

**RESOLUTION NO. 2023-480**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE TO A BOOSTER PUMP STATION LOCATED OFF AGRICULTURAL CENTER DRIVE.**

**RECITALS**

**WHEREAS**, Florida Power & Light Company (“FPL”) has requested an easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, from St. Johns County (“County”) for installation of electrical service to the booster pump station located off Agricultural Center Drive; and

**WHEREAS**, FPL requires that a customer desiring electrical service must provide FPL access and rights-of-way which in the opinion of FPL are necessary for the rendering of service to the customer; and

**WHEREAS**, the County has the authority to grant such rights, easements, permits and privileges and it is found that it is necessary for the protection of the County and the public for the County to grant FPL an easement for the purposes mentioned above.

**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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The above described FPL Easement is hereby approved by the Board of County Commissioners and the Chair is authorized to execute the Easement on behalf of the County.

Section 3. The Clerk is instructed to record the original FPL Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical 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.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 5th day of December, 2023.

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

Rendition Date: DEC 06 2023

By:   
Sarah Arnold, Chair

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

By: Crystal Smith  
Deputy Clerk

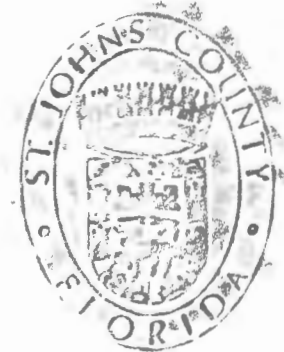


EXHIBIT "A" TO RESOLUTION

Work Request No. 12157619

Sec. 7, Twp 7 S, Rge 29 E

Parcel I.D. 0875500271  
(Maintained by County Appraiser)

**EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: Rebecca Enright  
Co. Name: Florida Power & Light Company  
Address: 303 Hastings Rd  
Saint Augustine, FL 32084

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 2023

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)

Entity name

By: \_\_\_\_\_

Print Name: \_\_\_\_\_, Chair  
Print Address: St. Johns County Board of County Commissioners  
500 San Sebastian View  
St. Augustine, FL 32084

STATE OF FLORIDA AND COUNTY OF ST. JOHNS. The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] on-line notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, the Chair of St. Johns County BOCC a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature  
Print Name \_\_\_\_\_

**EXHIBIT "A"**

**EASEMENT AREA**

AGRICULTURAL CENTER DRIVE – (OFFICIAL RECORDS 4766, PAGE 743) - FPL EASEMENT

A PARCEL OF LAND, BEING A PORTION OF OFFICIAL RECORDS BOOK 4766, PAGE 743 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 4766, PAGE 743 AS RECORDED IN SAID COUNTY, LYING ON THE WESTERLY RIGHT OF WAY LINE OF AGRICULTURAL CENTER DRIVE AS NOW ESTABLISHED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH  $16^{\circ}01'33''$  WEST, A DISTANCE OF 84.15 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, NORTH  $73^{\circ}58'27''$  WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 21.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF  $57^{\circ}26'28''$ , AN ARC DISTANCE OF 20.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $45^{\circ}15'14''$  WEST, 19.22 FEET; THENCE NORTH  $16^{\circ}01'33''$  EAST, ALONG A LINE THAT IS PARALLEL TO AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 16.67 FEET; THENCE NORTH  $73^{\circ}58'27''$  WEST, A DISTANCE OF 13.14 FEET; THENCE SOUTH  $16^{\circ}01'33''$  WEST, ALONG A LINE THAT IS PARALLEL TO AFOREMENTIONED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.90 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $28^{\circ}58'27''$  EAST, 42.43 FEET; THENCE SOUTH  $73^{\circ}58'27''$  EAST, A DISTANCE OF 21.00 FEET TO THE POINT OF INTERSECTION WITH AFOREMENTIONED WESTERLY RIGHT OF WAY LINE; THENCE NORTH  $16^{\circ}01'33''$  EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

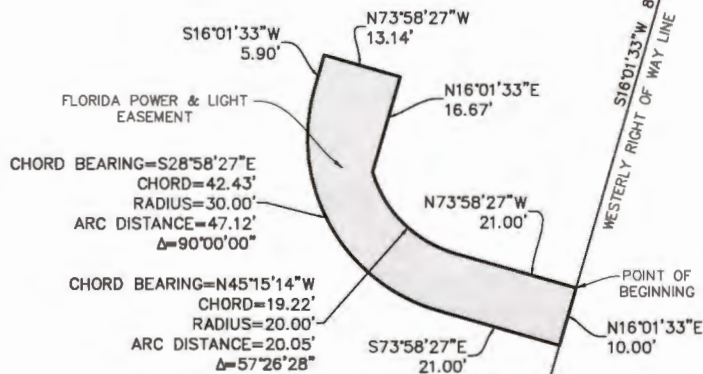
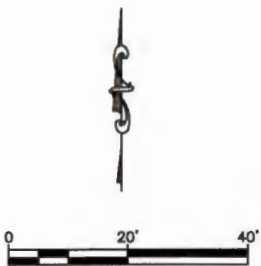
CONTAINING 703 SQUARE FEET, MORE OR LESS.



MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF  
 OFFICIAL RECORDS BOOK 4766, PAGE 743 OF THE CURRENT  
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN  
 SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, OF SAID COUNTY.  
 FOR: ST. JOHNS COUNTY UTILITIES DEPARTMENT

**SURVEYOR'S NOTES:**

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-9 AND 13-10, BEARING S49°51'59"E.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.



OFFICIAL RECORDS BOOK 5109  
 PAGE 1370

POINT OF REFERENCE  
 NORTHEASTERLY CORNER  
 OFFICIAL RECORDS BOOK 4766  
 PAGE 743

ST. JOHNS COUNTY  
 OFFICIAL RECORDS BOOK 4766  
 PAGE 743

WESTERLY RIGHT OF WAY LINE  
 S16°01'33\"/>

AGRICULTURAL CENTER DR  
 (50' RIGHT OF WAY)  
 ASPHALT

THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 63-17, F.A.C.; PURSUANT TO SECTION 476.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

AGRICULTURAL CENTER DRIVE  
 (OFFICIAL RECORDS BOOK 4766, PAGE 743)  
 FLORIDA POWER & LIGHT EASEMENT



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfl.us

SKETCH OF DESCRIPTION  
 DATE OF ORIGINAL SKETCH: NOVEMBER 6, 2023

DRAWN BY: J.MANNING

FILE NUMBER: S-1013B

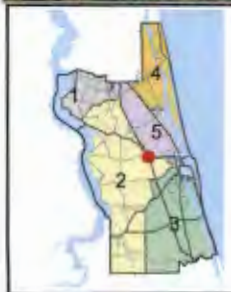
SHEET NO. 1

OF 1





10-ft FPL Easement



2023 Aerial Imagery

Date: 11/7/2023

FPL Easement  
Agricultural Center Drive



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.