

RESOLUTION NO. 2026- 120

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 SHEARWATER COMMUNITY PARK LOCATED ON TIMBERWOLF TRAIL.

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 Shearwater Community Park located on Timberwolf Trail.; 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 21st day of April, 2026.

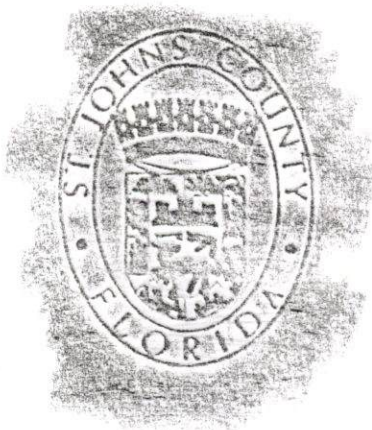
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

Rendition Date APR 21 2026

By: *Clay Murphy*
Clay Murphy, Chair

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

By: *Arthur K. Orr*
Deputy Clerk



FLORIDA POWER & LIGHT COMPANY

[]

	UNDERGROUND EASEMENT (BUSINESS) This Instrument Prepared By
Sec. <u>34</u> , Twp <u>5</u> , Rge <u>27</u>	Name: <u>Brian McGough</u>
Parcel I.D. # <u>010330-0040</u> (Maintained by County Appraiser)	Co. Name: <u>Florida Power & Light</u>
	Address: <u>303 Hastings Rd.</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 _____, _____.

Signed, sealed and delivered
in the presence of:

**St. Johns County, Florida a political subdivision of the
State of Florida**

(Witness' Signature)

By: _____

Print Name _____
(Witness)

Print Name: _____

Print Address: _____

Print Address: _____

(Witness' Signature)

Print Name _____
(Witness)

Print Address: _____

STATE OF FLORIDA
COUNTY OF _____

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 _____

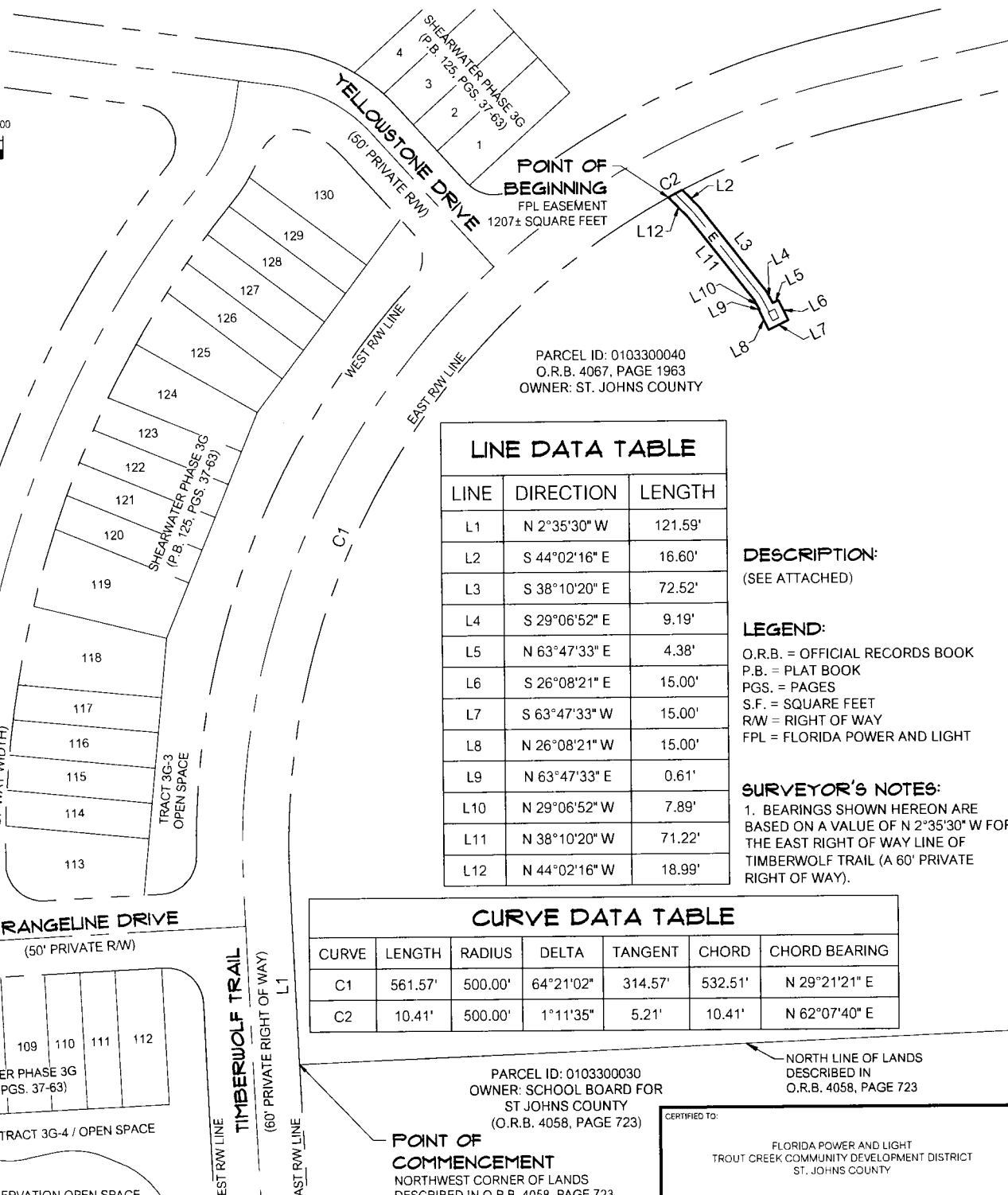
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



GRAPHIC SCALE



POINT OF BEGINNING
FPL EASEMENT
1207± SQUARE FEET

PARCEL ID: 0103300040
O.R.B. 4067, PAGE 1963
OWNER: ST. JOHNS COUNTY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 2°35'30" W	121.59'
L2	S 44°02'16" E	16.60'
L3	S 38°10'20" E	72.52'
L4	S 29°06'52" E	9.19'
L5	N 63°47'33" E	4.38'
L6	S 26°08'21" E	15.00'
L7	S 63°47'33" W	15.00'
L8	N 26°08'21" W	15.00'
L9	N 63°47'33" E	0.61'
L10	N 29°06'52" W	7.89'
L11	N 38°10'20" W	71.22'
L12	N 44°02'16" W	18.99'

DESCRIPTION:
(SEE ATTACHED)

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PGS. = PAGES
S.F. = SQUARE FEET
RW = RIGHT OF WAY
FPL = FLORIDA POWER AND LIGHT

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 2°35'30" W FOR THE EAST RIGHT OF WAY LINE OF TIMBERWOLF TRAIL (A 60' PRIVATE RIGHT OF WAY).

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	561.57'	500.00'	64°21'02"	314.57'	532.51'	N 29°21'21" E
C2	10.41'	500.00'	1°11'35"	5.21'	10.41'	N 62°07'40" E

PARCEL ID: 0103300030
OWNER: SCHOOL BOARD FOR
ST JOHNS COUNTY
(O.R.B. 4058, PAGE 723)

NORTH LINE OF LANDS
DESCRIBED IN
O.R.B. 4058, PAGE 723

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LANDS
DESCRIBED IN O.R.B. 4058, PAGE 723

CERTIFIED TO:
FLORIDA POWER AND LIGHT
TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY

This map prepared by:
CLINTON N. RICKNER
Professional Surveyor & Mapper Fla. License No. 7405

DATE: 03/05/2026
TECHNICIAN: KPB
CHECKED BY: CNR
PROJECT NUMBER: 22-0073

SCALE: 1" = 100'
SHEET NO. 1 OF 1
NIVIS
7020 AC Skinner Parkway, Ste 120
Jacksonville, Florida 32256
(904)619-6521
www.NVIS.com
LB-8246

CERTIFICATE OF AUTHORIZATION NO. LB. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGAL DESCRIPTION



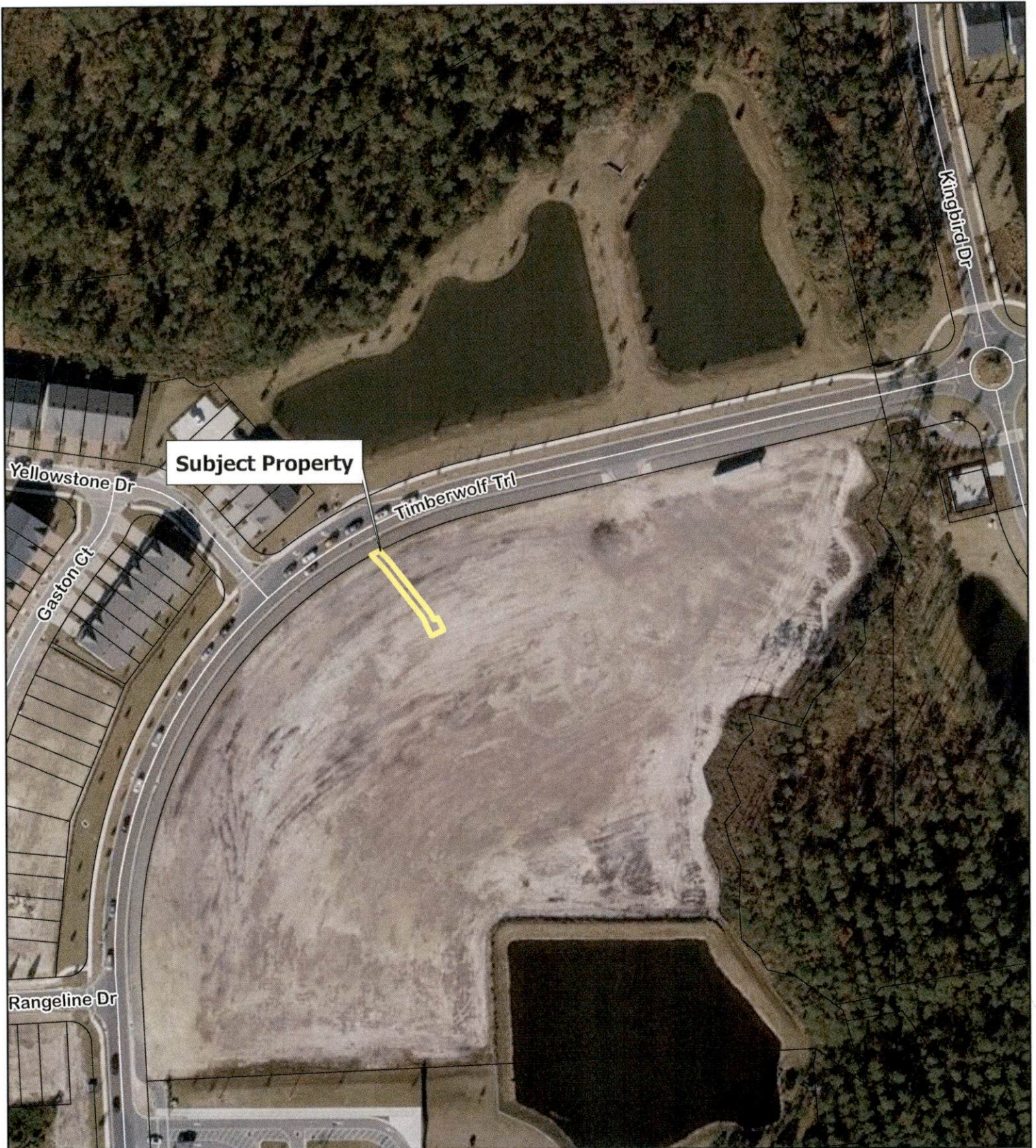
DATE: March 5, 2026
CLIENT: JEA
PROJECT NO: 22-0073
DESCRIPTION FOR: Central Community – FPL Easement

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4058, PAGE 723 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 02°35'30" WEST, ALONG THE EAST RIGHT OF WAY LINE OF TIMBERWOLF TRAIL (A 60' WIDE PRIVATE RIGHT OF WAY), A DISTANCE OF 121.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°21'21" EAST, 532.51 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°21'02", AN ARC LENGTH OF 561.57 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, THROUGH A CENTRAL ANGLE OF 01°11'35", AN ARC LENGTH OF 10.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°07'40" EAST, 10.41 FEET; THENCE SOUTH 44°02'16" EAST, A DISTANCE OF 16.60 FEET; THENCE SOUTH 38°10'20" EAST, A DISTANCE OF 72.52 FEET; THENCE SOUTH 29°06'52" EAST, A DISTANCE OF 9.19 FEET; THENCE NORTH 63°47'33" EAST, A DISTANCE OF 4.38 FEET; THENCE SOUTH 26°08'21" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 63°47'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 26°08'21" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 63°47'33" EAST, A DISTANCE OF 0.61 FEET; THENCE NORTH 29°06'52" WEST, A DISTANCE OF 7.89 FEET; THENCE NORTH 38°10'20" WEST, A DISTANCE OF 71.22 FEET; THENCE NORTH 44°02'16" WEST, A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 1207 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF**



Subject Property

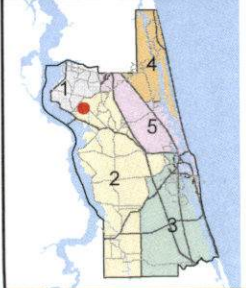
Yellowstone Dr

Gaston Ct

Timberwolf Trl

Kingbird Dr

Rangeline Dr



Imagery Date: 12/2024

Date: 3/26/2026

Shearwater Community Park

Florida Power & Light Easement



Land Management Systems
Real Estate Division
(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.