

RESOLUTION NO. 2024-38

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 NORTHWEST WELL SITE #7.

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 the installation of electrical service to the Northwest Well Site #7; 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.

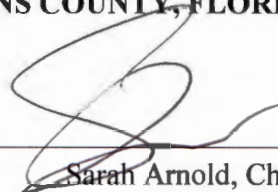
Section 3. The Clerk is instructed to record the original FPL Easement in the public records of St. Johns County, Florida.

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 6th day of February, 2024.

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

By: _____



Sarah Arnold, Chair

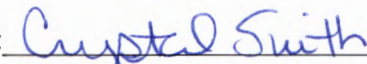
ATTEST: Brandon J. Patty

Clerk of the Circuit Court & Comptroller

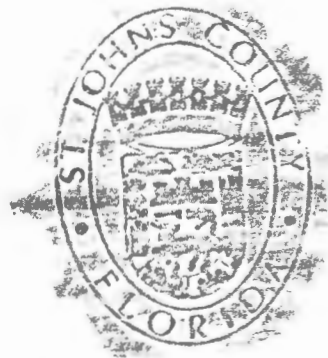
Rendition Date: _____

FEB 07 2024

By: _____



Deputy Clerk



FLORIDAPOW& LIGHTCOMPANY

[]

	UNDERGROUND EASEMENT (BUSINESS) This Instrument Prepared By
Sec. <u>38</u> , Twp <u>6S</u> , Rge <u>28E</u>	Name: <u>Sheri Lewis</u>
Parcel I.D. # <u>028110-0070</u> (Maintained by County Appraiser)	Co. Name: <u>St. Johns County</u> <u>Board of County Commissioners</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 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 _____, 2024.

Signed, sealed and delivered
in the presence of:

(Witness' Signature)

Print Name _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name _____
(Witness)

Print Address: _____

By: _____

Print Name: Sarah Arnold, Chair

Print Address: St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084
904-209-0760

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by
Sarah Arnold, Chair, and N/A, [] 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

NORTHWEST WELL 7 – PARCEL 6 - FPL EASEMENT

A PARCEL OF LAND, BEING A PORTION OF OFFICIAL RECORDS BOOK 4641, PAGE 1530 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN THE ANTONIO HUERTAS GRANT, SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 4641, PAGE 1530 AS RECORDED IN SAID COUNTY, LYING ON THE SOUTHEASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 988, PAGE 915 OF SAID COUNTY; THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4641, PAGE 1530, SOUTH 17°33'26" WEST, A DISTANCE OF 104.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, SOUTH 66°09'20" EAST, DEPARTING SAID SOUTHEASTERLY LINE AND NORTHWESTERLY LINE, A DISTANCE OF 26.37 FEET; THENCE SOUTH 23°50'40" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°09'20" WEST, A DISTANCE OF 25.26 FEET TO THE POINT OF INTERSECTION WITH AFOREMENTIONED SOUTHEASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT, AND AFOREMENTIONED NORTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 4641, PAGE 1530; THENCE NORTH 17°33'26" EAST, ALONG SAID LINE, A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 258 SQUARE FEET, MORE OR LESS.

**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF OFFICIAL RECORDS BOOK 4641,
PAGE 1530 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO
LYING IN THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, OF SAID COUNTY.
FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT**

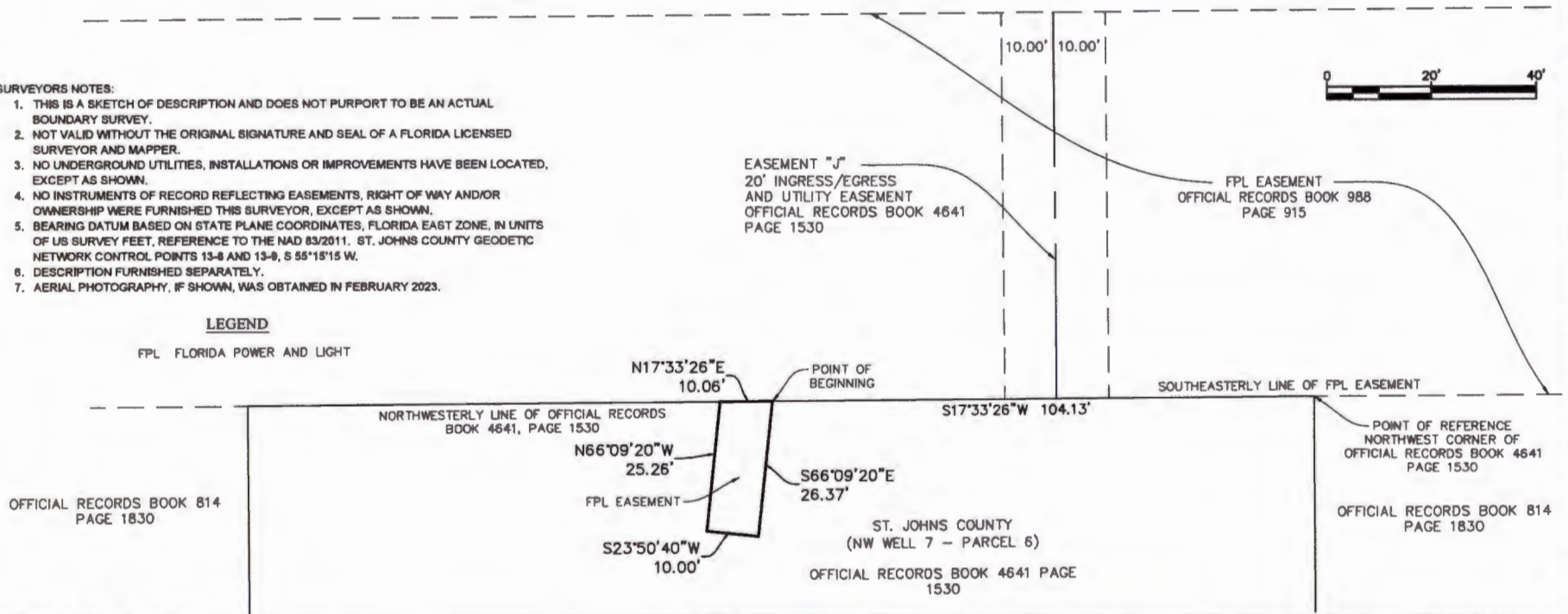


SURVEYORS NOTES:

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 13-8 AND 13-9, S 55°18'15" W.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2023.

LEGEND

FPL FLORIDA POWER AND LIGHT



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 5J-17, F.A.C.; PURSUANT TO SECTION 472.057 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**NW WELL 7 - PARCEL 6
FPL 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 SKETCH: JANUARY 9, 2024

DRAWN BY: J.MANNING
FILE NUMBER: S-1305
SHEET NO. 1
OF 1



Easement Area

St. Johns County Well Site #7



2023 Aerial Imagery

Date: 1/11/2024

FPL Easement
St. Johns County
Well Site #7



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.