

RESOLUTION NO. 2025-233

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 FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES TO A BOOSTER PUMP STATION.

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 construction, operation and maintenance of underground electric utility facilities to be installed, reconstructed, improved, enlarged, and changed from time to time; 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.

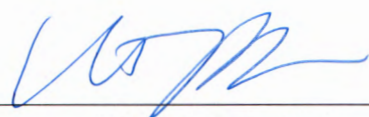
Section 2. The above-described FPL Easement is hereby approved by the Board of County Commissioners and the Chair is authorized to execute the Easement on behalf of the County.

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.

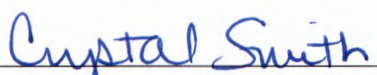
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of July, 2025.

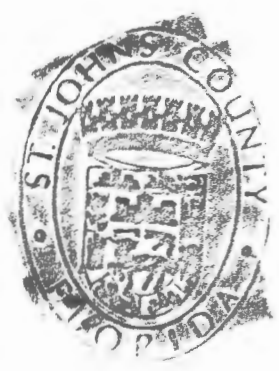
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 
Krista Joseph, Chair

Rendition Date JUL 24 2025

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

By: 
Deputy Clerk



FLORIDA POWER & LIGHT COMPANY

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	UNDERGROUND EASEMENT (BUSINESS) This Instrument Prepared By
Sec. <u>19</u> , Twp <u>7S</u> , Rge <u>29E</u>	Name: <u>Sheri Lewis</u>
Parcel I.D. # <u>095585-0000</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 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 July 22, 2025, _____.

Signed, sealed and delivered
in the presence of:

(Witness' Signature)

By: _____

Print Name _____
(Witness)

Print Name: Krista Joseph, Chair

Print Address: St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

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

(Witness' Signature)

Print Name _____
(Witness)

Print Address: St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

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 _____

MAP SHOWING

A PART OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

A PART OF PARCEL 1 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 404, PAGE 246 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 31 MINUTES 43 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND THE EASTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 404, PAGE 246 OF SAID PUBLIC RECORDS, 12.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 31 MINUTES 43 SECONDS WEST ALONG LAST SAID LINES, 15.56 FEET; THENCE NORTH 39 DEGREES 27 MINUTES 43 SECONDS EAST, DEPARTING FROM LAST SAID LINES, 8.89 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.19 FEET; THENCE NORTH 74 DEGREES 17 MINUTES 26 SECONDS EAST, 66.54 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 7.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 18.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 15.00 FEET; THENCE SOUTH 74 DEGREES 17 MINUTES 26 SECONDS WEST, 56.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 73.20 FEET; THENCE SOUTH 39 DEGREES 27 MINUTES 43 SECONDS WEST, 24.40 FEET TO THE POINT OF BEGINNING.

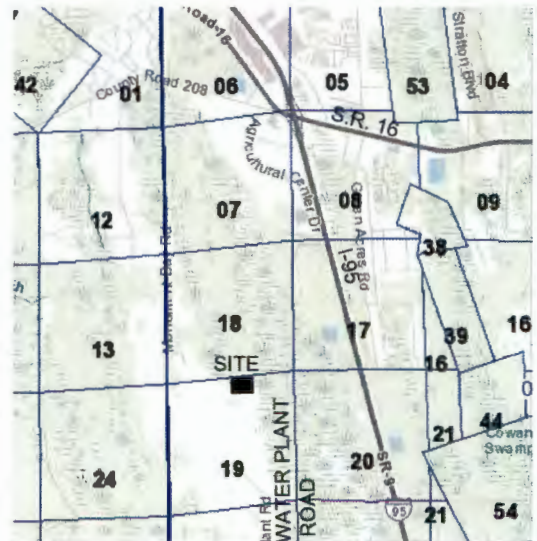
CONTAINING 1802 SQUARE FEET MORE OR LESS.

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE OF FLORIDA. AND REFERENCED TO THE NORTHERLY LINE OF SECTION 19, WHICH IS S 84°20'07"W.
- 3) SURVEY DATA SHOWN HEREON WAS TAKEN FROM DEGROVE SURVEYORS ROUTE SURVEY #2022203.

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.



SIGNED

Gordon R. Niles
 GORDON R. NILES, FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112, L.B. # 4603



DEGROVE
 Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

DATE: 5/12/2025 REV: 06/18/25

O.R.B. OFFICIAL RECORDS BOOK



ACCESS & UTILITY EASEMENT
O.R.B. 404, PAGE 246

N00°31'43"W 250.00'

S84°20'07"W 250.00'

NORTH

(PARCEL 1 O.R.B. 404, PAGE 246)
ST. JOHNS COUNTY
PARCEL ID# 0955850000

S00°31'43"E 250.00'

N84°20'07"E 250.00'

NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 19



ACCESS & UTILITY EASEMENT
O.R.B. 404, PAGE 246

N00° 00' 00"E 7.61'
N90° 00' 00"E 15.00'
66.54'
N74° 17' 26"E
18.00'
M,,00' 00" S
S00° 00' 00"W
15.00'
S90° 00' 00"W

(PARCEL 1 O.R.B. 404, PAGE 246)
ST. JOHNS COUNTY
PARCEL ID# 0955850000

N39° 27' 43"E 8.89'

N00° 31' 43"W 15.56'

POINT OF BEGINNING

POINT OF COMMENCEMENT

N00° 00' 00"E 77.19'

M,,00' 00" S
S00° 00' 00"W 73.20'

S74° 17' 26"W 56.15'

S39° 27' 43"W 24.40'

N00° 31' 43"W 12.67'



Subject Area

Forbes Rd

N Crossroad

Isherwood Ter

Water Plant Rd



2024 Aerial Imagery
Date: 6/11/2025

FPL Easement
SR 207 Water Reclamation Facility
Booster Pump Station



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.