

RESOLUTION NO. 2026- 223

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 FIRE STATION 22 AND THE ST. JOHNS COUNTY UTILITY SITE LOCATED OFF SAINT JOHNS PARKWAY.

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 Fire Station 22 and the St. Johns County Utility Site located off Saint Johns Parkway; 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 the 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 21 day of July, 2026.

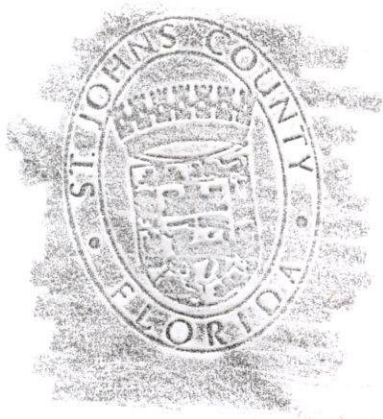
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUL 21 2026

By: 
Clay Murphy, Chair

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

By: 
Deputy Clerk



FLORIDA POWER & LIGHT COMPANY

Fifth Revised Sheet No. 9.778
Cancels Fourth Revised Sheet No. 9.778

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. 5 Twp 6, Rge 28

Parcel ID# 026920-0004 (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 of the Board of County Commissioners of St. Johns County, Florida _____ on behalf 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: _____

FPL EASEMENT

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF OFFICIAL RECORDS BOOK 5986, PAGE 584 AND OFFICIAL RECORDS BOOK 5986, PAGE 506 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 5986, PAGE 584, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAINT JOHNS PARKWAY (A VARIABLE RIGHT OF WAY) AS NOW ESTABLISHED; THENCE NORTH 68°04'17" EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE, A DISTANCE OF 17.00 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF AN EXISTING 17-FOOT FPL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4662, PAGE 687 OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY FPL EASEMENT LINE, AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2942.00 FEET, THROUGH A CENTRAL ANGLE OF 00°11'41", AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°50'25" WEST, 10.00 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF AN EXISTING 10-FOOT TOWER UTILITY EASEMENT AS RECORDED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 5986, PAGE 584, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTHWESTERLY ALONG SAID NORTHEASTERLY FPL EASEMENT LINE AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2942.00 FEET, THROUGH A CENTRAL ANGLE OF 00°11'41", AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°02'06" WEST, 10.00 FEET; THENCE NORTH 68°04'17" EAST, DEPARTING SAID NORTHEASTERLY LINE, A DISTANCE OF 175.86 FEET; THENCE NORTH 21°55'43" WEST, A DISTANCE OF 17.73 FEET; THENCE SOUTH 68°04'17" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 21°55'43" WEST, A DISTANCE OF 15.17 FEET; THENCE NORTH 68°04'17" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 21°55'43" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 68°04'17" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 21°55'43" EAST, A DISTANCE OF 18.06 FEET; THENCE NORTH 69°38'54" EAST, A DISTANCE OF 127.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 71°24'50", AN ARC DISTANCE OF 49.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°56'29" EAST, 46.69 FEET; THENCE NORTH 01°45'56" WEST, A DISTANCE OF 79.73 FEET; THENCE NORTH 64°12'44" EAST, A DISTANCE OF 125.64 FEET; THENCE NORTH 25°47'16" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 64°12'44" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 25°47'16" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 64°12'44" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 25°47'16" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 64°12'44" WEST, A DISTANCE OF 119.15 FEET; THENCE SOUTH 01°45'56" EAST, A DISTANCE OF 73.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 71°24'50", AN ARC DISTANCE OF 62.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF SOUTH 33°56'29" WEST, 58.36 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHWESTERLY LINE OF AN EXISTING 10-FOOT TOWER UTILITY EASEMENT; THENCE SOUTH 69°38'54" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 132.98 FEET; THENCE SOUTH 68°04'17" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 179.78 FEET TO ITS INTERSECTION WITH THE SOUTHWEST CORNER OF AFOREMENTIONED OFFICIAL RECORDS BOOK 5986, PAGE 584 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE AFOREMENTIONED NORTHEASTERLY LINE OF A 17-FOOT FPL EASEMENT; SAID POINT BEING THE POINT OF BEGINNING.
CONTAINING 6,309 SQUARE FEET, MORE OR LESS.

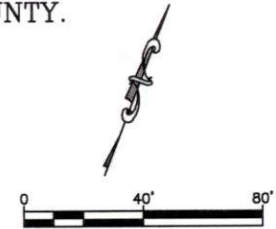
MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF OFFICIAL RECORDS
BOOK 5986, PAGE 584 AND OFFICIAL RECORDS BOOK 5986, PAGE 506 OF SAID COUNTY.
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION

SURVEYORS NOTES:

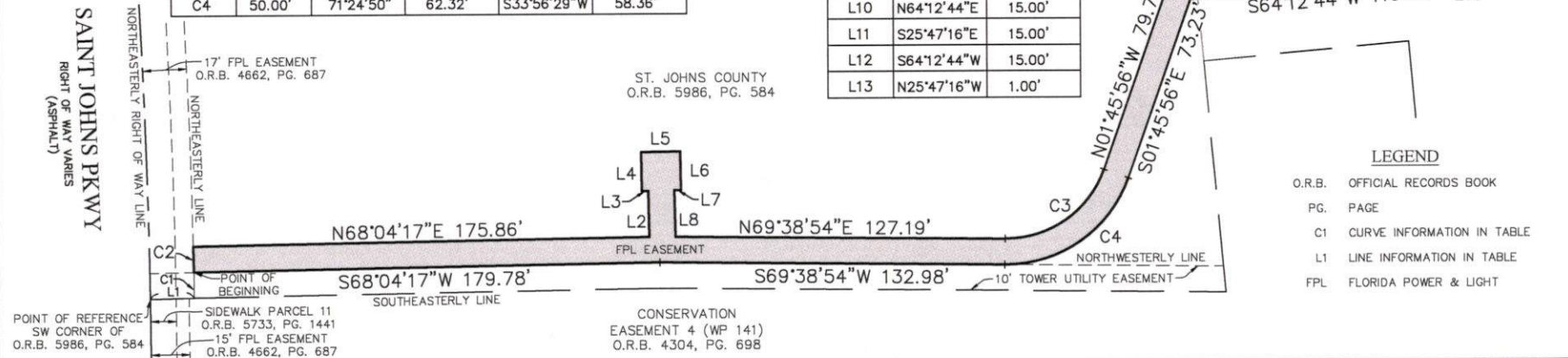
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-3 AND 13-09, BEARING S19°01'47"E AND THE SOUTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 5986, PAGE 584 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, BEARING S68°04'77"W.
6. DESCRIPTION FURNISHED SEPARATELY.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2942.00'	00°11'41"	10.00'	N21°50'25"W	10.00'
C2	2942.00'	00°11'41"	10.00'	N22°02'06"W	10.00'
C3	40.00'	71°24'50"	49.86'	N33°56'29"E	46.69'
C4	50.00'	71°24'50"	62.32'	S33°56'29"W	58.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°04'17"E	17.00'
L2	N21°55'43"W	17.73'
L3	S68°04'17"W	2.50'
L4	N21°55'43"W	15.17'
L5	N68°04'17"E	15.00'
L6	S21°55'43"E	15.00'
L7	S68°04'17"W	2.50'
L8	S21°55'43"E	18.06'
L9	N25°47'16"W	4.00'
L10	N64°12'44"E	15.00'
L11	S25°47'16"E	15.00'
L12	S64°12'44"W	15.00'
L13	N25°47'16"W	1.00'



ST. JOHNS COUNTY
O.R.B. 5986, PG. 506



LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
C1 CURVE INFORMATION IN TABLE
L1 LINE INFORMATION IN TABLE
FPL FLORIDA POWER & LIGHT

THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 6J-17.061, F.A.C.; PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

FIRE STATION NO. 22
FPL EASEMENT

SKETCH OF DESCRIPTION

SKETCH DATE: JUNE 15, 2026

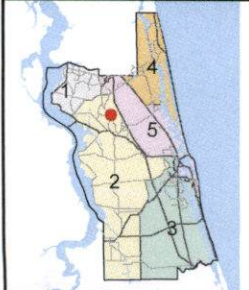


ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513
Phone (904) 209-0770
Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1440
SHEET NO. 1
OF 1



Imagery Date: 1/2026

Date: 6/24/2026

Saint Johns Parkway Fire Station/Utility Site

FPL 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.