

**RESOLUTION NO. 2024-133**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE FOR FIRE STATION NO. 11 AT CYPRESS LAKES.**

**RECITALS**

**WHEREAS**, Florida Power & Light Company (“FPL”) has requested an Easement from St. Johns County (“County”), attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, in order to install electrical service for Fire Station No. 11 at Cypress Lakes; and

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

**WHEREAS**, the County has authority to grant such rights, easements, permits and privileges and it is found that granting the easement to FPL for such purposes serves the best interest of the public.

**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 Official 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 2nd day of April, 2024.

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

By:  \_\_\_\_\_  
Sarah Arnold, Chair

Rendition Date: APR 03 2024

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

By: Crystal Smith \_\_\_\_\_  
Deputy Clerk

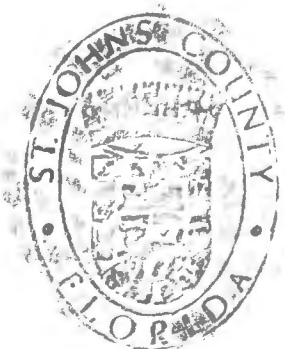


Exhibit "A" to Resolution

[ ]

	<b>UNDERGROUND EASEMENT (BUSINESS)</b> This Instrument Prepared By
Sec. <u>16</u> , Twp <u>08</u> , Rge <u>29</u>	Name: <u>IVAN GARCIA</u>
Parcel I.D. # <u>1366350030</u> (Maintained by County Appraiser)	Co. Name: <u>FLORIDA POWER &amp; LIGHT</u>
	Address: <u>303 HASTINGS RD, SAINT AUGUSTINE FL 32084</u>

[ Reserved for Circuit Court ]

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 underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground 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:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within 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, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

(Continued on Sheet No. 9.779)

(Continued from Sheet No. 9.778)

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

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

(Witness' Signature)

Print Name \_\_\_\_\_

(Witness)

Print Address: \_\_\_\_\_

\_\_\_\_\_

(Witness' Signature)

Print Name \_\_\_\_\_

(Witness)

Print Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_, and \_\_\_\_\_, [ ] who is (are) personally known to me or [ ] has  
(have) produced \_\_\_\_\_ as identification by means of [ ] physical presence or [ ] online  
notarization, and who did (did not) take an oath.

And

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print Name of Notary Public

My Commission Expires: \_\_\_\_\_

Commission Number \_\_\_\_\_

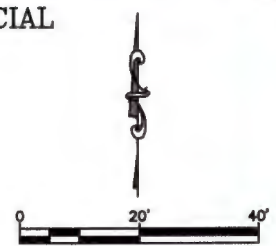
Exhibit "A"

A PARCEL OF LAND, BEING A PORTION OF PARCEL "J" - OFFICIAL RECORDS BOOK 1557, PAGE 1302 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN SECTION 16, TOWNSHIP 8 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 SECTION 16; THENCE SOUTH  $88^{\circ}55'08''$  WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 2618.37 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED PARCEL "J"; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL "I" OFFICIAL RECORDS BOOK 1557, PAGE 1302; THENCE SOUTH  $00^{\circ}43'48''$  EAST, ALONG SAID WEST LINE, A DISTANCE OF 481.85 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, DEPARTING SAID WEST LINE NORTH  $65^{\circ}44'05''$  EAST, A DISTANCE OF 7.90 FEET; THENCE NORTH  $82^{\circ}37'51''$  EAST, A DISTANCE OF 74.24 FEET; THENCE SOUTH  $88^{\circ}26'10''$  EAST, A DISTANCE OF 97.37 FEET; THENCE NORTH  $79^{\circ}22'09''$  EAST, A DISTANCE OF 38.08 FEET; THENCE SOUTH  $10^{\circ}37'51''$  EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH  $79^{\circ}22'09''$  WEST, A DISTANCE OF 39.14 FEET; THENCE NORTH  $88^{\circ}26'10''$  WEST, A DISTANCE OF 97.66 FEET; THENCE SOUTH  $82^{\circ}37'51''$  WEST, A DISTANCE OF 71.98 FEET; THENCE SOUTH  $65^{\circ}44'05''$  WEST, A DISTANCE OF 10.77 FEET; THENCE NORTH  $00^{\circ}43'48''$  WEST, A DISTANCE OF 10.91 FEET TO THE POINT OF BEGINNING. CONTAINING 2,186 SQUARE FEET, MORE OR LESS.

**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF PARCEL "J" – OFFICIAL RECORDS BOOK 1557, PAGE 1302 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, OF SAID COUNTY.  
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

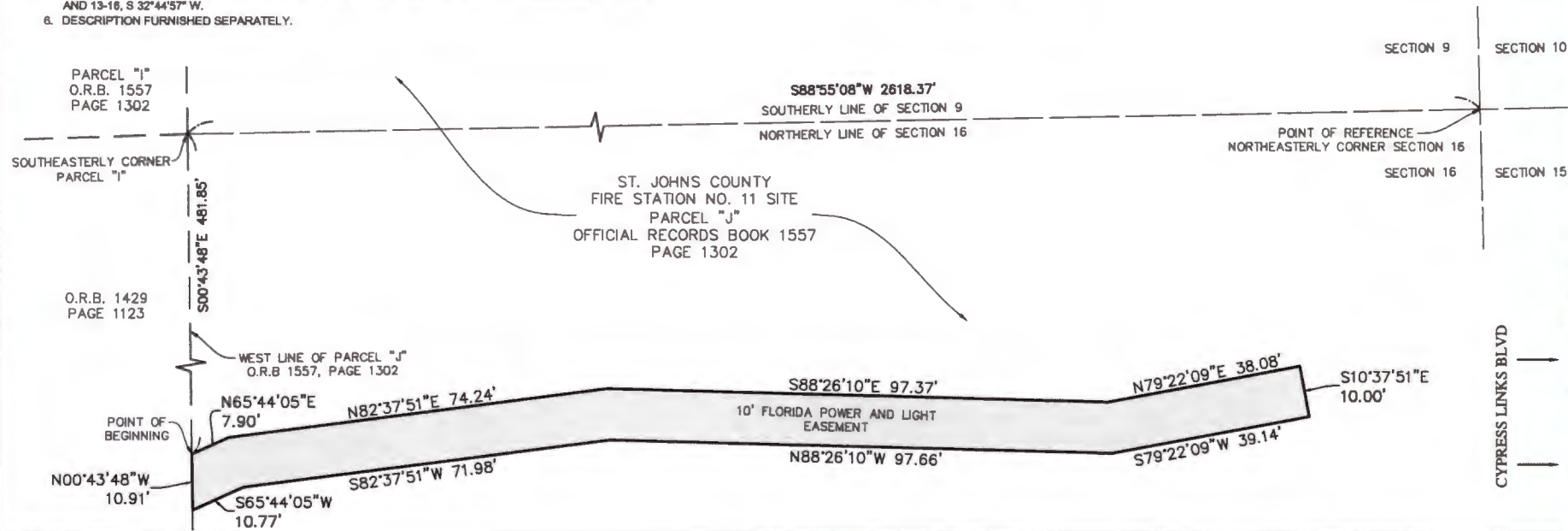


**SURVEYORS NOTES:**

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 13-15 AND 13-16, S 32°44'57" W.
6. DESCRIPTION FURNISHED SEPARATELY.

**LEGEND**

O.R.B. OFFICIAL RECORDS BOOK



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 474.067 FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**FIRE STATION NO. 11  
FPL - EASEMENT**

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**SKETCH OF DESCRIPTION  
DATE OF SKETCH: MARCH 6, 2024**



**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**

DRAWN BY: J.MANNING
FILE NUMBER: S-1314A
SHEET NO. 1 OF 1

T:\Survey\Land\Projects\24\FIRE STATION 11 & SO SW COMMAND CENTER (CYPRESS LINKS BLVD)\dwg\FIRE STATION 11 FPL EASE-03\_05\_24.dwg Plotted: 3/6/2024 1:53 PM By: Jim Manning



2023 Aerial Imagery

Date: 3/11/2024

**Florida Power & Light Company  
Easement**

**Fire Station No. 11  
Cypress Lakes**



**Land Management  
Systems**

**(904) 209-0790**

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.