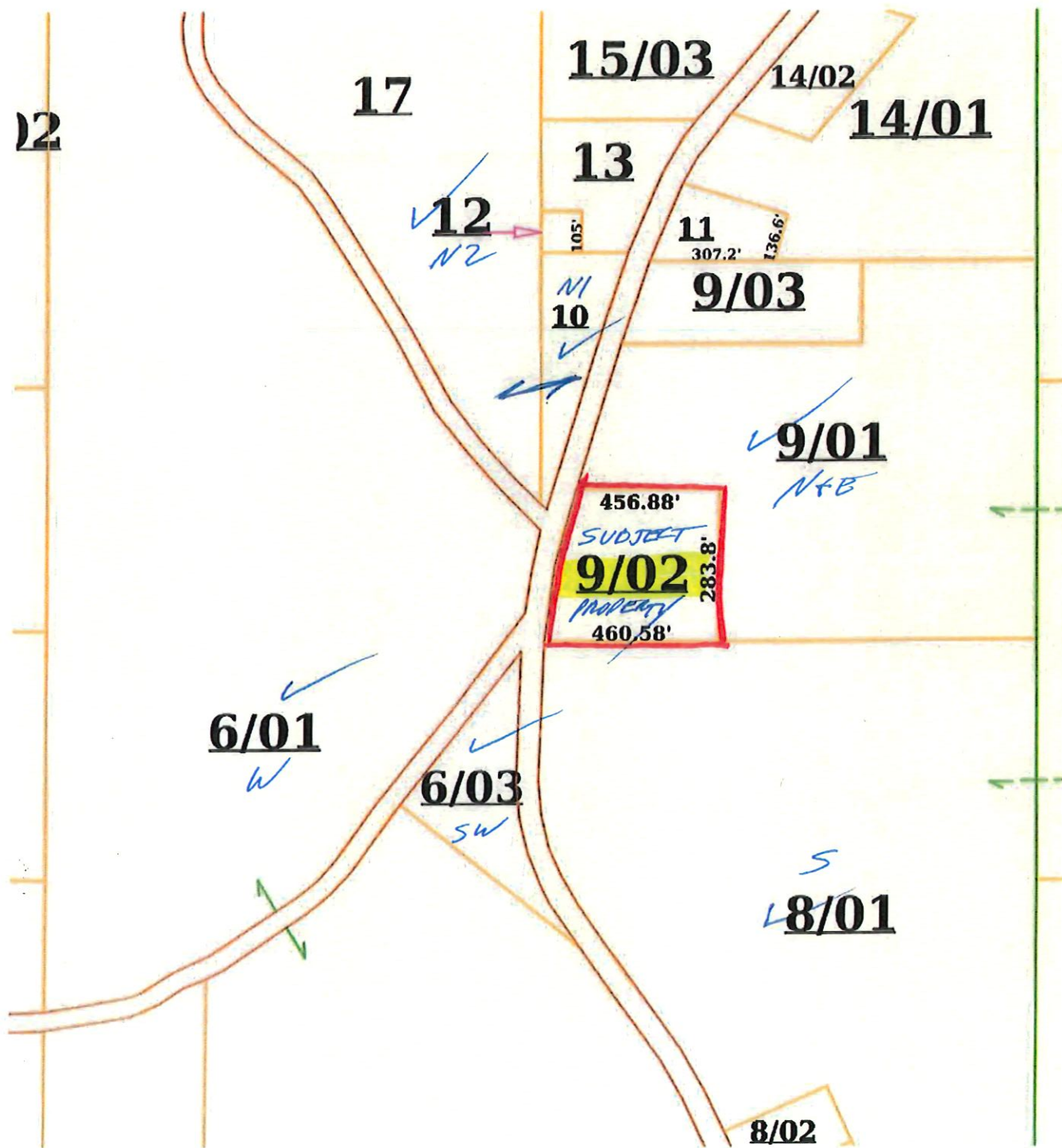
Susan Cox Phillips  
NOTARY PUBLIC

PREPARED BY:  
RONALD M. KIRK  
ATTORNEY AT LAW  
4854 MAIN STREET  
P. O. DRAWER N  
FLORA, MISSISSIPPI 39071  
PHONE: 601-879-8264  
FAX: 601-879-9411  
M.B.#3820  
C:\DOCS\DEEDS\B\ARTON WD1

#105  
13-  
(E)

MADISON COUNTY MS This instrument was  
filed for record October 18, 2006, at 8:00 A.M.  
Book 2111 Page 986  
ARTHUR JOHNSTON, C. C.  
BY: [Signature] D.C.

NOTIFICATION





052D-20 -009/02.00 Card 1 of 1  
Alt: 0522 Map:  
TD 4 M STR 20 08N 02W Block  
1933 COX FERRY RD  
Field Work by BR 4/18/2007

Date Printed 08/19/2024  
Madison County Tax 2024  
Card 1 of 1  
PPIN 1601

BURTON TRENTON A  
PO BOX 1296

YAZOO CITY MS 39194  
Exempt Code

3.0A IN SW CORNER OF NE 1/4 OF  
NE 1/4 E OF RD

DEED-2111 986 10/19/2006  
DEED- 493 126 08/08/2001  
DEED- 443 212 06/10/1999  
DEED- 368 630 01/01/1996  
DEED- 189 680 06/29/1987

Land Value Buildings Total Value  
20160 25130 45290  
Lot Size Acres Use Code  
3.00 1400

Type	Size	Price	D/F	Adj	Desc	S/ft	Value C
B	1.00	161.00			A		160 2
H	2.00	10000.00					20000 1

Bld Type	Found	Class	Unit	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	G% Buil	Year	Value	SL
1 SINGLE RESIDENCE	BRIC	H/D-	83	1046	1123	40.06	33.25	34.91	43393	40	1950	17360	40
2 PATIO		A		24	24	4.89	4.89	5.13	123	30	1950	40	30
3 DECK/DOCK WOOD		A		129	129	8.97	8.97	9.42	1215	30	1950	370	30
4 MOBILE HOME (DOUB		A		2184	2184	30576			30576	20	1997	6120	20
5 DECK/DOCK WOOD		A		60	60	8.97	8.97	9.42	565	92	1997	520	92
6 UTILITY SHED WOOD		A		100	100	6.97	6.97	7.32	732	98	2015	720	98

Extras

Exterior Walls	Roof Type	Roof Material	Floors	1	1 STORY	10	3990
1 ASBESTOS WF	30 GABLE	8 SHING ASP HYDUT	5 DOUBLE PINE	10	1	TOTAL EXTR	4189
Interior Walls	Interior Ceiling	Plumbing Electricity	Adjustments				
1 PLYWOOD PANEL	24	AVG	8 AVG	3			

052D-20 -010/00.00 Card 1 of 1 Date Printed 08/19/2024  
Alt: 0522000100000 Map:  
TD 4 M STR 20 08N 02W Block  
1904 COX FERRY RD  
Field Work by /00/ Madison County Tax 2024  
Card 1 of 1  
PPIN 1602

RATLIFF BILL  
281 WALDRUP RD

(2 PAGES)

Land Value Buildings Total Value  
20080 10920 31000  
Lot Size Acres Use Code  
2.50 1110

FLORA MS 39071  
Exempt Code  
2.5A IN S1/2 S1/2 NE1/4 NE1/4 &  
N1/2 SE1/4 NE1/4 N & W OF PUB RD  
DEED-1956 112 08/19/2005  
DEED-458 404 02/04/2000  
DEED-455 415 12/13/1999  
DEED-264 464 02/26/1990  
DEED-20 469 05/03/1985

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value	C				
H	2.00	10000.00			A		20000.1					
B	.50	161.00					80.2					
Bld Type	Found	Class	Unit	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year Buit	Value	SL
1 MOBILE HOME (DOUB		A		1400	1400	19600	20.35	21.37	19600	20	1985	3920
2 MOBILE HOME OPEN		MOP		120	120	20.35	20.35	21.37	2564	74	1985	1900
3 DECK/DOCK WOOD		A		49	49	8.97	8.97	9.42	462	74	1985	340
4 CARPORT-WOOD NO F		A		576	576	5.45	5.45	5.72	3295	74	1985	2440
5 DECK/DOCK WOOD		A		135	135	8.97	8.97	9.42	1272	74	1985	940
6 UTILITY SHED NO F		A		160	160	5.90	5.90	6.20	1352	74	1985	1000
7 PATIO		A		100	100	4.89	4.89	5.13	513	74	1985	380

Exterior Walls Roof Type Roof Material Floors Extras

Interior Walls Interior Ceiling Plumbing Electricity Adjustments

N1-2

052D-20 -017/00.00 Card 1 of 1 Date Printed 08/19/2024  
Alt: 0522000170000 Map: Madison County Tax 2024  
TD 4 M STR 20 08N 02W Block Card 1 of 1  
Field Work by /00/ PPIN 1611

Land Value 3540  
Buildings Total Value 1160  
Lot Size 4700  
Acres Use Code 18.98

RATIFY BILL  
281 WALDROP RD  
FLORA  
MS 39071  
Exempt Code  
W1/2 NE1/4 N & E OF WALDROP RD  
DEED-1956 112 08/19/2005  
DEED-458 404 02/04/2000  
DEED-455 415 12/13/1999  
DEED-264 466 02/26/1990  
DEED-261 216 11/30/1989

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value C
3	1.60	224.00			A A2		360 2
5	.60	125.00			A A2		80 2
A	5.33	236.00			A A2		1260 2
B	11.45	161.00			A A2		1840 2
Bld Type		Found	Clas	Base Area	Adjust Area	Base Rate	Adjusted Rate
1 B71				1260	1260	2.92	2.92
Exterior Walls		Roof Type			Roof Material		Floors
Interior Walls		Interior Ceiling			Plumbing Electricity		Adjustments

052D-20 -009/01.00 Card 1 of 1 Date Printed 08/19/2024  
Alt: 0522000090100 Map: Madison County Tax 2024  
TD 4 M STR 20 08N 02W Block Card 1 of 1  
1925 COX FERRY RD  
Field Work by /00/ PPIN 1600

TRIPLETT RICHARD H & LEIGHEA PACE  
1925 COX FERRY RD  
FLORA MS 39071  
Exempt Code  
20 AC IN E1/2 NE 1/4 E OF RD  
DEED-0289 206 09/13/1991  
DEED-0229 414 06/29/1987

Land Value Buildings Total Value  
3640 3640  
Lot Size Acres Use Code  
20.00 8160

Type	Size	Price	D/F	Adj	Desc	S/Ft	Value	C
3	5.40	224.00			A 02		1210	2
5	2.41	125.00			A 02		300	2
A	2.21	236.00			A 02		520	2
B	9.98	161.00			A 02		1610	2
Bld Type		Foun	Clas	Base	Adjust	Base	Adjusted	Cost
		dati	Class	Unit	Area	Rate	Rate	per Ft
					Area			Cost
								Replace
								G% Buil
								Year
								Value
								SL

Exterior Walls	Roof Type	Roof Material	Floors	Extras
Interior Walls	Interior Ceiling	Plumbing Electricity	Adjustments	

TRIPLETT

N+E



052D-20 -008/01.00 Card 1 of 1 Date Printed 08/19/2024  
 Alt: 0522 Map: Madison County Tax 2024  
 TD 4 M STR 20 08N 02W Block Card 1 of 1  
 Field Work by /00/ PPIN 1598

COX ENA MAE -EST-  
 & SYLVIA COX MELTON  
 2365 OLD WEST POINT RD  
 COLUMBUS MS 39701  
 Exempt Code  
 36.5AC ALL S1/2 SE1/4 NE1/4 & NE1/4  
 E/S RD  
 DEED- 162 166 01/01/1980

Land Value Buildings Total Value  
 7670  
 Lot Size Acres Use Code  
 36.50 8300

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value
A	23.86	236.00			A A2		5630 2
B	12.64	161.00			A A2		2040 2

FREE COPY

PRIN 1594

FLOMA

MS 39071

Exempt Code

86 AC IN W1/2 NE1/4 W/S RD & PT N1/4  
2 SE1/4

DEED-2747	768 01/17/2012
DEED- 73	60 01/01/1980

Land Value	Buildings Total Value
18550	47200
Lot Size	Acres Use Code
	86.00 1110

[illegible]

052D-20 -006/03.00 Card 1 of 1  
Alt: 0522 Map:  
TD 4 M STR 20 08N 02W Block  
1952 COX FERRY RD  
Field Work by /00/

Date Printed 08/19/2024  
Madison County Tax 2024  
Card 1 of 1  
PPIN 40524  
Land Value Buildings Total Value  
20000 20000  
Lot Size Acres Use Code  
2.00 1400  
PEEDEN ROBERT L  
2278 JOE HALL RD  
FLORA MS 39071  
Exempt Code  
2 AC IN E1/2 S OF RDS  
DEED- 523 789 12/10/2002

Type	Size	Price	D/F	Adj	Desc	\$/ft	Value	C
M	2.00	10000.00					20000	2
Bld Type		Found	Clas	Base	Adjust	Base	Adjusted	Cost
		datl	Class	Unit	Area	Rate	Rate	per Ft
								Cost
								Replace
								Year
								Value
								SL
Exterior Walls		Roof Type		Roof Material		Floors		Extras
Interior Walls		Interior Ceiling		Pumbing Electricity		Adjustments		

Assignment to The Towers, LLC, d/b/a Vertical Bridge

**When Recorded Return to:**

Tower Title & Closing  
18 Imperial Place, Courtyard  
Providence, RI 02903

**Cross Reference:**

Instrument No. 983684, Book W, Page 4340  
Madison County, Mississippi

Tax parcel ID: 052D-20-00902.00

The Towers, LLC  
750 Park of Commerce Dr., Suite 200  
Boca Raton, Florida 33487  
Attn: General Counsel

**Assignor Site ID: Joe Hall Rd**  
**Assignee Site No.: US-MS-5320**  
**Assignee Site Name: JOE HALL RD**

**Commitment No.: VTB-\_\_\_\_\_**

**MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF  
LAND LEASE AGREEMENT**

This Memorandum of Assignment and Assumption of Land Lease Agreement (this "Memorandum") is entered into as of April 9, 2025 and is effective as of the Transfer Date set forth in the Assignment (defined below) and is executed by and between **Alltel Corporation**, a Delaware corporation, d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097 ("Assignor"), and **The Towers, LLC**, a Delaware limited liability company, with its principal office at 750 Park of Commerce Dr., Suite 200, Boca Raton, Florida 33487, Attn: General Counsel ("Assignee"). The Assignor and Assignee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. Trenton A. Burton and Glynnis Hope Burton, husband and wife (the "Owner"), as lessor, and Assignor are parties to a Land Lease Agreement dated June 6, 2023 (the "Ground Lease") for a portion of that certain parcel of real property located off of Joe Hall Road, Flora, Madison County, Mississippi 39071, as described in **Exhibit 1** attached hereto and incorporated herein. The Ground Lease is evidenced by that certain Memorandum of Land Lease Agreement



dated June 6, 2023 recorded on June 13, 2023 in Instrument No. 983684, Book W, Page 4340 with the Madison County Chancery Clerk, Mississippi.

2. Assignor and Assignee entered into an Assignment and Assumption of Land Lease Agreement (the "**Assignment**") whereby Assignor transferred, assigned and conveyed its interest in the Ground Lease to Assignee effective as of the Transfer Date set forth in the Assignment. To the extent the Owner's consent to such Assignment was required by the Ground Lease, Assignor has obtained such consent. By virtue of the Assignment, Assignee has succeeded to all rights and obligations of the Assignor under the Ground Lease. The terms, covenants and provisions of the Ground Lease extend to and are binding upon the respective successors and assigns of Assignor and Assignee.

3. This Memorandum is intended to give record notice of the Assignment and of the rights created thereby, all of which are hereby ratified and confirmed in all respects by the parties hereto.

4. This Memorandum may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one and the same instrument.

[Signatures and acknowledgements on following pages]

IN WITNESS WHEREOF, the Parties hereto have executed and delivered this Memorandum on the date first above written.

WITNESSES:

Nancy Dale  
Name: Nancy Dale  
By check to CIA2  
Name: By check to CIA2

ASSIGNOR:

Alltel Corporation d/b/a Verizon Wireless

By: [Signature]  
Name: Jeremy Katzenberger  
Title: Sr Dir- Ntwk Engng  
Date: 4/11/2025

STATE OF Texas

COUNTY OF Montgomery

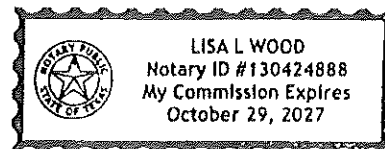
Personally appeared before me, the undersigned authority in and for said county and state, on this 1 day of April, 20 25, within my jurisdiction, the within named Jeremy Katzenberger (name of signatory), who acknowledged that he/she/they is Sr Dir- Ntwk Eng (title of signatory) of Alltel Corporation d/b/a Verizon Wireless, a Delaware corporation, and that for and on behalf of the said partnership, and as its act and deed he/she/they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]  
Notary Public

Printed Name: Lisa L. Wood

My Commission Expires:

10/29/2027



[Assignee signature page to Memorandum of Assignment and Assumption  
of Land Lease Agreement]

WITNESSES:

Alex Greenberg  
Name: Alex Greenberg  
Jason Alves  
Name: Jason Alves

ASSIGNEE:

The Towers, LLC  
a Delaware limited liability company

By: [Signature]  
Name: John Stevens  
Title: VP of Development  
Date: 4/9/2025  
Leasing Ops <sup>DS</sup> 29

STATE OF FLORIDA

COUNTY OF PALM BEACH

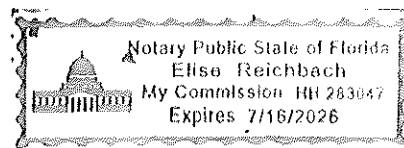
Personally appeared before me, the undersigned authority in and for said county and state, on this 9th day of April, 2025, within my jurisdiction, the within named John Stevens (name of signatory), who acknowledged that he/she/they is VP of Development (title of signatory) of The Towers, LLC, a Delaware limited liability company, and that for and on behalf of the said company, and as its act and deed he/she/they executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

[Signature]  
Notary Public

Printed Name: Elise Reichbach

My Commission Expires:

7/16/2026



**EXHIBIT 1 (Page 1 of 2)**  
Legal Descriptions of the Real Property and the Premises and  
Easements Leased to Assignor Pursuant to the Ground Lease

**Property (Parent Parcel):**

Commence at the Southeast corner of the North ½ of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 8 North, Range 2 West, and run thence West 855.42 feet to the Point of Beginning; continue thence West 460.58 feet to the East line of a county paved road, thence North 00 degrees 43 minutes East along said East line of said road 283.82 feet, thence East 456.88 feet, thence South 283.81 feet to the Point of Beginning and containing 3.0 acres, more or less.

Book 2111, Page 0986; Instrument No. 517408  
Tax Parcel #052D-20-009/02.00 PIN 1601



**EXHIBIT 1 (Page 2 of 2)**

Said interest being over land more particularly described by the following descriptions:

**Assignor's Premises**

**ASSIGNOR'S 3,600 SQ. FT. PREMISES/LEASE AREA:**

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD, (REPORTED TO BE A CONCRETE MONUMENT), AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S24°36'50"W A DISTANCE OF 2096.10 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE S01°21'48"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N88°38'12"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N01°21'48"E A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S88°38'12"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.083 ACRE (3,600 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

**ASSIGNOR'S 30' ACCESS/UTILITY RIGHT OF WAY:**

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD (REPORTED TO BE A CONCRETE MONUMENT) AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S26°06'12"W A DISTANCE OF 2120.50 FEET TO NORTHWEST CORNER OF THE LESSEE 60' X 60' LAND SPACE; THENCE S01°21'48"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THE CENTERLINE OF THE LESSEE 30' ACCESS & UTILITY RIGHT OF WAY; THENCE N68°11'00"W A DISTANCE OF 222.79 FEET TO A POINT; THENCE S77°29'43"W A DISTANCE OF 61.27 FEET TO A POINT; THENCE N81°09'42"W A DISTANCE OF 37.21 FEET TO A POINT; THENCE N79°24'17"W A DISTANCE OF 79.18 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF COX FERRY ROAD AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE LESSEE 30' ACCESS & UTILITY RIGHT OF WAY, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

## Tower Lease



Madison County, MS  
I CERTIFY THIS INSTRUMENT FILED/RECORDED  
6/13/2023 8:42:21 AM  
INST. 983684 PAGE 1 OF 9  
BOOK W - 4340/269  
WITNESS MY HAND AND SEAL  
Ronny Lott, C.C. BY: RGK D.C.

This Instrument Was Prepared By  
and When Recorded Mail to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
1501 Main Street, Suite 310  
Columbia, South Carolina 29201

STATE OF MISSISSIPPI

)

COUNTY OF MADISON

)

)

### MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement ("Memorandum"), is made this 6 day of June, 2023, by and between Trenton A. Burton and Glynnis Hope Burton, husband and wife, with an address of 144 W. Rons Place, Jessierville, Arkansas 71949 (the "Lessor"), and Alltel Corporation d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("Lessee").

#### RECITALS:

WHEREAS, Lessor is the owner of certain real property located off of Joe Hall Road, Flora, Madison County, Mississippi 39071 which is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Premises (as defined below) are a portion of the Property; and

WHEREAS, Lessee leases the Premises from Lessor pursuant to the Land Lease Agreement of even date herewith (the "Lease"); and

WHEREAS, Lessor and Lessee desire to file this Memorandum of record in the office of the Chancery Clerk for Madison County, Mississippi, in order to provide record notice to third parties of Lessee's leasehold estate in the Premises;

LESSEE SITE NAME/NUMBER: Joe Hall Rd\_HGCE\_MS/5000072668

NOW, THEREFORE, for and in consideration of the Premises, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are expressly acknowledged by the parties, Lessor and Lessee agree and acknowledge for themselves and their respective successors and assigns, as follows:

1. Lessor grants to Lessee the right to install, maintain, and operate communications equipment upon an approximately 6,400 square feet portion of the Property (the "Premises"), together with the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of Lessee's communications equipment over or along a 30' wide right of way, or along one or more additional rights of way from the Property (the "Easement(s)"). The Premises and Easement are further described and depicted on Exhibit "B", attached hereto and made a part hereof.

2. The term of the Lease is five (5) years commencing on the first day of the month after Lessee begins installation of Lessee's communications equipment (the "Commencement Date"). Lessee may extend the term of the Lease for four (4) renewal terms of five (5) years each, upon the terms and conditions set forth in the Lease.

3. The Lease is binding upon Lessor and Lessee, and their respective successors and assigns.

4. Lessor has granted a right of first refusal to Lessee as more particularly described in the Lease.

5. This Memorandum contains only selected provisions of the Lease and reference is made to the full text of the Lease for all of the applicable terms and conditions. This Memorandum does not, in any way, amend or supersede the terms and conditions of the Lease.

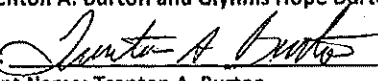
*Balance of page intentionally left blank*

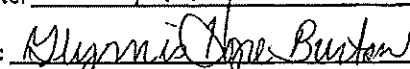
*Signature page following*

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum the day and year first above written.

Lessor:


Trenton A. Burton and Glynnis Hope Burton

By:   
Print Name: Trenton A. Burton  
Date: 4-14-23

By:   
Print Name: Glynnis Hope Burton  
Date: 04/14/2023

Lessee:

Alltel Corporation d/b/a Verizon Wireless

By:   
Print Name: Kadie Gavan  
Title: Dir-Ntwk Engring  
Date: 6/6/2023

LESSEE SITE NAME/NUMBER: Joe Hall Rd\_HGCE\_MS/5000072668

LESSOR ACKNOWLEDGEMENT

STATE OF MS :  
COUNTY OF Madison : SS

Before me, Dena H. Russell, a Notary Public, personally appeared Trenton A. Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 14<sup>th</sup> day of April, 2023.

Dena H. Russell

My Commission Expires:

(NOTARIAL SEAL)



STATE OF MS :  
COUNTY OF Madison : SS

Before me, Dena H. Russell, a Notary Public, personally appeared Glynnis Hope Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that she executed the foregoing instrument for the purpose therein contained.

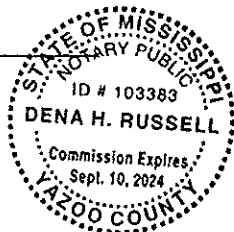
Witness my hand and seal this 14<sup>th</sup> day of April, 2023.

Dena H. Russell

NOTARY PUBLIC

My Commission Expires:

(NOTARIAL SEAL)



LESSEE ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Harris

:  
:  
: SS  
:

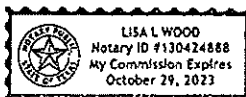
Before me, Lisa L. Wood, a Notary Public, personally appeared Hadie Gowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Dir-Whole Eng of Alltel Corporation d/b/a Verizon Wireless, and that being duly authorized, he/she executed the foregoing instrument on behalf of Alltel Corporation d/b/a Verizon Wireless for the purpose therein contained.

Witness my hand and seal this 6 day of June, 2023.

Lisa L. Wood  
NOTARY PUBLIC

My Commission Expires:  
10/29/2023

(NOTARIAL SEAL)





**EXHIBIT "A"**

**DESCRIPTION OF PROPERTY**

Commence at the Southeast corner of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 20, Township 8 North, Range 2 West, and run thence West 855.42 feet to the Point of Beginning; continue thence West 460.58 feet to the East line of a county paved road, thence North 00 degrees 43 minutes East along said East line of said road 283.82 feet, thence East 456.88 feet, thence South 283.81 feet to the Point of Beginning and containing 3.0 acres, more or less.

LESSEE SITE NAME/NUMBER: Joe Hall Rd\_HGCE\_MS/5000072668

Book 4340 Page 275  
Instrument# 883684

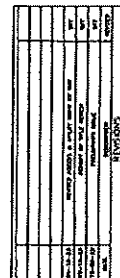
**EXHIBIT "B"**

**SURVEY OF THE PREMISES AND EASEMENT(S)**

(see attached)

LESSEE SITE NAME/NUMBER: Joe Hall Rd\_HGCE\_MS/5000072668







Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASO-3499-OE

Issued Date: 04/02/2025

Julie Heffernan  
The Towers, LLC  
7500 Park of Commerce Dr  
Suite 200  
Boca Raton, FL 33487

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower US-MS-5320 - JOE HALL RD
Location:	Flora, MS
Latitude:	32-31-33.73N NAD 83
Longitude:	90-25-06.54W
Heights:	247 feet site elevation (SE) 291 feet above ground level (AGL) 538 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

This determination expires on 10/02/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Joe Burkhardt, at (404) 305-5958, or Joseph.CTR.Burkhardt@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-3499-OE.

**Signature Control No: 647451585-652569675**

**( DNE )**

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

## **Additional information for ASN 2025-ASO-3499-OE**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

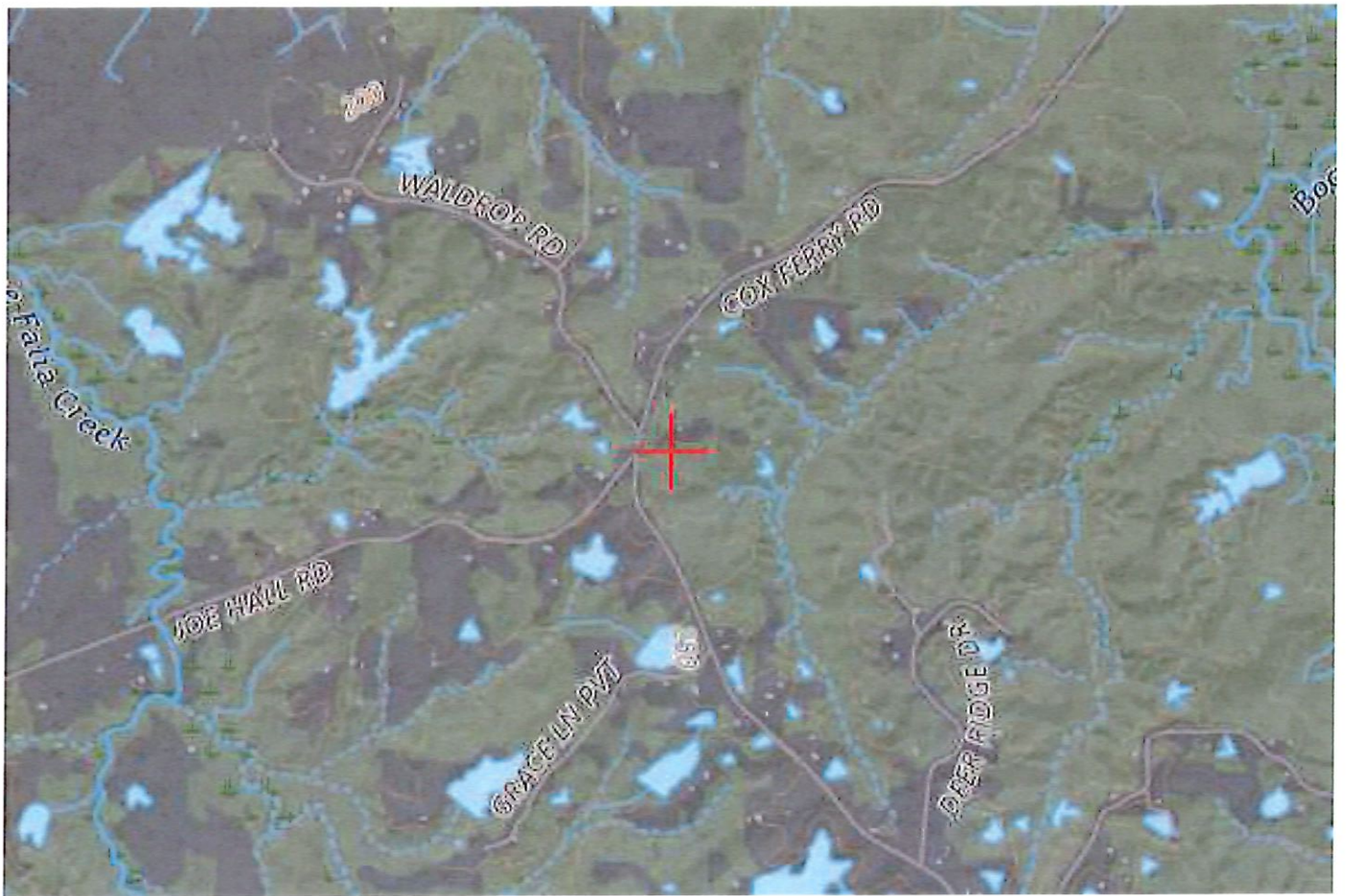
Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

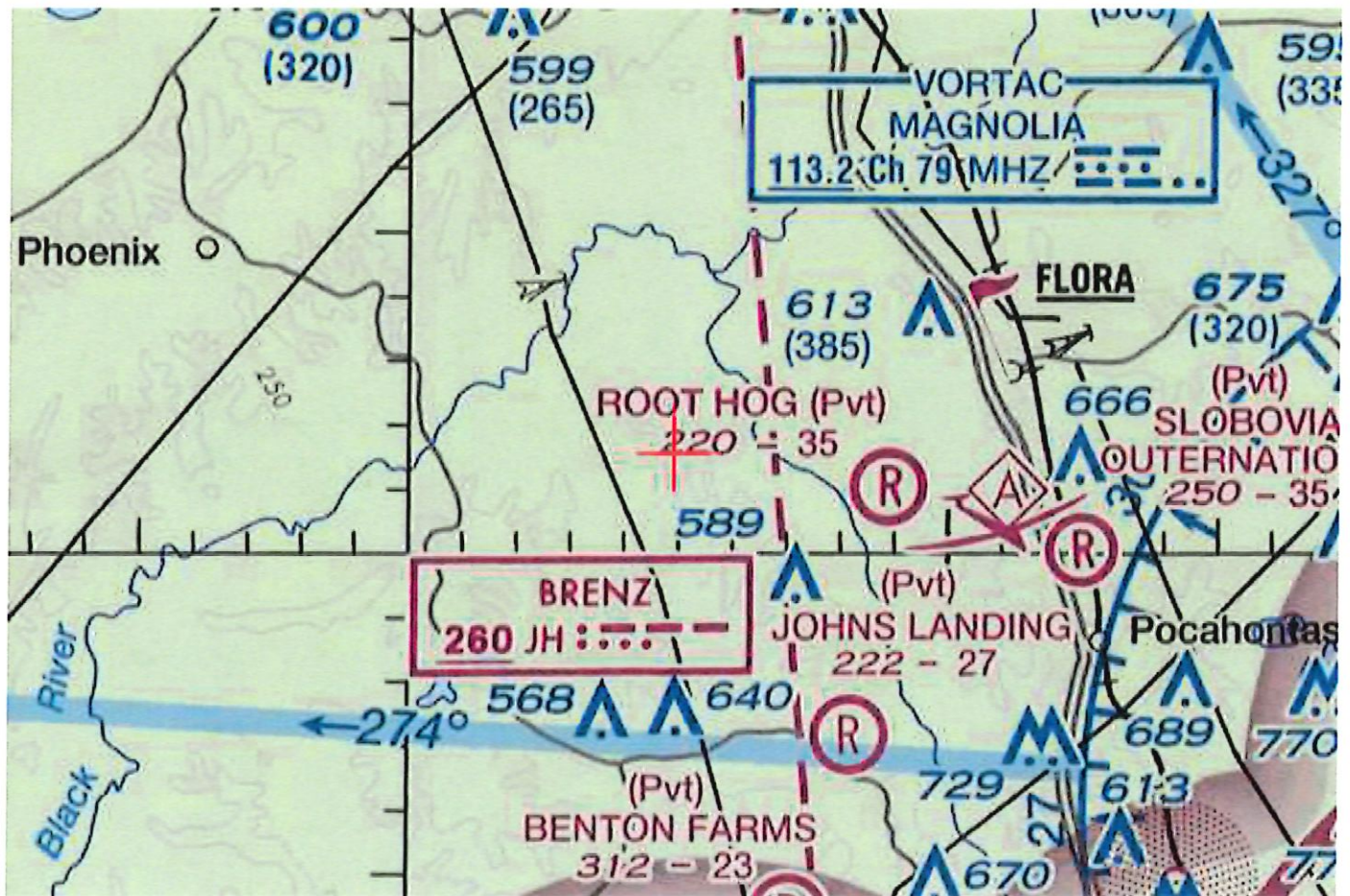


# Frequency Data for ASN 2025-ASO-3499-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

TOPO Map for ASN 2025-ASO-3499-OE







# Certificate of AM Regulatory Compliance

Site Name Joe Hall Road\_MS  
Location N32-31-33.73 W90-25-06.54  
Client Vertical Bridge  
Certification Date 6/21/2025

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns  
Part §1.30000 Purpose.

This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart. Part §1.30002 Tower construction or modification near AM stations.

(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.

(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above coordinates has been screened out to 3.2 km for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations and found to have no AM broadcast stations currently licensed to operate within those distances. Current FCC rules coordination distances are less as calculated in the above FCC rule §1.30002 adopted February 2014. Structure height is also considered in the current FCC rules. No further AM coordination actions are warranted at this time.

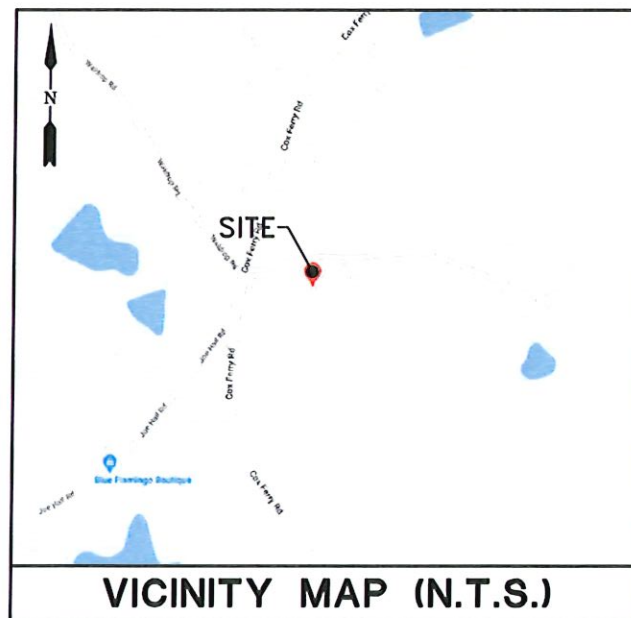


8618 Westwood Center Drive, Suite 315  
Vienna, VA 22182  
703-276-1100  
www.sitesafe.com  
©2019 Site Safe, LLC.





**SITE NAME: JOE HALL RD**  
**LOCATION CODE: 381064**



**DRIVING DIRECTIONS:** FROM JACKSON, MISSISSIPPI TURN RIGHT ONTO US-80 W, 0.3 MILES. USE THE RIGHT LANE TO TAKE THE RAMP ONTO I-220 N/US 49 N, 4.5 MILES. TAKE EXIT 5B FOR US-49 N TOWARD FLORA/YAZOO CITY, 0.2 MILES. CONTINUE ONTO US 49 N/DELTA DR/MEDGAR EVERS BLVD, 15.0 MILES. TURN LEFT ONTO COX FERRY RD, 6.7 MILES. TURN LEFT, 331 FEET. DESTINATION WILL BE ON THE RIGHT.

#### PROJECT INFORMATION

##### ENGINEER:

TOWER ENGINEERING, INC.  
556 JEFFERSON ST.  
SUITE 201  
LAFAYETTE, LA 70501  
TEL: (337) 886-7176

##### SURVEYOR:

TURNER SURVEYS, LLC  
15732 E. HOFFMAN ROAD  
PONCHATOULA, LA 70454  
TEL: (985) 386-2358  
FAX: (985) 386-2359

##### PROPERTY OWNER:

TRENTON A BURTON  
TEL: (601) 750-4879

##### PROJECT DATA:

PARISH/COUNTY : MADISON COUNTY  
ZONING : N/A  
TYPE OF CONSTRUCTION : II-B  
TYPE OF OCCUPANCY : U  
IBC : 2018  
LEASE AREA : SEE SHEET C-1

##### GEOGRAPHIC COORDINATES:

LATITUDE : 32° 31' 33.73" N  
LONGITUDE : 90° 25' 06.54" W

##### UTILITIES:

**POWER COMPANY:**  
ENERGY  
1-800-368-3749

**FIBER COMPANY:**  
AT&T  
(833) 969-0257

##### PROJECT DESCRIPTION:

RAWLAND SITE WITH A PROPOSED 280' SELF-SUPPORT TOWER.  
INSTALL CONCRETE EQUIPMENT SLAB AND CONCRETE SLAB WITH  
DIESEL GENERATOR.

#### PROJECT INFORMATION

T-1 TITLE SHEET AND PROJECT INFORMATION

##### SURVEY:

SU-1 SITE SURVEY  
SU-2 SITE SURVEY

##### CIVIL:

C-1 PLOT PLAN  
C-1A AERIAL OVERLAY  
C-2 SITE PLAN  
C-3 ENLARGED SITE PLAN  
C-4 DETAILED EQUIPMENT LAYOUT  
C-5 TOWER ELEVATION



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TOWER ENGINEERING, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM TOWER ENGINEERING, INC.

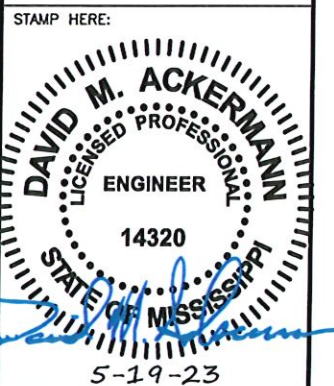
#### TOWER ENGINEERING, INC.

556 JEFFERSON ST.  
SUITE 201  
LAFAYETTE, LA 70501  
(337) 886-7176 TEL.  
2920 KINGMAN ST.  
SUITE 201  
METAIRIE, LA 70006  
(504) 756-3112 TEL.

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING CD#	JGD	05/19/2023
2			
3			
4			
5			

SITE NUMBER:  
**381064**  
SITE NAME:  
**JOE HALL RD**

SITE ADDRESS:  
TBD JOE HALL ROAD  
FLORA, MS 39071



DRAWN BY: JGD  
CHECKED BY: DMA  
DATE DRAWN: 05/19/2023  
TEI JOB NO: 2122-120-1001-061

SHEET TITLE:  
**TITLE SHEET  
AND  
PROJECT  
INFORMATION**

SHEET NUMBER: **T-1**  
REV. # **A**



Know what's below  
Call before you dig.



DESCRIPTIONS:

LESSEE 60' X 60' LAND SPACE

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD, (REPORTED TO BE A CONCRETE MONUMENT), AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S24°36'50"W A DISTANCE OF 2096.10 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE S01°21'48"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N88°38'12"W A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N01°21'48"E A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S88°38'12"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.083 ACRE (3,600 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

LESSEE 30' ACCESS & UTILITY RIGHT OF WAY

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, COUNTY OF MADISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD (REPORTED TO BE A CONCRETE MONUMENT) AT THE APPARENT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI; THENCE S26°06'12"W A DISTANCE OF 2120.50 FEET TO NORTHWEST CORNER OF THE LESSEE 60' X 60' LAND SPACE; THENCE S01°21'48"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR THE CENTERLINE OF THE LESSEE 30' ACCESS & UTILITY RIGHT OF WAY; THENCE N68°11'00"W A DISTANCE OF 222.79 FEET TO A POINT; THENCE S77°29'43"W A DISTANCE OF 61.27 FEET TO A POINT; THENCE N81°09'42"W A DISTANCE OF 37.21 FEET TO A POINT; THENCE N79°24'17"W A DISTANCE OF 79.18 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF COX FERRY ROAD AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE LESSEE 30' ACCESS & UTILITY RIGHT OF WAY, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

PARENT TRACT

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 WEST, AND RUN THENCE WEST 855.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 460.58 FEET TO THE EAST LINE OF A COUNTY PAVED ROAD, THENCE NORTH 00 DEGREES 43 MINUTES EAST ALONG SAID EAST LINE OF SAID ROAD 283.82 FEET, THENCE EAST 456.88 FEET, THENCE SOUTH 283.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, MORE OR LESS.

BOOK 2111 PAGE 0986; INSTRUMENT #517408 TAX PARCEL #052D-20-009/02.00. PPIN 1601

REPORT OF TITLE NOTES

TURNER SURVEYS, LLC HAS REVIEWED THE REPORT OF TITLE BY U.S. TITLE SOLUTIONS, FILE NO. UST73822, REFERENCE NO. 3000009 900976, DATE OF REPORT; JANUARY 17, 2023 FOR SITE: "JOE HALL RD\_HGCE\_MS". THAT CERTAIN 3.0 ACRE TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 NORTH - RANGE 2 WEST, MADISON COUNTY, MISSISSIPPI, NOW OR FORMERLY OWNED BY TRENTON A. BURTON, PER WARRANTY DEED DATED OCTOBER 16, 2006, RECORDED OCTOBER 19, 2006, IN BOOK 2111 PAGE 986. TAX PARCEL #052D-20-009/02.00. PPIN 1601

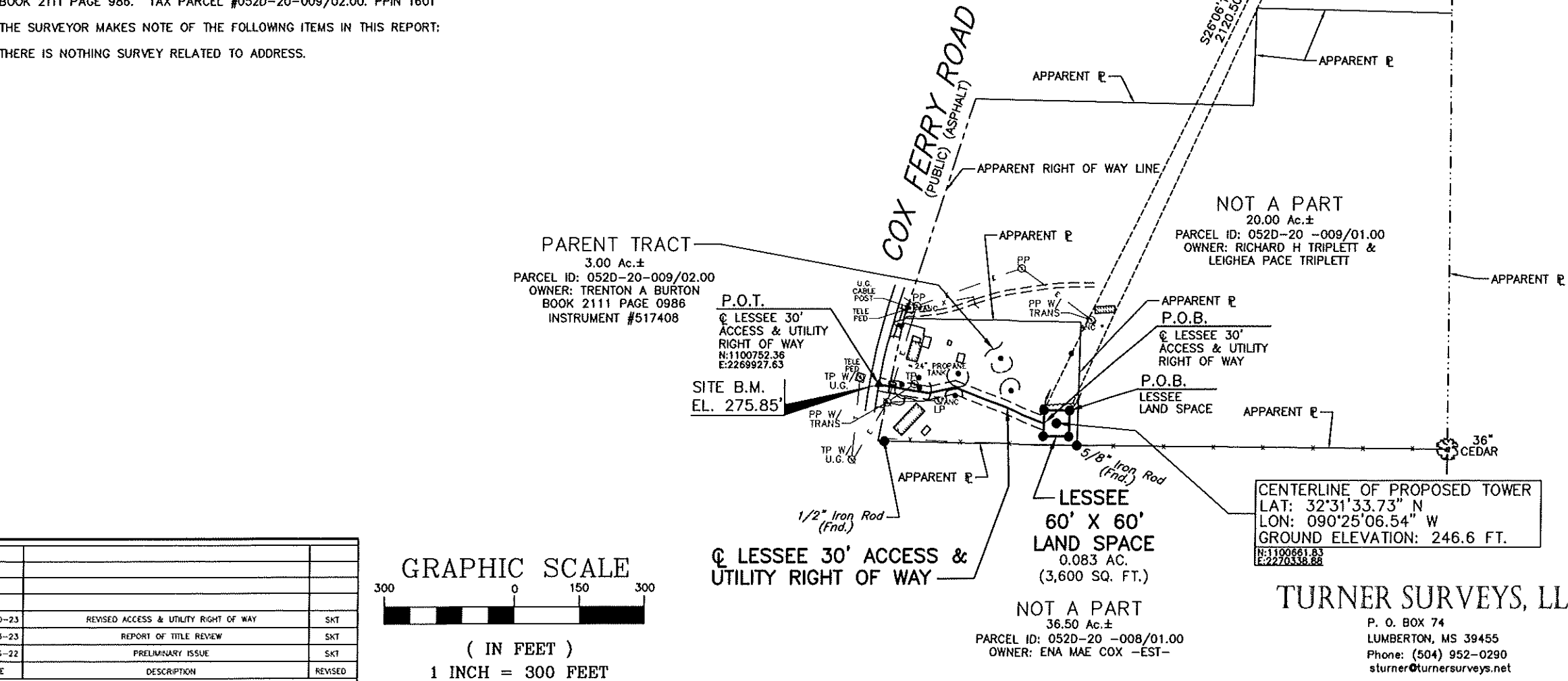
THE SURVEYOR MAKES NOTE OF THE FOLLOWING ITEMS IN THIS REPORT:

THERE IS NOTHING SURVEY RELATED TO ADDRESS.

SECTION 20  
TOWNSHIP 8 NORTH, RANGE 2 WEST  
MADISON COUNTY, MISSISSIPPI

LEGEND

- PP E POWER POLE
- TP T TELEPHONE POLE
- LP LIGHT POLE
- ANC ANCHOR
- TELE PED TELEPHONE PEDESTAL
- WM WATER METER
- FIBER OPTIC SIGN
- FENCE
- MB MAIL BOX
- TRAFFIC SIGN
- TREE
- 1/2" IRON ROD SET UNLESS OTHERWISE STATED
- 60d OR MAG NAIL SET UNLESS OTHERWISE STATED
- CROSS CUT IN CONCRETE
- CONCRETE RIGHT OF WAY MARKER
- LAT. LATITUDE
- LOH. LONGITUDE
- T.B.M. TEMPORARY BENCHMARK
- AC. ACRES
- (REF) FROM REFERENCE SURVEY
- (MEAS) MEASURED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- C.P.P. CORRUGATED PLASTIC PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- SQ. FT. SQUARE FEET
- A.G.L. ABOVE GROUND LEVEL



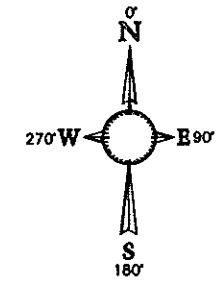
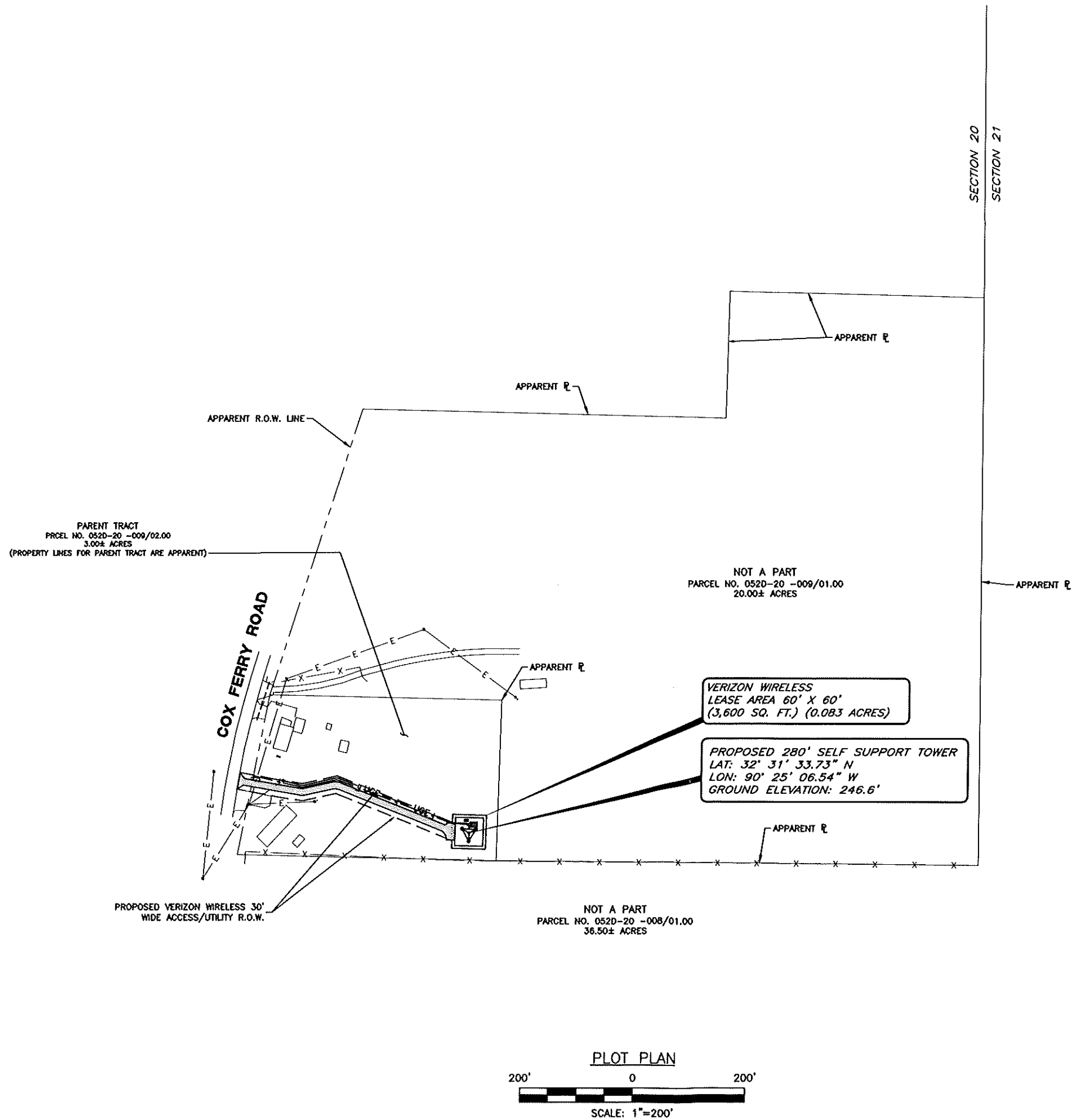
Stanley K. Turner

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968  
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY OF  
JOE HALL RD. TOWER SITE  
FLORA, MISSISSIPPI  
SECTION 20, T8N-R2W  
MADISON COUNTY, MISSISSIPPI

DATE: 12/06/22 DRAWN BY: DAS JOB NO. 22-0161B  
SCALE: 1" = 300' CHECKED BY: SKT DRAWING NO. 2

DATE	DESCRIPTION	REVISED
04-10-23	REVISED ACCESS & UTILITY RIGHT OF WAY	SKT
02-13-23	REPORT OF TITLE REVIEW	SKT
12-06-22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	



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(337) 886-7176 TEL

2920 KINGMAN ST.  
SUITE 201  
METAIRIE, LA 70006  
(504) 756-3112 TEL

REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING CODE	JGD	05/19/2023
2			
3			
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5			
6			
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8			
9			
10			

SITE NUMBER:  
**381064**

SITE NAME:  
**JOE HALL RD**

SITE ADDRESS:  
TBD JOE HALL ROAD  
FLORA, MS 39071

STAMP HERE:

DAVID M. ACKERMANN  
LICENSED PROFESSIONAL  
ENGINEER  
14320  
STATE OF MISSISSIPPI

5-19-23

DRAWN BY:	JGD
CHECKED BY:	DMA
DATE DRAWN:	05/19/2023
TEL JOB NO:	2122-120-1001-061

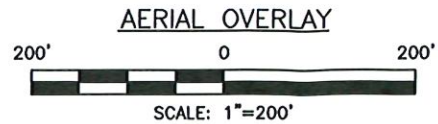
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### PLOT PLAN

SHEET NUMBER: <b>C-1</b>	REV. <i>1</i> <b>A</b>
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REVISION			
NO.	DESCRIPTION	BY	DATE
1	ZONING CD#	JGD	05/19/2023

SITE NUMBER:

**381064**

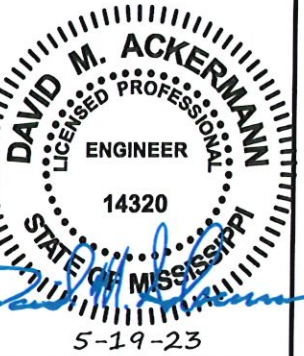
SITE NAME:

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DATE DRAWN:	05/19/2023
TEI JOB NO:	2122-120-1001-061
SHEET TITLE:	

**AERIAL OVERLAY**

SHEET NUMBER:

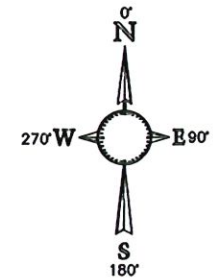
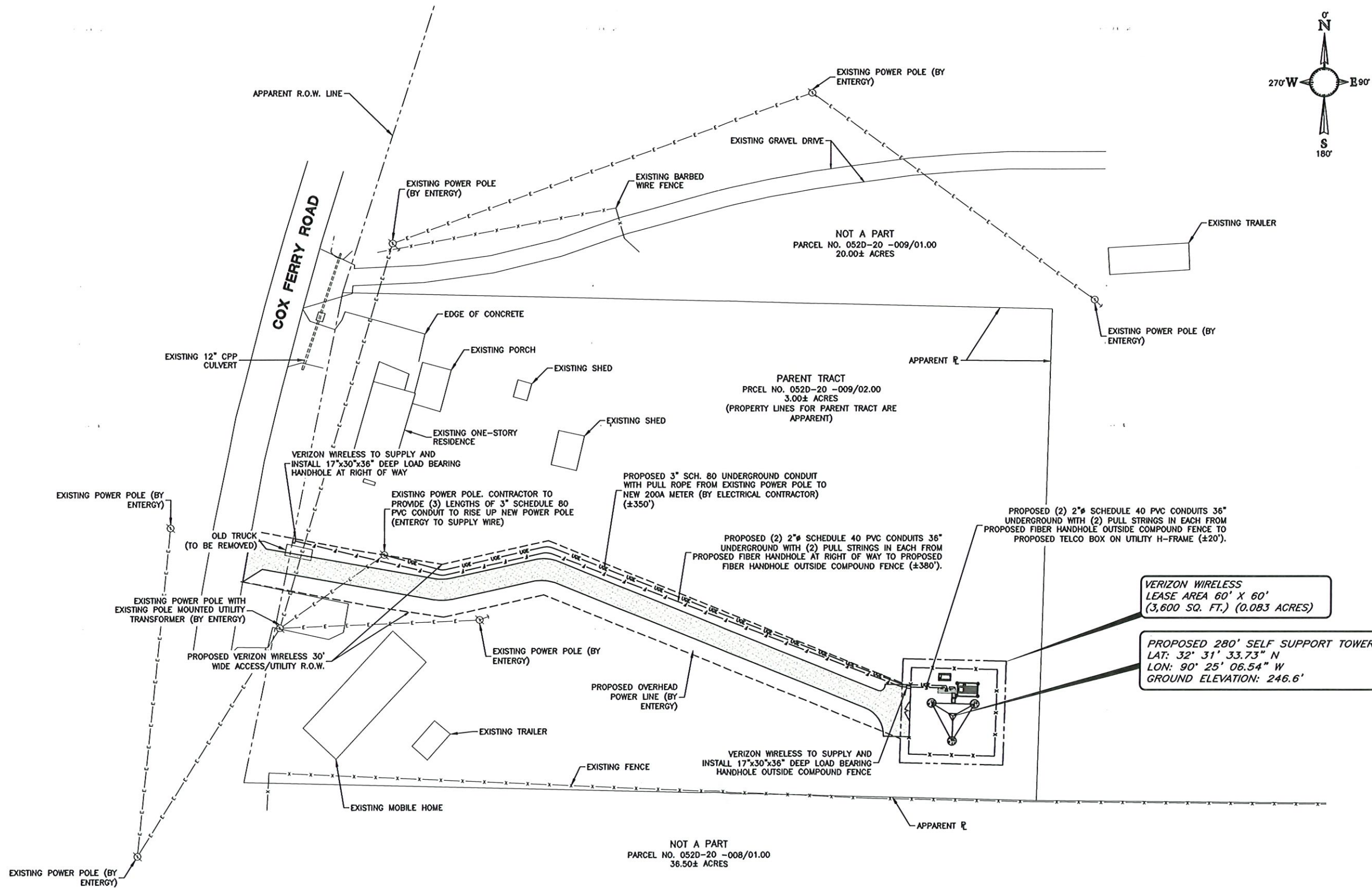
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REV. #

**A**



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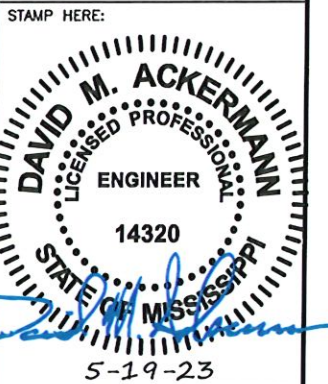
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(504) 756-3112 TEL.

REVISION			
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SITE NAME:  
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FLORA, MS 39071

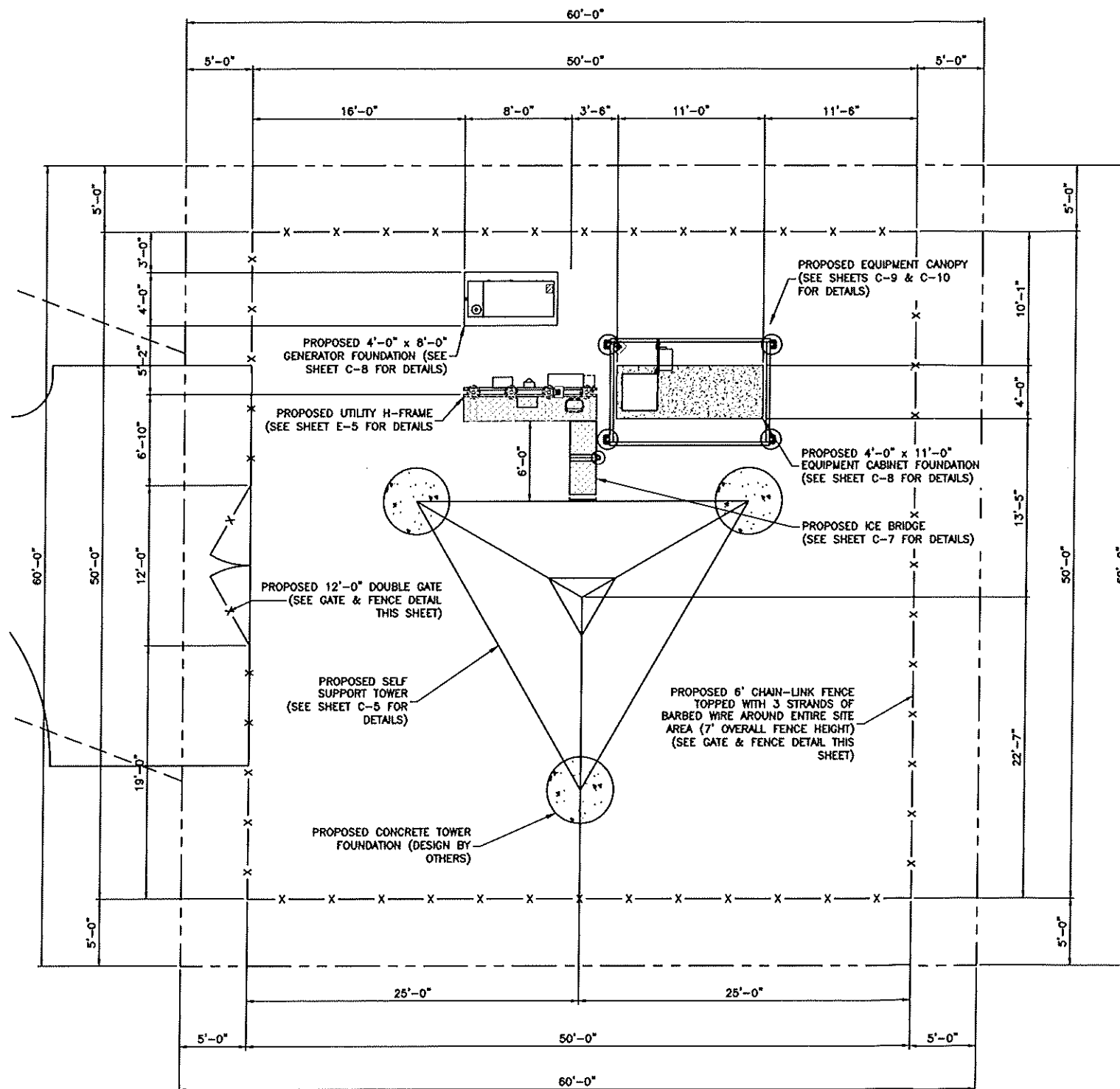


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CHECKED BY:	DMA
DATE DRAWN:	05/19/2023
TEI JOB NO:	2122-120-1001-061
SHEET TITLE:	

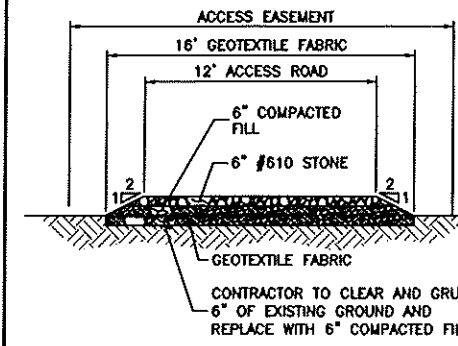
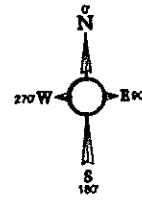
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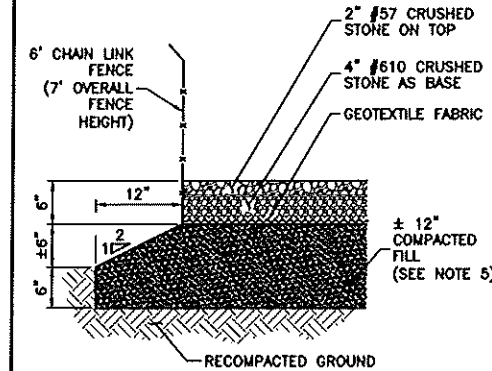
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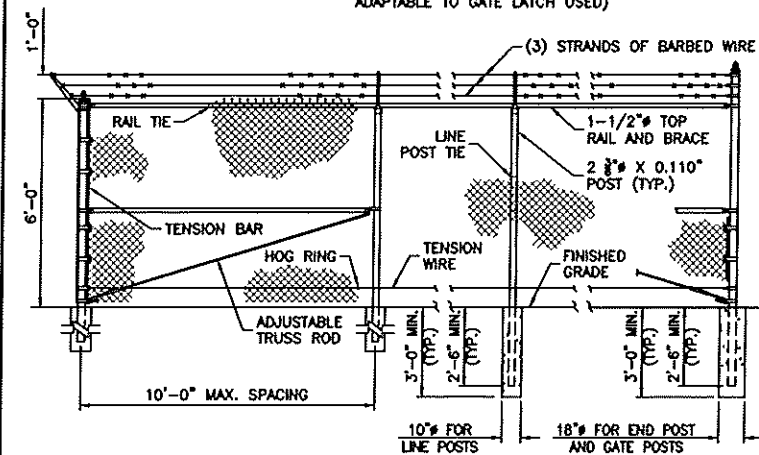
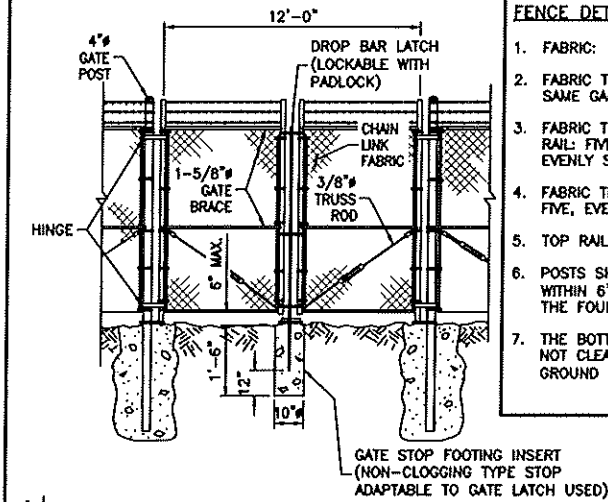
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GRAVEL ROAD DETAIL  
NOT TO SCALE



CRUSHED STONE DETAIL  
NOT TO SCALE



GATE AND FENCE DETAIL  
NOT TO SCALE

ROAD CONSTRUCTION NOTES:

1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER TIERED VEHICLE.
3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE TREATMENT NOTES:

1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

FENCE DETAIL NOTES:

1. FABRIC: 12-1/2 GAUGE MINIMUM.
2. FABRIC TIES: MUST BE MINIMUM THE SAME GAUGE OF THE FABRIC.
3. FABRIC TIE SPACING ON THE TOP RAIL: FIVE TIES BETWEEN POSTS, EVENLY SPACED.
4. FABRIC TIE SPACING ON LINE POSTS: FIVE, EVENLY SPACED.
5. TOP RAIL SHALL BE USED.
6. POSTS SHALL BE EMBEDDED TO WITHIN 6" FROM THE BOTTOM OF THE FOUNDATION.
7. THE BOTTOM OF THE FENCE MAY NOT CLEAR THE CONTOUR OF THE GROUND BY MORE THAN 3".



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## REVISION

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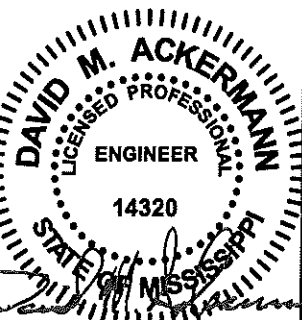
**381064**

SITE NAME:

**JOE HALL RD**

SITE ADDRESS:  
TBD JOE HALL ROAD  
FLORA, MS 39071

STAMP HERE:



5-19-23

DRAWN BY:	JGD
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CHECKED BY:	DMA
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DATE DRAWN:	05/19/2023
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TEI JOB NO:	2122-120-1001-061
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SHEET TITLE:

**ENLARGED  
SITE PLAN**

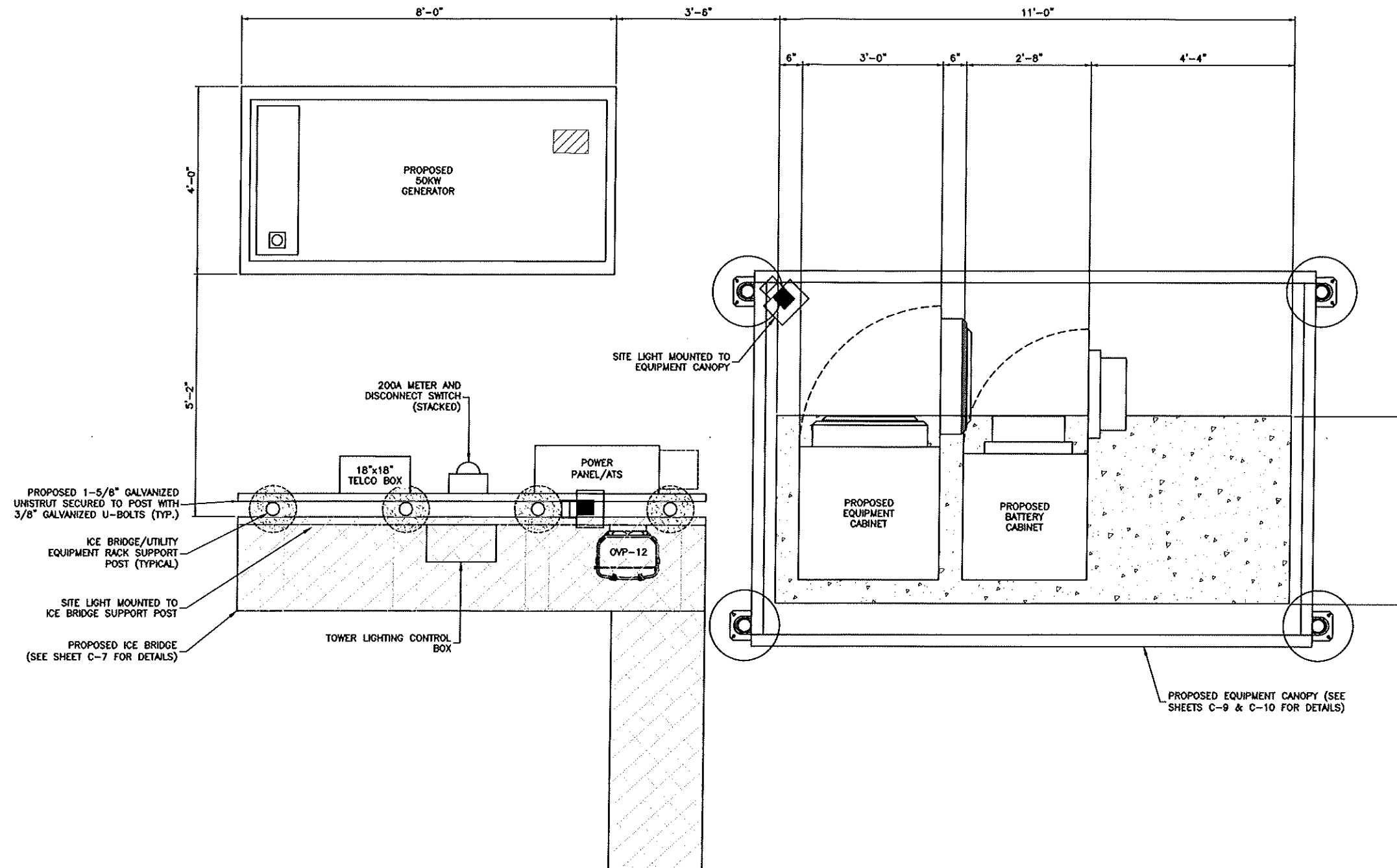
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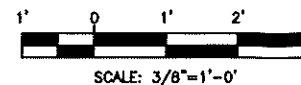
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DETAILED EQUIPMENT LAYOUT



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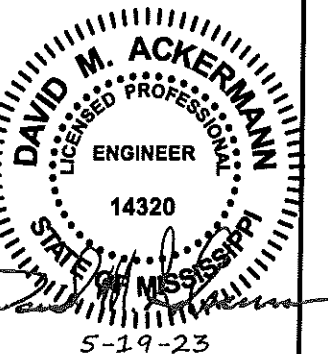
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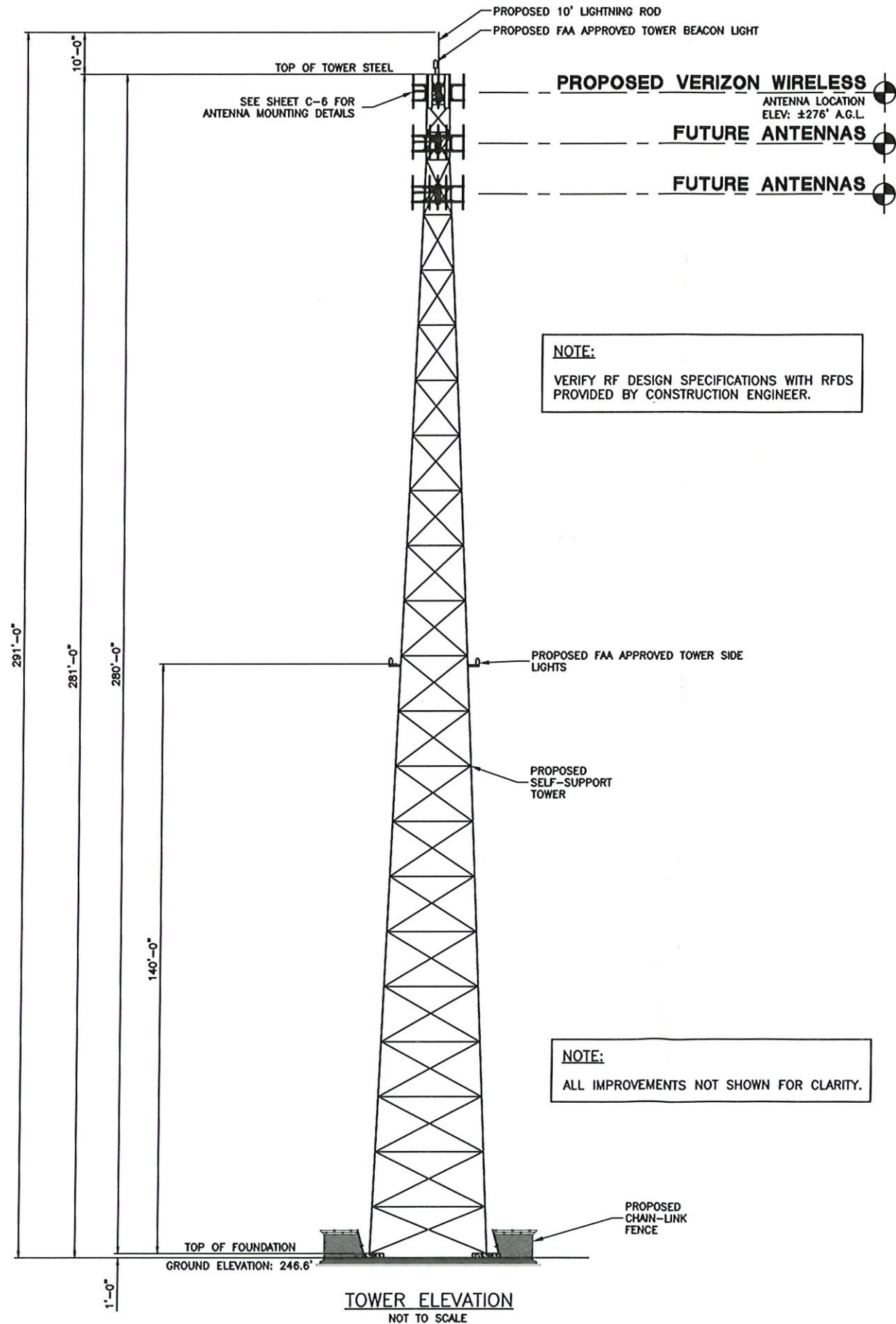
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DATE DRAWN:	05/19/2023
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**DETAILED EQUIPMENT LAYOUT**

SHEET NUMBER:	REV. #
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STAMP HERE:  
**DAVID M. ACKERMANN**  
LICENSED PROFESSIONAL  
ENGINEER  
14320  
STATE OF MISSISSIPPI  
5-19-23

DRAWN BY:	JGD
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DATE DRAWN:	05/19/2023
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**TOWER ELEVATION**

SHEET NUMBER:  
**C-5**  
REV. #  
**A**