

RESOLUTION NO. 2026- 143

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 A NON-EXCLUSIVE GRANT OF EASEMENT TO JEA TO PROVIDE WATER AND SEWER SERVICE FOR SHEARWATER COMMUNITY PARK LOCATED ON TIMBERWOLF TRAIL.

RECITALS

WHEREAS, JEA has requested a Non-Exclusive Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to provide water and sewer service for Shearwater Community Park located on Timberwolf Trail; and

WHEREAS, the County has authority to grant such rights, easements, permits, and privileges for the utility services on County owned property; and

WHEREAS, it is in the best interest of the County to execute the easement for the health, safety, and welfare of its citizens.

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 Chair of the Board is hereby authorized to execute the Non-Exclusive Grant of Easement on behalf of the County.

Section 3. The Clerk is instructed to record the original Non-Exclusive Grant of 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 5th day of May, 2026.

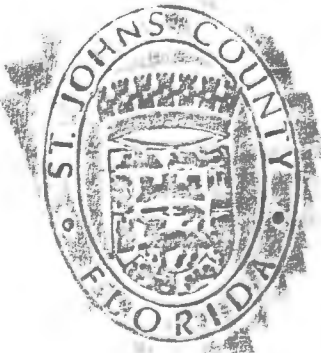
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

Rendition Date MAY 05 2026

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



Prepared by and return to:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Project: Shearwater Community Park
RE Parcel #: 010330-0040

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 20__, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, (the "Grantor"), and **JEA**, a body politic and corporate, whose address is 225 North Pearl Street, Jacksonville, Florida, 32202 (the "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for water and sewer, either or all, on, along over, through, across, or under the following described land situate in St. Johns County, Florida, to wit (the "Easement Area"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Area, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said Easement Area, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

GRANTOR represents and warrants that it is the true owner of record of the Easement Area and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

WITNESSES:

Print: _____

Witness #1 Address:

Print: _____

Witness #2 Address:

GRANTOR:

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: _____

Print: Clay Murphy

Its: Chair

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20__ by Clay Murphy, the Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the County. He is (check one) ___ personally known to me or ___ has produced _____ as identification.

Print _____
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)



LEGAL DESCRIPTION

DATE: March 3, 2026

CLIENT: JEA

PROJECT NO: 22-0073

DESCRIPTION FOR: Central Community – JEA Utility Easement #1

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 121.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°35'30" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 0.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'20", AN ARC LENGTH OF 9.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°16'00" WEST, 9.65 FEET; THENCE NORTH 87°42'53" EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.40 FEET; THENCE SOUTH 02°17'07" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 87°42'53" WEST, A DISTANCE OF 36.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 364 SQUARE FEET, MORE OR LESS.

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

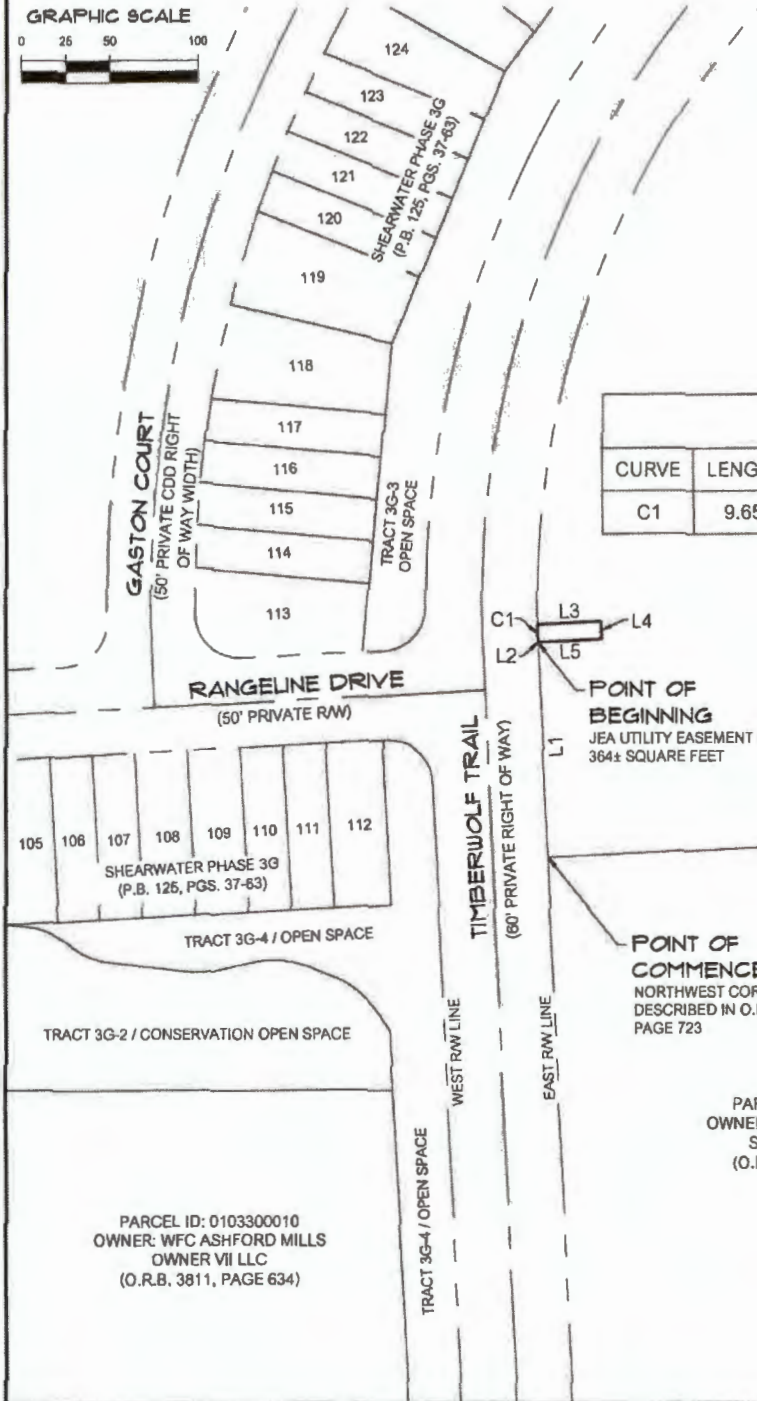
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 21 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



GRAPHIC SCALE



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 2°35'30" W	121.24'
L2	N 2°35'30" W	0.35'
L3	N 87°42'53" E	36.40'
L4	S 2°17'07" E	10.00'
L5	S 87°42'53" W	36.40'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	9.65'	500.00'	1°06'20"	4.82'	9.65'	N 2°16'00" W

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

POINT OF BEGINNING
JEA UTILITY EASEMENT #1
364± SQUARE FEET

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

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

DESCRIPTION:
(SEE ATTACHED)

LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- S.F. = SQUARE FEET
- RW = RIGHT OF WAY
- JEA = JACKSONVILLE ELECTRIC AUTHORITY

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).

CERTIFIED TO:

JACKSONVILLE ELECTRIC AUTHORITY
TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY

<p>This map prepared by:</p> <p style="text-align: center;">CLINTON N. RICKNER</p> <p style="text-align: center;">Clinton N Rickner <small>Professional Surveyor & Mapper Fla. License No. 7408</small></p>	<p>DATE: 03/03/2026</p> <p>TECHNICIAN: KPB</p> <p>CHECKED BY: CNR</p> <p>PROJECT NUMBER: 22-0073</p>	<p>SCALE: 1" = 100'</p> <p>VERIFY SCALE BASED ON HALF INCH ON ORIGINAL DRAWING IF NOT ONE HALF INCH ON THIS SHEET, ADD 1/8" SCALE IS GOVERNABLE.</p>	<div style="font-size: 2em; font-weight: bold; text-align: center;">NIVIS</div> <p style="text-align: right;">7020 AC Skinner Parkway, Ste 120 Jacksonville, Florida 32256 (904)619-6521 www.NIVIS.com</p> <p style="text-align: right;">LB-8246</p>
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1 OF 1

CERTIFICATE OF AUTHORIZATION NO. L.S. 8346
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGAL DESCRIPTION

N|V|5

DATE: March 3, 2026

CLIENT: JEA

PROJECT NO: 22-0073

DESCRIPTION FOR: Central Community – JEA Utility Easement #2

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 $02^{\circ}35'30''$ 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 $31^{\circ}23'53''$ EAST, 562.34 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $68^{\circ}26'07''$, AN ARC LENGTH OF 597.21 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 $01^{\circ}36'17''$, AN ARC LENGTH OF 14.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $66^{\circ}25'06''$ EAST, 14.00 FEET; THENCE SOUTH $24^{\circ}48'10''$ EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 495.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}37'06''$, AN ARC LENGTH OF 13.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $66^{\circ}25'55''$ WEST, 13.98 FEET; THENCE NORTH $25^{\circ}03'19''$ WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

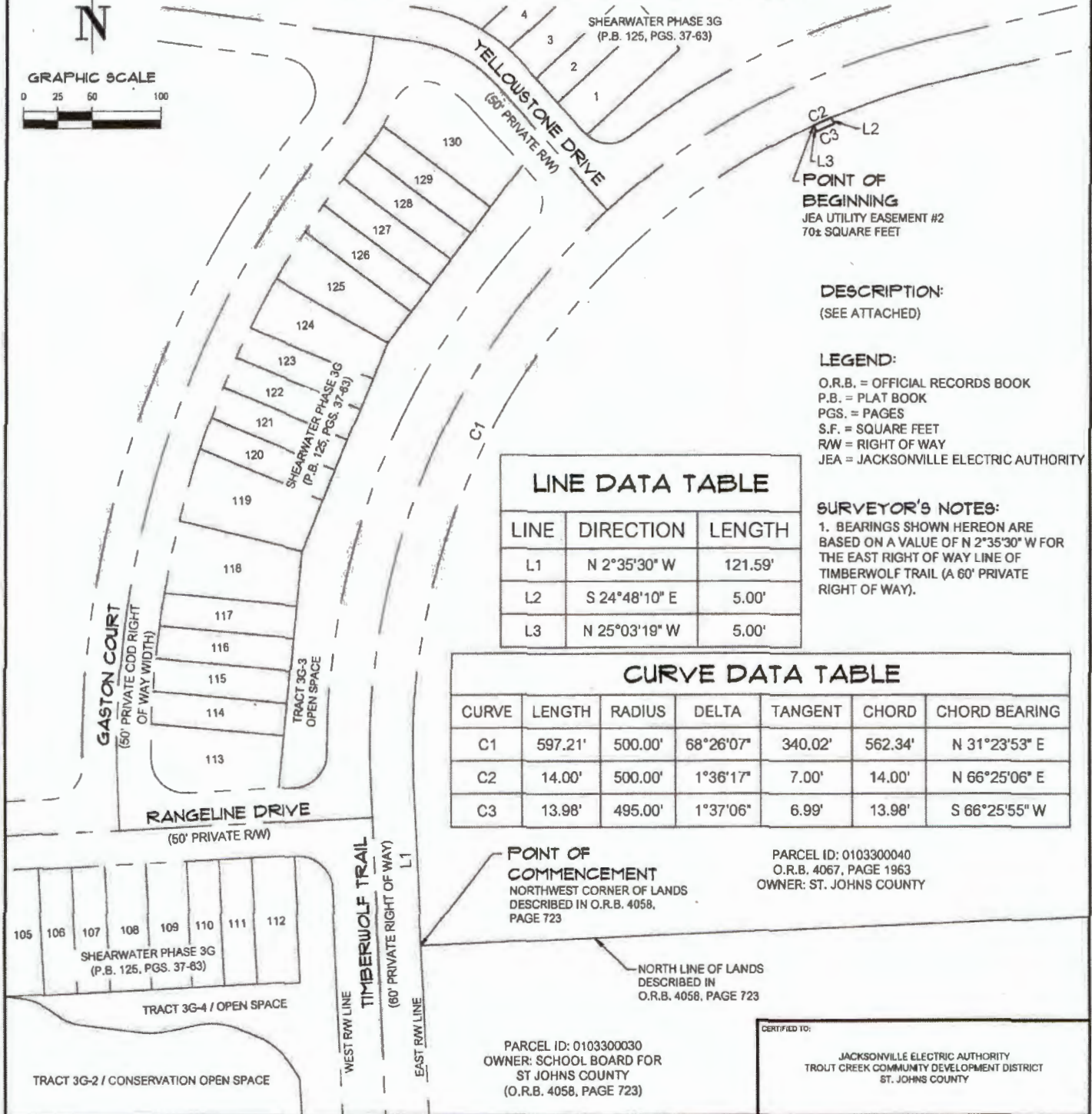
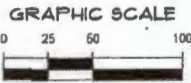
CONTAINS 70 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 21 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



POINT OF BEGINNING
JEA UTILITY EASEMENT #2
70± SQUARE FEET

DESCRIPTION:
(SEE ATTACHED)

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PGS. = PAGES
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
JEA = JACKSONVILLE ELECTRIC AUTHORITY

LINE	DIRECTION	LENGTH
L1	N 2°35'30" W	121.59'
L2	S 24°48'10" E	5.00'
L3	N 25°03'19" W	5.00'

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	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	597.21'	500.00'	68°26'07"	340.02'	562.34'	N 31°23'53" E
C2	14.00'	500.00'	1°36'17"	7.00'	14.00'	N 66°25'06" E
C3	13.98'	495.00'	1°37'06"	6.99'	13.98'	S 66°25'55" W

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

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

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

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

CERTIFIED TO:
JACKSONVILLE ELECTRIC AUTHORITY
TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY

SHEET NO. 1 OF 1	This map prepared by: CLINTON N. RICKNER	DATE: 03/03/2026	SCALE: 1" = 100'
	CERTIFICATE OF AUTHORIZATION NO. L.S. 8246 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	TECHNICAL: KPB CHECKED BY: CNR PROJECT NUMBER: 22-0073	VERIFY SCALE: BAR IS ONE HALF INCH OR SMALLER LONGER IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.
Clinton N. Rickner Professional Surveyor & Mapper No. 7409		NIVIS 7020 AC Sidmer Parkway, Ste 120 Jacksonville, Florida 32256 (904)819-6521 www.NIVIS.com LB-8246	

LEGAL DESCRIPTION



DATE: March 3, 2026
CLIENT: JEA
PROJECT NO: 22-0073
DESCRIPTION FOR: Central Community – JEA Utility Easement #3

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 33°41'14" EAST, 594.92 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°00'48", AN ARC LENGTH OF 637.16 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°08'45", AN ARC LENGTH OF 10.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°46'00" EAST, 10.00 FEET; THENCE SOUTH 19°18'30" EAST, DEPARTING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.38 FEET; THENCE SOUTH 70°41'30" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 19°18'30" WEST, A DISTANCE OF 36.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 364 SQUARE FEET, MORE OR LESS.

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

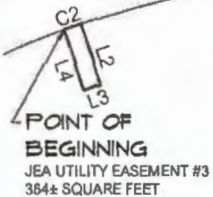
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 21 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



GRAPHIC SCALE



DESCRIPTION:
(SEE ATTACHED)

LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- JEA = JACKSONVILLE ELECTRIC AUTHORITY

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).

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 2°35'30" W	121.59'
L2	S 19°18'30" E	36.38'
L3	S 70°41'30" W	10.00'
L4	N 19°18'30" W	36.39'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	637.16'	500.00'	73°00'48"	370.07'	594.92'	N 33°41'14" E
C2	10.00'	500.00'	1°08'45"	5.00'	10.00'	N 70°46'00" E

POINT OF COMMENCEMENT
NORTH-WEST CORNER OF LANDS
DESCRIBED IN O.R.B. 4058,
PAGE 723

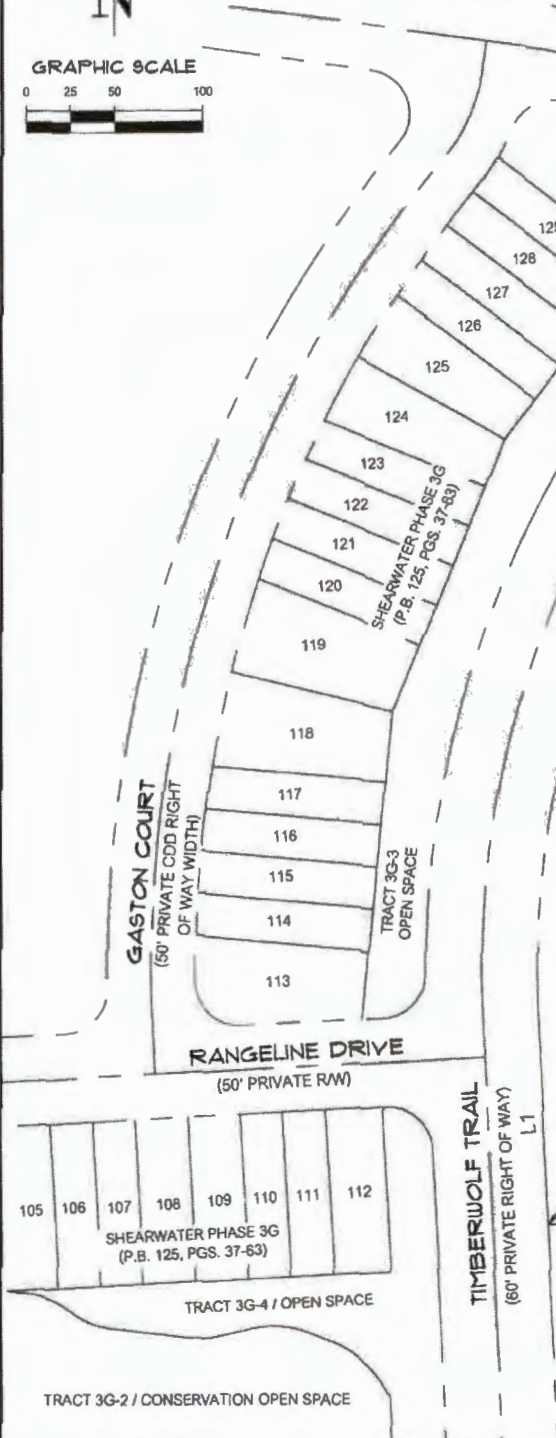
PARCEL ID: 0103300040
O.R.B. 4067, PAGE 1963
OWNER: ST. JOHNS COUNTY

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

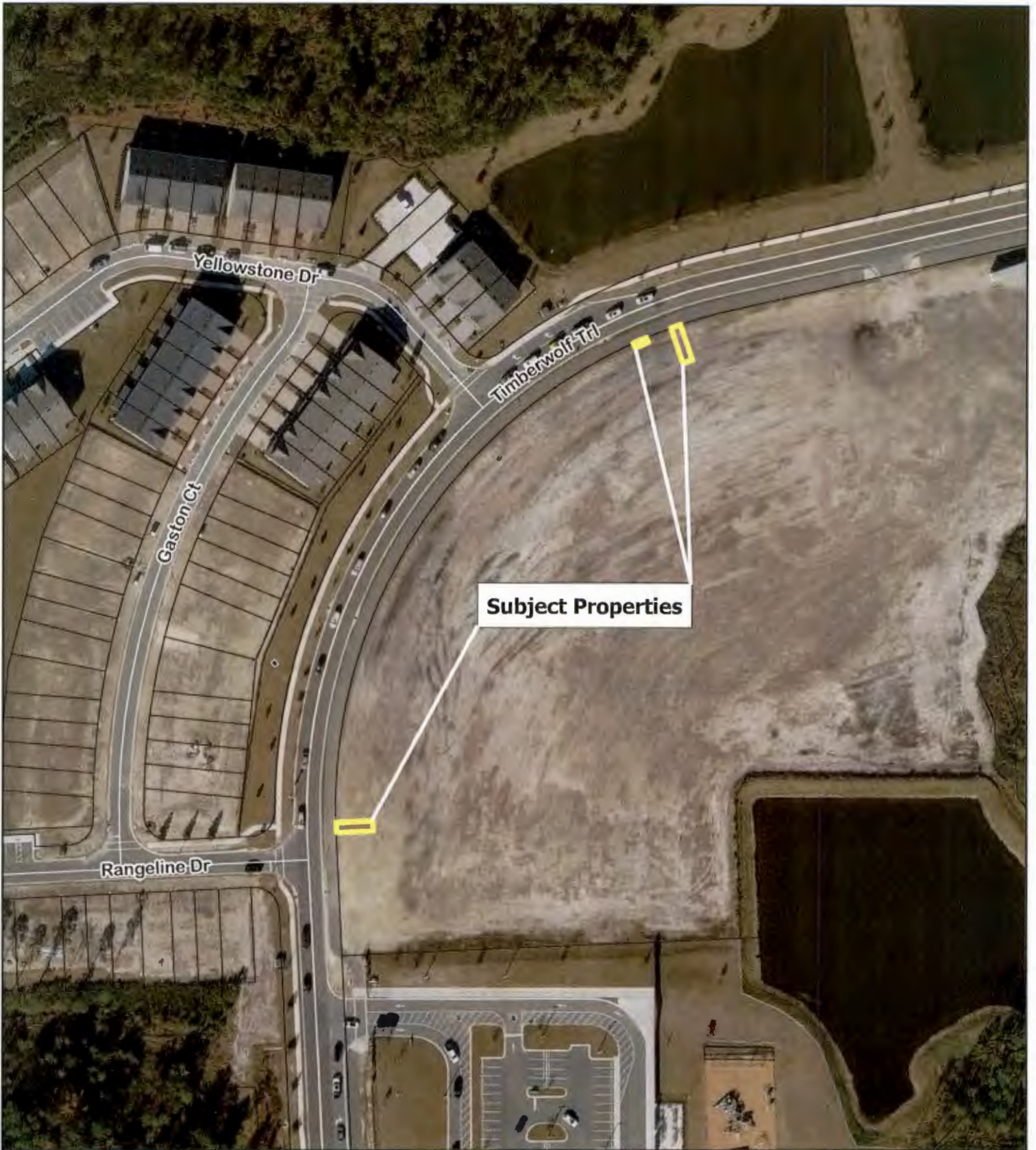
PARCEL ID: 0103300030
OWNER: SCHOOL BOARD FOR
ST JOHNS COUNTY
(O.R.B. 4058, PAGE 723)

CERTIFIED TO:

JACKSONVILLE ELECTRIC AUTHORITY
TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY



1 OF 1	This map prepared by:	CLINTON N. RICKNER	DATE:	03/03/2026	SCALE:	1" = 100'
	CERTIFICATE OF AUTHORIZATION NO. L.B. 8248 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	Clinton N. Rickner Professional Surveyor & Mapper Fla. License No. 7489	TECHNICIAN:	KPB	VERIFICATION:	BY ONE HALF INCH OR EQUIVALENT DRAWING
		CHECKED BY:	CNR	IF NOT ONE HALF INCH OR THIS SHEET ADJUST SCALE ACCORDINGLY.		
			PROJECT NUMBER:	22-0073		



Imagery Date: 12/2024

Date: 3/27/2026

Shearwater Community Park

JEA Easements



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.