

RESOLUTION NO. 2013- 89

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE TO THE NORTHWEST AREA REGIONAL WASTEWATER TREATMENT PLANT LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**WHEREAS**, Florida Power & Light Company (hereinafter "FPL") has requested an easement, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, in order to install electrical service to Northwest Area Regional Wastewater Treatment Plant off International Golf Parkway; and

**WHEREAS**, "FPL" requires that a customer desiring electric service must provide "FPL" with access and rights-of-way which in the opinion of "FPL" are necessary for the rendering of service to the customer and the County has authority to grant such rights, easements, permits and privileges and it is found that it is necessary for protection of the County and the public for the County to grant "FPL" an easement to efficiently provide electrical service to the Plant.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of County Commissioners of St. Johns County, Florida, that St. Johns County, hereby grants to "FPL" an easement for the purposes mentioned above.

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described "FPL" Easement is hereby accepted by the Board of County Commissioners and the County Administrator, or designee, is hereby authorized to execute said Easement.

Section 3. To the extent that there are typographical 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.

Section 4. The Clerk of the Circuit Court is instructed to record the original "FPL" Easement in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 7 day of May, 2013.  
by the Board of County Commissioners of St. Johns County, Florida.

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

By: \_\_\_\_\_

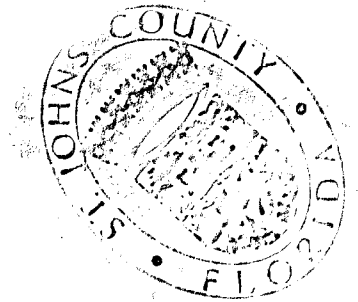
*John H. Morris*  
John H. Morris, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_

*Sam Halterman*  
Deputy Clerk

**RENDITION DATE** 5/9/13



Work Request No. 4988519

Sec. 38, Twp 6 S, Rge 28 E

Parcel I.D. 028810-0040  
(Maintained by County Appraiser)  
Form 3722 (Stocked) Rev. 6/11

**EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: SCOTT SANKEY  
Co. Name: FPL  
Address: 303 HASTINGS RD.  
ST. AUGUSTINE, FL. 32084

pg 1 of \_\_\_\_\_

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 ("FPL"), a non-exclusive 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 described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's communications purposes; 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; 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 the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

St. Johns County, Florida

\_\_\_\_\_  
(Witness' Signature)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Print Name: Michael D. Wanchick

\_\_\_\_\_  
(Witness' Signature)

Print Address: 500 San Sebastian View

Print Name: \_\_\_\_\_  
(Witness)

St. Augustine FL 32084

STATE OF Florida AND COUNTY OF St. Johns. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Michael D. Wanchick, the County Administrator of St. Johns County, Florida governmental entity, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.  
(Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

April 5, 2013  
St. Johns County Utility Department (C.R. 2209)

Work Order No. 13-057.00  
File No. 122E-05.00B

### Florida Power and Light Easement 2

A portion of Subsection 6 of the Antonio Huertas Grant, Section 38, Township 6 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1837, page 1870 of the Public Records of said county, being more particularly described as follows:

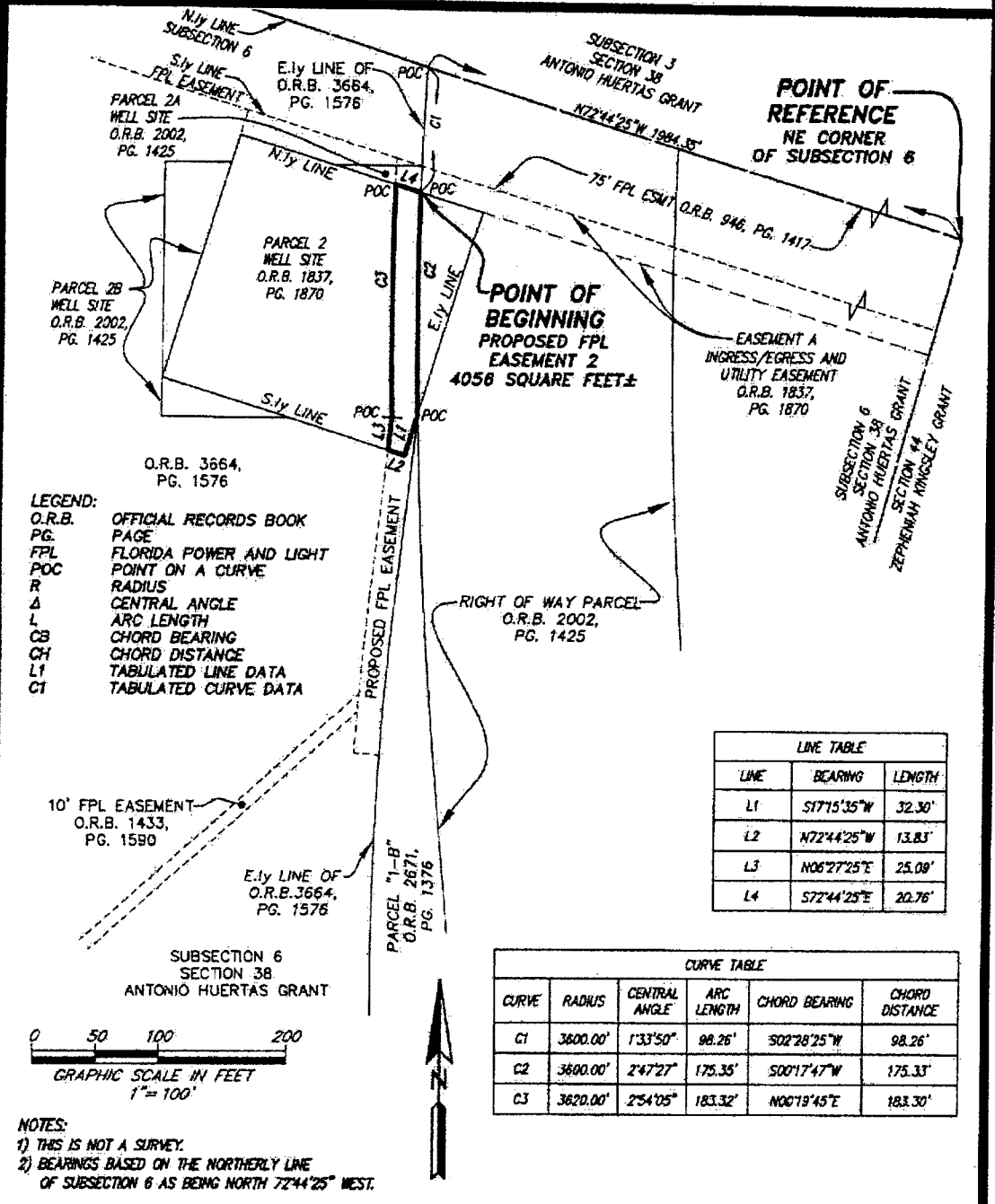
For a Point of Reference, commence at the Northeast corner of said Subsection 6; thence North  $72^{\circ}44'25''$  West, along the Northerly line of said Subsection 6, a distance of 1984.35 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 3664, page 1576 of said Public Records; thence Southerly, departing said Northerly line, along said Easterly line, and along the arc of a curve concave Easterly having a radius of 3600.00 feet, through a central angle of  $01^{\circ}33'50''$ , an arc length of 98.26 feet to a point lying on the Northerly line of said Official Records Book 1837, page 1870 and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $02^{\circ}28'25''$  West, 98.26 feet.

From said Point of Beginning, thence continue Southerly, departing said Northerly line and along said Easterly line of Official Records Book 3664, page 1576 and along the arc of a curve concave Easterly having a radius of 3600.00 feet, through a central angle of  $02^{\circ}47'27''$ , an arc length of 175.35 feet to a point lying on the Easterly line of said Official Records Book 1837, page 1870, said arc being subtended by a chord bearing and distance of South  $00^{\circ}17'47''$  West, 175.33 feet; thence South  $17^{\circ}15'35''$  West, along said Easterly line, 32.30 feet to the Southeast corner thereof; thence North  $72^{\circ}44'25''$  West, along the Southerly line of last said lands, 13.83 feet; thence North  $06^{\circ}27'25''$  East, departing said Southerly line, 25.09 feet to a point lying on a curve concave Easterly, having a radius of 3620.00 feet; thence Northerly along the arc of said curve, through a central angle of  $02^{\circ}54'05''$ , an arc length of 183.32 feet to a point lying on said Northerly line of Official Records Book 1837, page 1870, said arc being subtended by a chord bearing and distance of North  $00^{\circ}19'45''$  East, 183.30 feet; thence South  $72^{\circ}44'25''$  East, along said Northerly line, 20.76 feet to the Point of Beginning.

Containing 4056 square feet, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

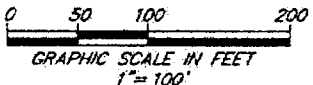
A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1870 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 FPL FLORIDA POWER AND LIGHT  
 POC POINT ON A CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 L1 TABULATED LINE DATA  
 C1 TABULATED CURVE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°15'35"W	32.30'
L2	N72°44'25"W	13.83'
L3	N06°27'25"E	25.08'
L4	S72°44'25"E	20.76'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3600.00'	1°33'50"	98.26'	S02°28'25"W	98.26'
C2	3600.00'	2°47'27"	175.35'	S00°17'47"W	175.33'
C3	3620.00'	2°54'05"	183.32'	N00°19'45"E	183.30'



**NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SUBSECTION 6 AS BEING NORTH 72°44'25" WEST.

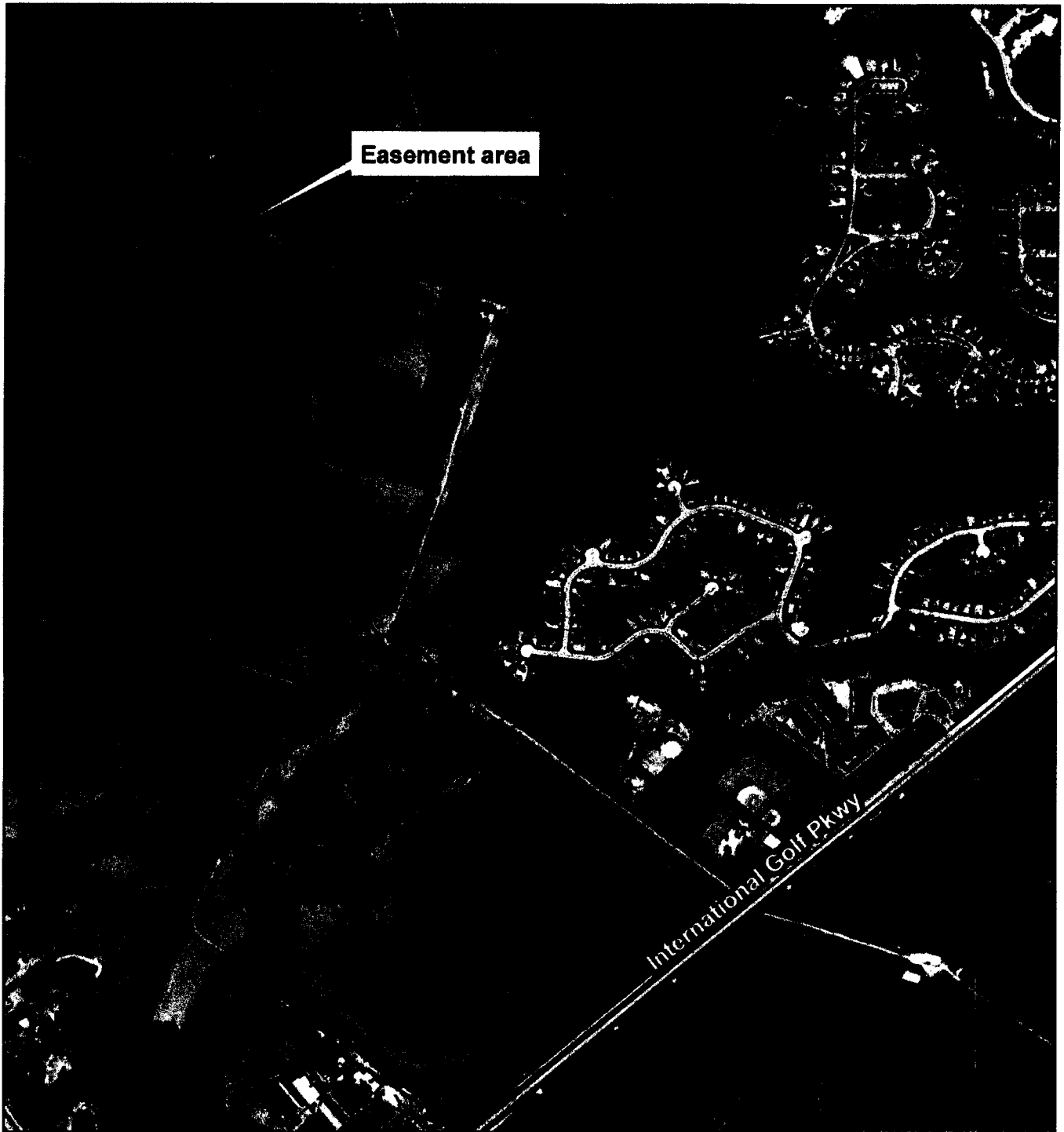
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
 SURVEYORS • PLANNERS • CIVIL ENGINEERS  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

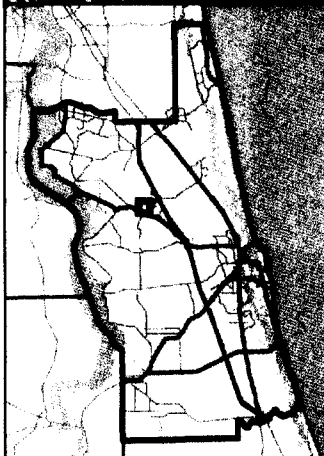
**DAMON J. KELLY**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 5284

DATE: APRIL 5, 2013 SCALE: 1"=100'



Easement area

International Golf Pkwy



# Northwest Area Regional Wastewater Treatment Plant FPL Easement

0 325 650 1,300 1,950 2,600 Feet

St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
April 8, 2013  
(904) 209-0788

