

RESOLUTION NO. 2024-189

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 PRIMARY ELECTRICAL SERVICE TO THE WATER RECLAMATION FACILITY LOCATED OFF STATE ROAD 207.

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”) to install primary electrical service to the Water Reclamation Facility located off State Road 207; 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 7th day of May, 2024.

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

Rendition Date MAY 09 2024

By: _____


Sarah Arnold, Chair

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

By: _____


Deputy Clerk



[]

	EASEMENT (BUSINESS) This Instrument Prepared By
Sec. <u>9</u> , Twp <u>8</u> , Rge <u>29 E</u>	Name: <u>Sheri Lewis</u>
Parcel I.D. # <u>136360-0000</u> (Maintained by County Appraiser)	Co. Name: <u>St. Johns County</u> <u>Real Estate Division</u>
	Address: <u>500 San Sebastian View</u> <u>St. 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 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:

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.

(Continued on Sheet No. 9.776)

(Continued from Sheet No. 9.775)

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)
St. Johns County
500 San Sebastian View

Print Address: St. Augustine, FL 32084

By: _____

Print Name: Sarah Arnold, Chair

Print Address: St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

(Witness' Signature)

Print Name _____

(Witness)

St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

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
EASEMENT AREA

LEGAL DESCRIPTION: PROPOSED FLORIDA POWER AND LIGHT COMPANY EASEMENT

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5635, PAGE 1163 AND OFFICIAL RECORDS BOOK 5747, PAGE 1917 ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PARCEL OF LAND LYING AND BEING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING A 4"X4" CONCRETE MONUMENT, IDENTIFIED AS BEING "LB 6979"; THENCE NORTH 0°31'51" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 9, A DISTANCE OF 2667.19 FEET TO A CONCRETE MONUMENT WITH NO IDENTIFICATION, SAID CONCRETE MONUMENT BEING AT THE WEST QUARTER CORNER OF SECTION 9; THENCE NORTH 0°56'56" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 9, A DISTANCE OF 2588.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9 ALSO BEING THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE NORTH 0°36'00" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 4, A DISTANCE OF 204.06 FEET TO A 1/2" IRON PIPE WITH NO IDENTIFICATION, SAID IRON PIPE BEING ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5635, PAGE 1163 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 88°20'11" EAST, DEPARTING SAID WESTERLY LINE OF SECTION 4 AND ALONG SAID NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5635, PAGE 1163, A DISTANCE OF 1033.31 FEET TO THE NORTHEAST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5635, PAGE 1163, SAID CORNER BEING ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 881, PAGE 852 OF SAID PUBLIC RECORDS; THENCE SOUTH 0°31'38" EAST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5635, PAGE 1163 AND ALONG SAID WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 881, PAGE 852, A DISTANCE OF 2457.10 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824"; THENCE SOUTH 2°25'38" EAST, A DISTANCE OF 186.34 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 87°34'22" EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 2°25'38" EAST, A DISTANCE OF 2008.33 FEET; THENCE NORTH 87°34'22" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 2°25'38" EAST, A DISTANCE OF 49.91 FEET; THENCE

SOUTH 87°34'22" WEST, A DISTANCE OF 32.28 FEET; THENCE SOUTH 24°55'22" WEST, A DISTANCE OF 198.62 FEET; THENCE SOUTH 12°05'19" EAST, A DISTANCE OF 147.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 224.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 15°06'14", AN ARC LENGTH OF 59.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°38'26" EAST, 59.04 FEET; THENCE SOUTH 27°11'33" EAST, A DISTANCE OF 132.82 FEET; THENCE SOUTH 0°23'04" WEST, A DISTANCE OF 3.64 FEET; THENCE SOUTH 1°07'22" WEST, A DISTANCE OF 82.58 FEET; THENCE SOUTH 0°13'49" EAST, A DISTANCE OF 210.94 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3481.94 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A DELTA ANGLE OF 3°02'05", AN ARC LENGTH OF 184.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°23'40" WEST, 184.41 FEET; THENCE NORTH 33°16'03" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 10.58 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3471.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 2°57'29", AN ARC LENGTH OF 179.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°25'06" EAST, 179.23 FEET; THENCE NORTH 0°13'50" WEST, A DISTANCE OF 205.17 FEET; THENCE NORTH 1°07'26" EAST, A DISTANCE OF 83.72 FEET; THENCE NORTH 27°11'33" WEST, A DISTANCE OF 130.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 234.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 15°06'14", AN ARC DISTANCE OF 61.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°38'26" WEST, 61.67 FEET; THENCE NORTH 12°05'19" WEST, A DISTANCE OF 150.89 FEET; THENCE NORTH 24°55'22" EAST, A DISTANCE OF 196.79 FEET; THENCE SOUTH 87°34'22" WEST, A DISTANCE OF 6.46 FEET; THENCE NORTH 2°25'38" WEST, A DISTANCE OF 49.91 FEET; THENCE NORTH 87°34'22" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 2°25'38" WEST, A DISTANCE OF 1918.33 FEET; THENCE SOUTH 87°34'22" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 2°25'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 87°34'22" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 2°25'38" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°34'22" EAST, A DISTANCE OF 19.42 FEET TO THE POINT OF BEGINNING.

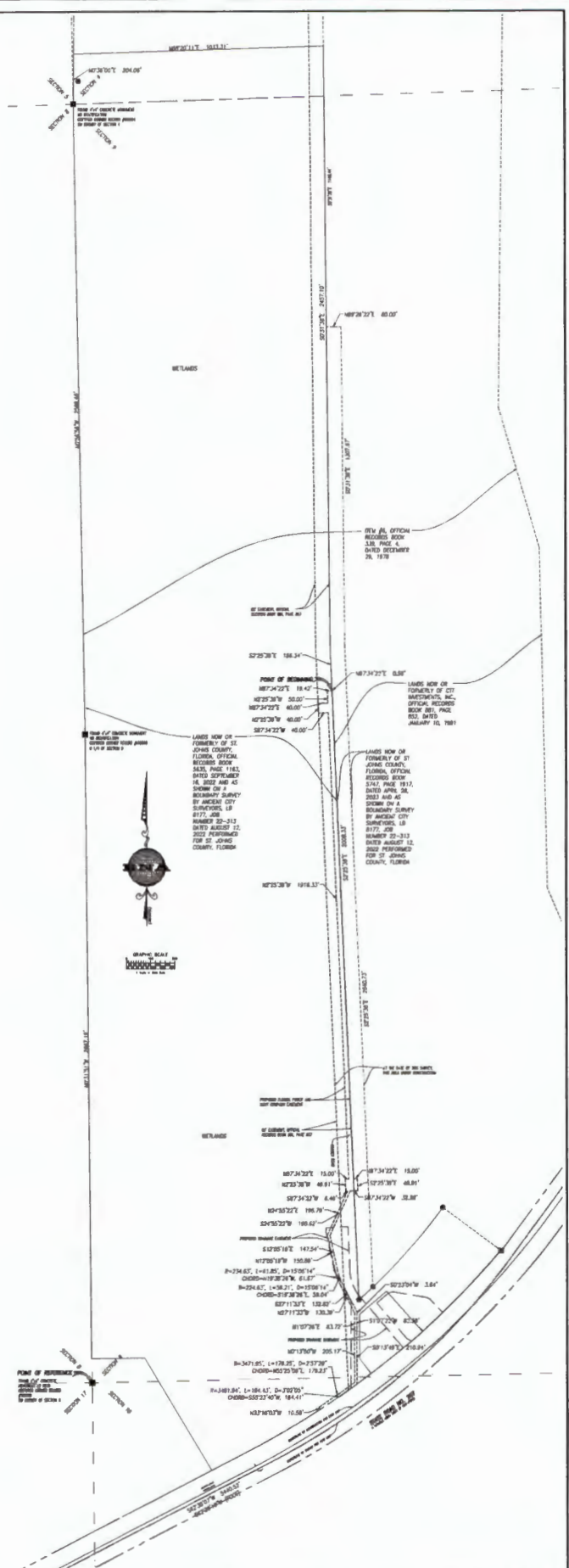
MAP OF:

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- LEGEND/TABLE OF ABBREVIATIONS**
- - SENEY MARKER
 - - ELECTRIC MARKER
 - - SODIUM MARKER
 - - CONCRETE POWER POLE
 - - WOOD POWER POLE
 - - CUP MARKER
 - - OVERHEAD ELECTRIC
 - - SENEY CLEAR CUT
 - - TOWER AS NOTED
 - - LIGHT POLE
 - - WELL
 - - WATER METER
 - - WATER VALVE
 - - SIGN
 - - METAL FLAG
 - - ELECTRIC CONTROL CABINET
 - - FIBER OPTIC MARKER
 - - SET 1/2" IRON PIPE OR ROD
 - - TYPED IRON PIPE OR ROD AS NOTED
 - - TYPED 4"x4" CONCRETE MONUMENT, LB MARK, UNLESS OTHERWISE NOTED

PROJECT NUMBER
101-139-03

DATE: 04-16-24

SCALE: 1"=200'

DRAWING No.: EMDY

SHEET No. 1 of 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS SJ-17.051 & SJ-17.052 F.A.C.

CERTIFIED TO:
ST. JOHNS COUNTY, FLORIDA

BRADSHAW-NILES & ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED PROFESSIONAL SURVEYORS
240 PALMVIEW PARK CIRCLE, SUITE 110
ST. AUGUSTINE, FLORIDA 32084
(904) 828-5291 FAX (904) 828-5070

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FPL Easement
*SR 207 Water
Reclamation Facility*

Land Mgmt. Systems
Real Estate Division
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.

