

RESOLUTION NO. 2026- 197

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, WATER REUSE, AND SEWER SERVICE FOR THE SILVERLEAF SPORTSPLEX 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, water reuse, and sewer service for the Silverleaf Sportsplex located on Timberwolf Trail; and

WHEREAS, the County has authority to grant such rights, easements, permits, and privileges for the utility services on County 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 Easement on behalf of the County.

Section 3. The Clerk is instructed to record the 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.

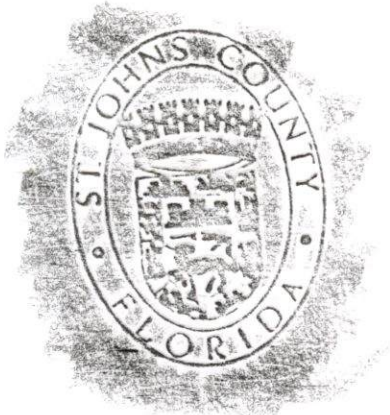
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16 day of June, 2026.

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

Rendition Date JUN 16 2026 By: Clay Murphy
Clay Murphy, Chair

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

By: Arthur H. Ah
Deputy Clerk



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

Project: Silverleaf Sportsplex
RE Parcel #: 010340-0000

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, water reuse, 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: May 8, 2026

CLIENT: JEA

PROJECT NO: 22-0073

DESCRIPTION FOR: Central Sportsplex – JEA Utility Easement #2

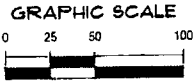
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 3G-4, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3G AND RECORDED IN PLAT BOOK 125, PAGE 37 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID CORNER ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF TIMBERWOLF TRAIL (A 60' WIDE PRIVATE RIGHT OF WAY); THENCE SOUTH 02°49'00" EAST, ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 485.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°49'00" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°11'00" WEST, DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 02°49'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°11'00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 200 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



PARCEL ID: 0103300010
 OWNER: WFC ASHFORD MILLS
 OWNER VII LLC
 (O.R.B. 3811, PAGE 634)

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF TRACT 3G-4, PER SHEARWATER PHASE 3G, P.B. 125, PG. 37

SHEARWATER PHASE 3G
 (P.B. 125, PGS. 37-63)

TRACT 3G-4
 OPEN SPACE

S 2°49'00" E 485.89'
 WEST RW LINE
TIMBERWOLF TRAIL
 (60' PRIVATE RIGHT OF WAY)
 EAST RW LINE

PARCEL ID: 0103400000
 OWNER: ST JOHNS COUNTY
 (O.R.B. 5541, PAGE 354)

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 2°49'00" E	20.00'
L2	S 87°11'00" W	10.00'
L3	N 2°49'00" W	20.00'
L4	N 87°11'00" E	10.00'

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
 ± = PLUS OR MINUS

SURVEYOR'S NOTES:
 1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 2°49'00" W FOR THE WEST RIGHT OF WAY LINE OF TIMBERWOLF TRAIL (A 60' PRIVATE RIGHT OF WAY).

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

CERTIFIED TO:

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

This map prepared by:
CLINTON N. RICKNER
 CLINTON N RICKNER
 Professional Surveyor & Mapper Fla. License No. 7409

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

SCALE: 1" = 100'
 VERBAL SCALE: BASIC ONE HALF INCH OR ORIGINAL DRAWING 1" = 100'
 IF A 1/2 ONE HALF INCH ON THIS SHEET ADJUST EACH SCALE ACCORDINGLY

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

NIVIS 7020 AC Skinner Parkway, Ste 120
 Jacksonville, Florida 32256
 (904)619-6521
 www.NV5.com
 18-8246

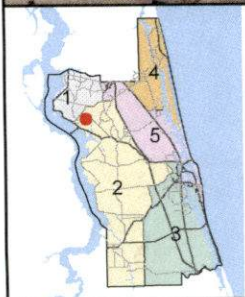
SHEET NO.: 1 OF 1

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



Subject Property

Timberwolf Trl



Imagery Date: 1/2026

Date: 5/29/2026

Timberwolf Trail
JEA Easement
Silverleaf Sportsplex



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.