

RESOLUTION NO. 2000 - 192

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND
AUTHORIZING THE EXECUTION OF AN EASEMENT FROM ST.
JOHNS COUNTY TO FLORIDA POWER & LIGHT COMPANY TO
PROVIDE POWER TO PHASES 2, 3 AND 4, CYPRESS LAKES SUB-
DIVISION.**

RECITALS

WHEREAS, Florida Power & light Company has requested a 10-foot easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of County owned property located off Cypress Links Boulevard, to provide power to Phases 2, 3 and 4, Cypress Lakes Subdivision; and

WHEREAS, PURSUANT TO Florida Statutes 125.35 (2), the Board of County Commissioners may effect a private sale when the value of the parcel is less than \$15,000.00 or less and when due to the size, shape, location and value it is determined by the Board that the parcel is of use to one or more adjacent property owners; and

WHEREAS, an appraisal prepared by Pardue, Heid, Church, Smith & Waller for the County values the property at \$8,200.00 per acre and based on that value the amount of the easement is \$797.62 (4,198 square feet) which Cypress Lakes, LLC, the beneficiary of the easement and only adjoining property owner, has agreed pay; and

WHEREAS, the location of the easement is not needed for County purposes and approval of the easement is in the best interest of the citizens of St. Johns County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

1. All the above Recitals are hereby accepted as findings of fact.
2. It is found that all requirements of Section 125.35 (2) Florida Statutes, for a private sale of the property described above have been met.
3. The Easement to Florida Power & Light Company is hereby approved and the execution of the easement by the Chair of the Board of County Commissioners is hereby authorized.
4. The Clerk is instructed to record the Easement in the Official Records Book of St. Johns County, Florida, and mail the original Easement to Florida Power & Light Company.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 19th day of December, 2000.

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

By: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrade
Deputy Clerk

EASEMENT

This instrument Prepared by:

Exhibit "A" to Resolution

Parcel I.D. # _____
(Maintained by County Appraiser)

Name: _____
Co. Name: _____
Address: _____

Form 3722 (Stocked) Rev. 7/94

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 licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 10 feet in width described as follows:

A 10' easement made a part of as described in attached Exhibit A.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; 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; this conveyance by the Board of County Commissioners of St. Johns County, shall convey only the rights hereinabove granted on the land heretofore described, as limited by the County's existing interest in such land, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2000.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name _____
(Witness)

(Witness' Signature)

Print Name _____
(Witness)

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: _____
Mary F. Kohnke, Chair

4020 Lewis Speedway
St. Augustine, Florida 32084

Cheryl Strickland, Clerk
Attest _____
Deputy Clerk

STATE OF FLORIDA AND COUNTY OF ST. JOHNS. The foregoing instrument was acknowledged before me this ____ day of _____, 2000, by Mary F. Kohnke, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of th Board, who is personally known to me.

My Commission expires:

(Notary Public, Signature)
Print Name _____

EXHIBIT A to Easement

MAP SHOWING SKETCH OF

CYPRESS LAKES ELECTRICAL EASEMENT (OFFSITE PARCEL A)

An Easement for Electrical Distribution purposes, covering a portion of Sections 9 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said Easement for Electrical Distribution purposes being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the Northeast corner of Lot 4, CYPRESS LAKES, PHASE 1, as recorded in Map Book 22, pages 1, 2, 3, 4 and 5 of the Public Records of St. Johns County, Florida, and run thence South 01°43'10" East, along the Easterly boundary of said Lot 4, a distance of 135.00 feet, to a point on the arc of a curve, leading Easterly; thence Easterly, along and around the arc of a curve, concave Southerly, having a radius of 1,000.92 feet, through a central angle of 07°43'40" to the right, an arc distance of 135.00 feet, to a point, last said arc being subtended by a chord bearing and distance of South 87°51'20" East, 134.90 feet; run thence North 06°00'30" East, a distance of 135.00 feet, to a point; run thence South 79°08'22" East, a distance of 312.77 feet, to the POINT OF BEGINNING.

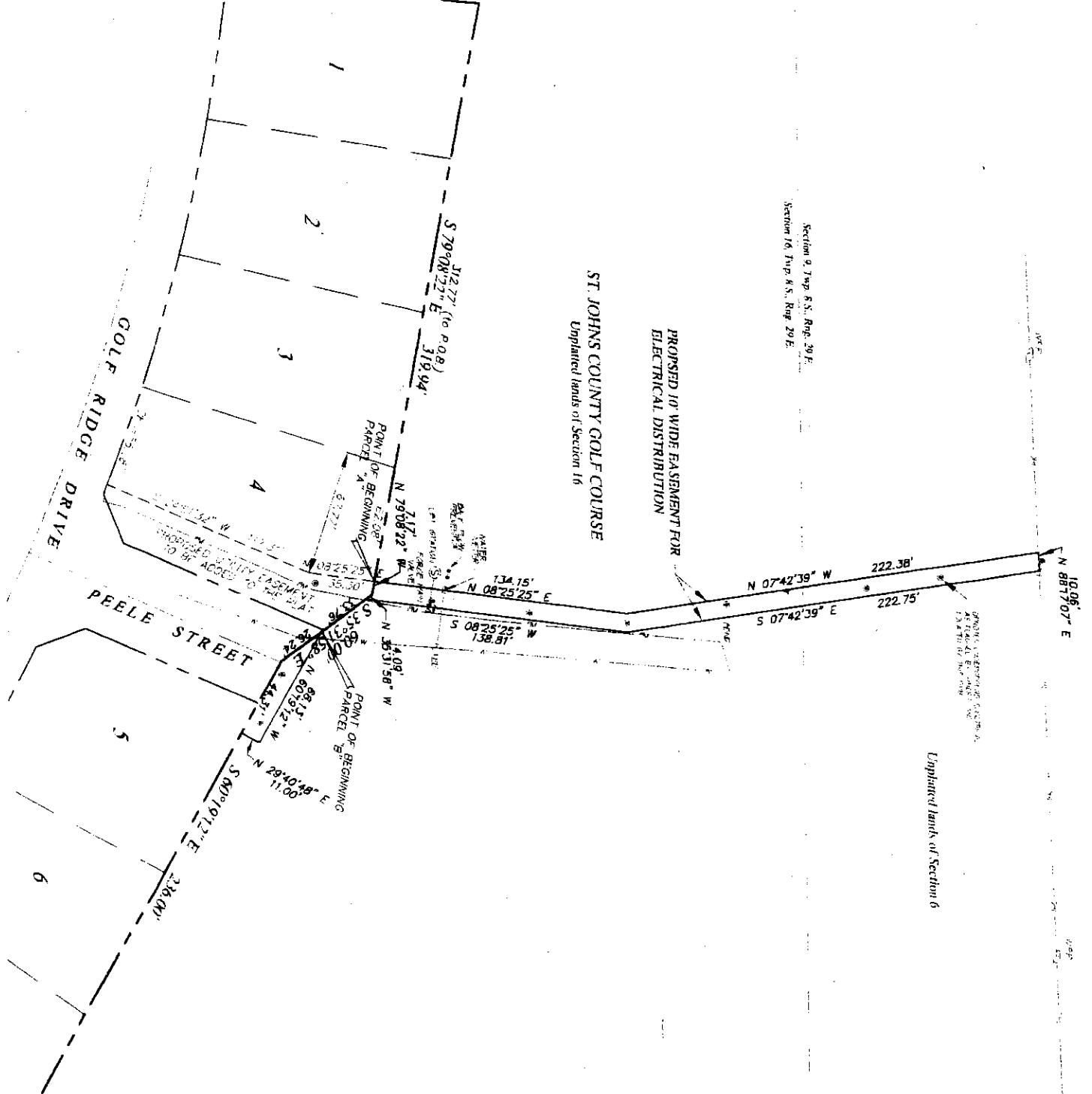
From the POINT OF BEGINNING thus described, run North 08°25'25" East, a distance of 134.15 feet, to a point; run thence North 07°42'39" West, a distance of 222.38 feet, to a point; run thence North 88°17'07" East, a distance of 10.06 feet, to a point; run thence South 07°42'39" East, a distance of 222.75 feet, to a point; run thence South 08°25'25" West, a distance of 138.81 feet, to a point; run thence North 35°31'58" West, a distance of 4.09 feet, to a point; run thence North 79°08'22" West, a distance of 7.17 feet, to the POINT OF BEGINNING.

CYPRESS LAKES ELECTRICAL EASEMENT (OFFSITE PARCEL B)

An Easement for Electrical Distribution purposes, covering a portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, said Easement for Electrical Distribution purposes being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the Northeast corner of Lot 4, CYPRESS LAKES, PHASE 1, as recorded in Map Book 22, pages 1, 2, 3, 4 and 5 of the Public Records of St. Johns County, Florida, and run thence South 01°43'10" East, along the Easterly boundary of said Lot 4, a distance of 135.00 feet, to a point on the arc of a curve, leading Easterly; thence Easterly, along and around the arc of a curve, concave Southerly, having a radius of 1,000.92 feet, through a central angle of 07°43'40" to the right, an arc distance of 135.00 feet, to a point, last said arc being subtended by a chord bearing and distance of South 87°51'20" East, 134.90 feet; run thence North 06°00'30" East, a distance of 135.00 feet, to a point; run thence South 79°08'22" East, a distance of 319.94 feet, to a point; run thence South 35°31'58" East, a distance of 33.76 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue South 35°31'58" East, a distance of 26.24 feet, to a point; run thence South 60°19'12" East, a distance of 44.31 feet, to a point; run thence North 29°40'48" East, a distance of 11.00 feet, to a point; run thence North 60°19'12" West, a distance of 68.13 feet, to the POINT OF BEGINNING.



Section 9, Twp. 6 S., Rng. 29 E.
 Section 16, Twp. 6 S., Rng. 29 E.

ST. JOHNS COUNTY GOLF COURSE
 Unplatted lands of Section 16
 PROPOSED 10' WIDE EASEMENT FOR
 ELECTRICAL DISTRIBUTION

Unplatted lands of Section 6

BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES

LOT 3 OF CYPRESS LAKES UNIT THREE
 Proposed Easement for Electrical Distribution
 J.S. Cassel and Candice Survey Dates, Netherland
 MO. of 1929)
 shown herein lies within Zones:
 Insurance Agency (P.E.M.A.) National Flood Insurance
 (N.F.I.) Community-Parcel Number
 the parcel that may be deemed as Wetlands
 is not been determined and any liability resulting
 is of record evidenced by this certification that

ABBREVIATIONS USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.C.	Point of Curvature	L.E.S.	Lakeland Electric Utility
P.O.B.	Point of Beginning	E.O.L.P.	Equipment
P.C.	Point of Curvature	A/C	Air Conditioner
P.O.T.	Point of Tangency	C.A.T.V.	Cable Television
P.R.C.	Point of Reverse Curvature	O.H.L.	Overhead Lines
P.I.	Point of Intersection	F.M.	Field Measured
R/W	Right of Way	Ra	Radius
O.R. vol.	Official Records Volume	Ra	Radius
D.B.	Dead End	ℓ	Arc Length
pg.	page	Ch	Chord Bearing & Distance
S.R.L.	Building Restriction Line	Δ	Delta or Central Angle equals
Easmt	Easement	I.P.	Iron Pipe
		Conc	Concrete

SURVEYOR'S CERTIFICATION
 I, JOHN R. BOWMAN, STATE OF FLORIDA
 REG. LAND SURVEYOR, CERTIFICATE No. 4820

A & J

Professional
Land Surveyors

7750 Butler Parkway, Suite 1600
 Jacksonville, Florida 32256
 Fax (904) 294-4183
 Phone (904) 296-1000