

RESOLUTION NO. 2026- 199

**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 PROVIDE ELECTRICAL SERVICE FOR THE SILVERLEAF SPORTSPLEX 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, to provide electrical service for the Silverleaf Sportsplex located on Timberwolf Trail; and

**WHEREAS**, FPL requires 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, and the Chair of the Board 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 14 day of June, 2026.

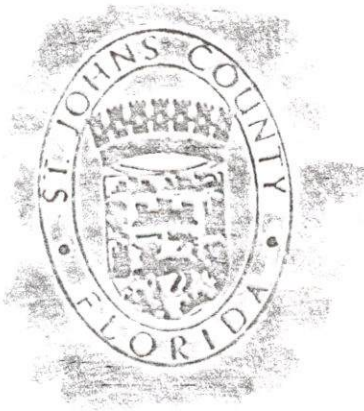
**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 16 2026

By: Clay Murphy  
Clay Murphy, Chair

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

By: Arthur K. Orr  
Deputy Clerk



FLORIDA POWER & LIGHT COMPANY

FLORIDA POWER & LIGHT COMPANY UTILITY UNDERGROUND EASEMENT (BUSINESS)

Prepared by:

Name: St. Johns County
Street Address: 500 San Sebastian View
City, State, Zip Code: St. Augustine, Florida 32084

Return to:

Florida Power & Light Company
303 Hastings Road
St. Augustine, Florida 32082

Sec. 34 Twp 5, Rge 27
Parcel ID# 010340-0000 (Required)

[Reserved for Circuit Court]

The undersigned ("Grantor"), in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, 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 on Exhibit "A" attached hereto and made a part hereof ("Easement Area").

Together with the right for FPL 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 FPL's communications purposes in connection with utility service; 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 Grantor has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed, sealed and delivered in the presence of:

Grantor: St. Johns County, Florida, Board of County Commissioners

Witness Signature
Witness Print Name:
Post Office Address:

By:
Print Name: Clay Murphy
Print Title: Chair
Post Office Address: 500 San Sebastian View, St. Augustine, Florida 32084

Witness Signature
Witness Print Name:
Post Office Address:

ACKNOWLEDGMENT

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 as Chair the Board of County Commissioners on behalf of the \_\_\_\_\_ of the County.
[ ] who is personally known to me OR [ ] has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.

(NOTARIAL SEAL)

Notary:
Print Name:
Notary Public, State of
My commission expires:



**LEGAL DESCRIPTION**

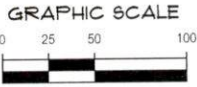
**DATE:** May 13, 2026  
**CLIENT:** FPL  
**PROJECT NO:** 22-0073  
**DESCRIPTION FOR:** Central Sportsplex – FPL Easement

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4262, PAGE 788, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 01°11'52" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 40.00 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 16-A, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 88°59'37" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 902.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°08'15" WEST, DEPARTING LAST SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 21.80 FEET; THENCE NORTH 89°07'07" EAST, A DISTANCE OF 169.29 FEET; THENCE NORTH 88°35'48" EAST, A DISTANCE OF 220.57 FEET; THENCE NORTH 00°21'10" EAST, A DISTANCE OF 105.90 FEET; THENCE NORTH 00°42'53" WEST, A DISTANCE OF 86.65 FEET; THENCE NORTH 01°40'23" WEST, A DISTANCE OF 296.59 FEET; THENCE NORTH 04°35'48" WEST, A DISTANCE OF 209.48 FEET; THENCE NORTH 00°32'50" WEST, A DISTANCE OF 180.25 FEET; THENCE NORTH 07°16'44" WEST, A DISTANCE OF 89.21 FEET; THENCE SOUTH 80°36'01" WEST, A DISTANCE OF 157.14 FEET; THENCE SOUTH 01°00'16" EAST, A DISTANCE OF 4.61 FEET; THENCE SOUTH 88°59'44" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'16" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°59'44" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°00'16" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 80°36'01" EAST, A DISTANCE OF 166.04 FEET; THENCE SOUTH 07°16'44" EAST, A DISTANCE OF 100.17 FEET; THENCE SOUTH 00°32'50" EAST, A DISTANCE OF 180.49 FEET; THENCE SOUTH 04°35'48" EAST, A DISTANCE OF 209.38 FEET; THENCE SOUTH 01°40'23" EAST, A DISTANCE OF 296.93 FEET; THENCE SOUTH 00°42'53" EAST, A DISTANCE OF 86.83 FEET; THENCE SOUTH 00°21'10" WEST, A DISTANCE OF 115.69 FEET; THENCE SOUTH 88°35'48" WEST, A DISTANCE OF 230.31 FEET; THENCE 89°07'07" WEST, A DISTANCE OF 159.29 FEET; THENCE SOUTH 01°08'15" EAST, A DISTANCE OF 11.78 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF COUNTY ROAD 16-A; THENCE SOUTH 88°59'37" WEST, ALONG LAST SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,694 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\***

SEE SHEET 2 OF 2

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 1°11'52" W	40.00'
L2	N 1°08'15" W	21.80'
L3	N 89°07'07" E	169.29'
L4	N 88°35'48" E	220.57'
L5	N 0°21'10" E	105.90'
L6	N 0°42'53" W	86.65'
L7	N 1°40'23" W	296.59'
L8	N 4°35'48" W	209.48'
L20	S 4°35'48" E	209.38'
L21	S 1°40'23" E	296.93'
L22	S 0°42'53" E	86.83'
L23	S 0°21'10" W	115.69'
L24	S 88°35'48" W	230.31'
L25	S 89°07'07" W	159.29'
L26	S 1°08'15" E	11.78'
L27	S 88°59'37" W	10.00'

**DESCRIPTION:**

(SEE ATTACHED)

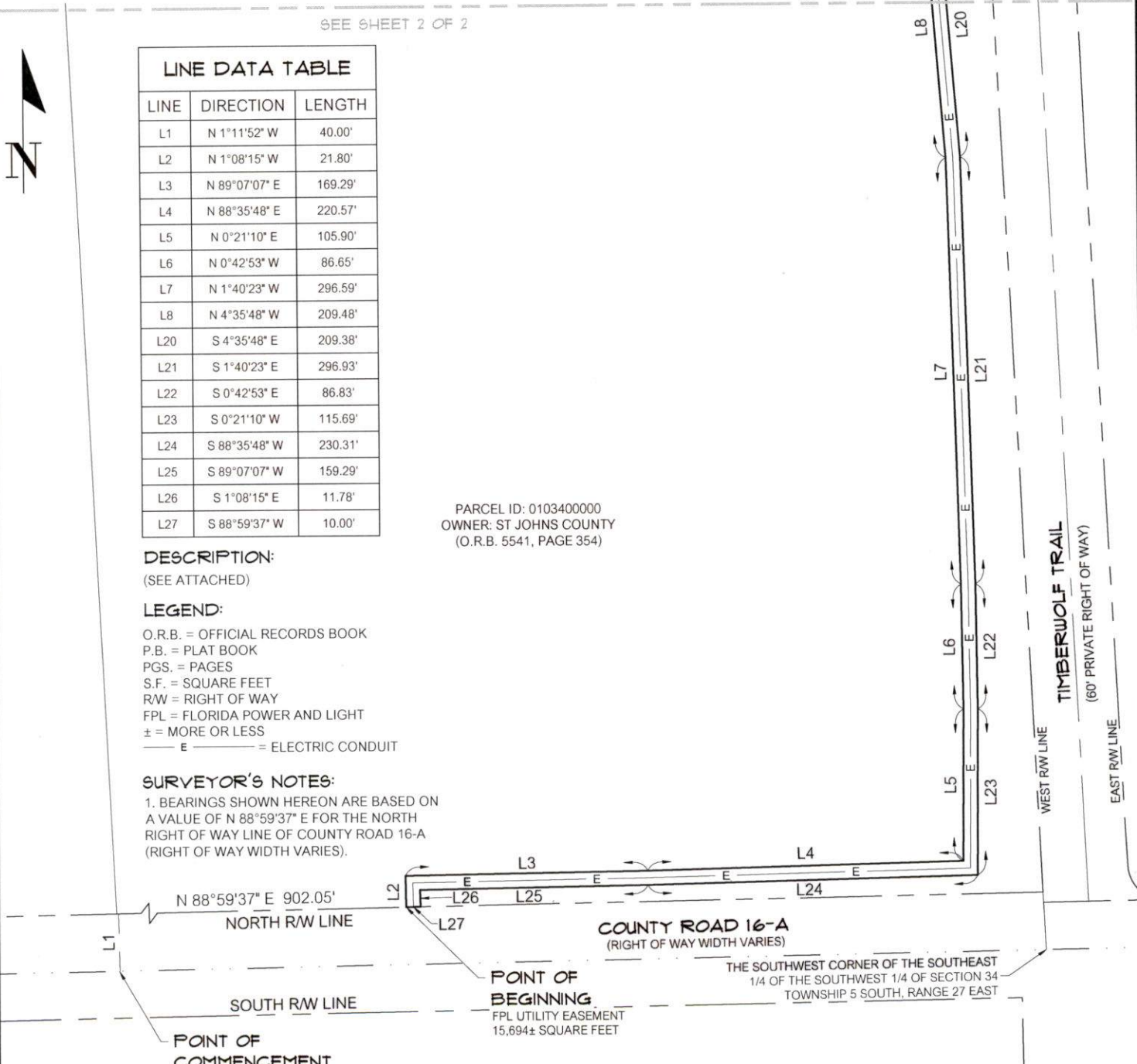
**LEGEND:**

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- FPL = FLORIDA POWER AND LIGHT
- ± = MORE OR LESS
- E — = ELECTRIC CONDUIT

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 88°59'37" E FOR THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 16-A (RIGHT OF WAY WIDTH VARIES).

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



N 88°59'37" E 902.05'  
NORTH R/W LINE

SOUTH R/W LINE

COUNTY ROAD 16-A  
(RIGHT OF WAY WIDTH VARIES)

TIMBERWOLF TRAIL  
(60' PRIVATE RIGHT OF WAY)

**POINT OF COMMENCEMENT**  
THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST

**POINT OF BEGINNING**  
FPL UTILITY EASEMENT  
15,694± SQUARE FEET

THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 5 SOUTH, RANGE 27 EAST

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

1 OF 2  
This map prepared by:  
CLINTON N. RICKNER  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8246  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

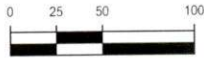
CLINTON N. RICKNER  
Clinton N Rickner  
Professional Surveyor & Mapper Fla. License No. 7409

DATE: 05/13/2026  
TECHNICIAN: KPB  
CHECKED BY: CNR  
PROJECT NUMBER: 22-0073

SCALE: 1" = 100'  
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

GRAPHIC SCALE



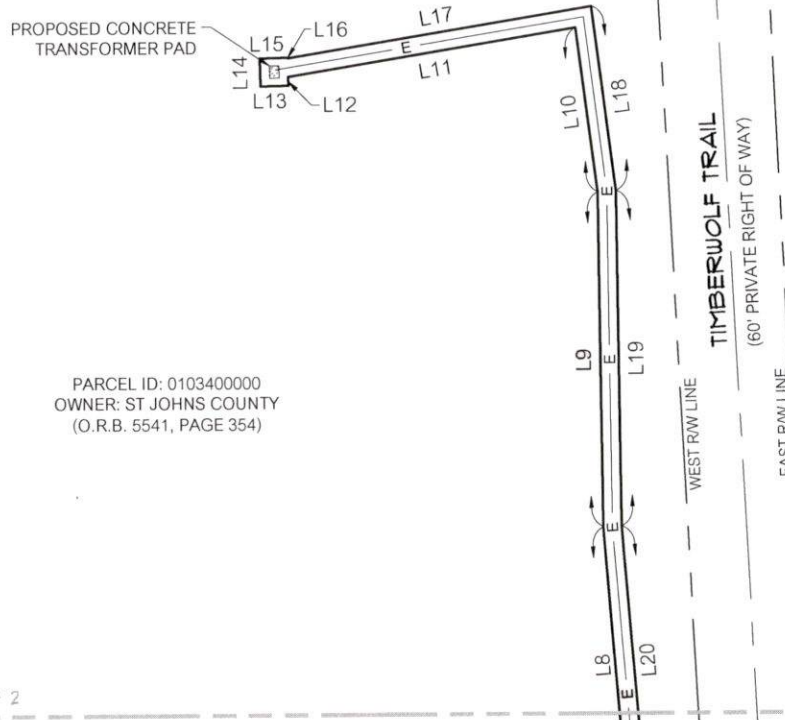
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ST JOHNS COUNTY, FLORIDA

**\*SKETCH - NOT A BOUNDARY SURVEY\***

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L8	N 4°35'48" W	209.48'
L9	N 0°32'50" W	180.25'
L10	N 7°16'44" W	89.21'
L11	S 80°36'01" W	157.14'
L12	S 1°00'16" E	4.61'
L13	S 88°59'44" W	15.00'
L14	N 1°00'16" W	15.00'
L15	N 88°59'44" E	15.00'
L16	S 1°00'16" E	0.28'
L17	N 80°36'01" E	166.04'
L18	S 7°16'44" E	100.17'
L19	S 0°32'50" E	180.49'
L20	S 4°35'48" E	209.38'

PROPOSED CONCRETE  
TRANSFORMER PAD



**DESCRIPTION:**  
(SEE ATTACHED)

**LEGEND:**  
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SEE SHEET 2 OF 2

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**2 OF 2**  
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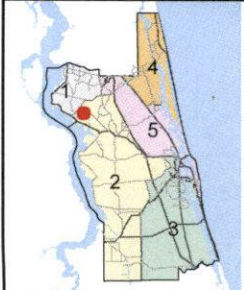


Subject Property

Timberwolf Trl

County Road 16A

First Coast Expy  
First Coast Expy



Imagery Date: 1/2026

Date: 5/28/2026

**Timberwolf Trail**  
**FPL 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.