

RESOLUTION NO. 2014- 263

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY AND ACCEPTING AN EASEMENT FOR UTILITIES BOTH NECESSARY TO PROVIDE ELECTRICAL SERVICE TO A COUNTY UTILITY WELL.

RECITALS

WHEREAS, Florida Power & Light Company (hereinafter "FPL") has requested an easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, from St. Johns County (hereinafter "County") to install and provide electrical service to a County Utility Well located off International Golf Parkway; and

WHEREAS, FPL requires that a customer desiring electrical service must provide access and rights-of-way which are necessary for the rendering of service to a customer; and

WHEREAS, the County has authority to grant such rights and easements and it is found this is necessary and in the best interest of the County and the public for the County to grant FPL an easement for the purposes mentioned above; and

WHEREAS, Pacetti Properties has executed an Easement for Utilities to the County, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, over a portion of its property, that will allow the County and FPL to install utilities in connection with this project.

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 by the Board of County Commissioners and the Chair is authorized to execute the easement on behalf of the County.

Section 3. The above described Easement for Utilities is hereby accepted by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the original FPL Easement and Easement for Utilities in the public records of St. Johns County, Florida.

Section 5. 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 7th day of October, 2014.

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

By: [Signature]
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: [Signature]
Deputy Clerk

RENDITION DATE 10/10/14

Work Request No. _____

Sec. 38, Twp 6 S, Rge 28 E

Parcel I.D. 028110-0040
(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: Laurie Ford
Co. Name: St. Johns County
Address: 500 San Sebastian View
St. Augustine, Florida 32084

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 affiliates, 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 any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for 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; 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 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:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS
COUNTY, FLORIDA

By: _____
John H. Morris, Chair

Print Name: _____

Print Address: 500 San Sebastian View
St. Augustine, Florida 32084

STATE OF Florida AND COUNTY OF St. Johns. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by John H. Morris, the Chair of the Board a 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 _____

Exhibit "A" ("Easement Area")

FPL EASEMENT E

A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 2 AS 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 ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3600.00 FEET, A CHORD BEARING OF SOUTH $02^{\circ}38'46''$ WEST AND A CHORD DISTANCE OF 77.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3664, PAGE 1576 OF SAID PUBLIC RECORDS, AN ARC DISTANCE OF 77.52 FEET; THENCE NORTH $89^{\circ}34'18''$ WEST, ALONG THE NORTH LINE OF PARCEL 2A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 69.01 FEET; THENCE NORTH $72^{\circ}43'41''$ WEST, ALONG THE NORTHERLY LINE OF PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1870 OF SAID PUBLIC RECORDS, A DISTANCE OF 77.27 FEET; THENCE SOUTH $17^{\circ}16'19''$ WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 22.99 FEET; THENCE NORTH $89^{\circ}34'08''$ WEST, ALONG THE NORTH LINE OF PARCEL 2B, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.61 FEET; THENCE SOUTH $00^{\circ}25'52''$ WEST, ALONG THE WEST LINE OF SAID PARCEL 2B, A DISTANCE OF 170.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $80^{\circ}57'48''$ EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH $89^{\circ}34'08''$ EAST A DISTANCE OF 117.92 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3620.00 FEET, A CHORD BEARING OF SOUTH $00^{\circ}58'05''$ EAST AND A CHORD DISTANCE OF 18.41 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF FLORIDA POWER AND LIGHT EASEMENT 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3732, PAGE 717 OF AFOREMENTIONED PUBLIC RECORDS, AN ARC DISTANCE OF 18.41 FEET; THENCE SOUTH $06^{\circ}27'53''$ WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.60 FEET; THENCE NORTH $89^{\circ}34'08''$ WEST A DISTANCE OF 79.62 FEET; THENCE CONTINUE NORTH $89^{\circ}34'08''$ WEST, ALONG THE SOUTH LINE OF AFOREMENTIONED PARCEL 2, A DISTANCE OF 48.24 FEET; THENCE NORTH $80^{\circ}57'48''$ WEST A DISTANCE OF 53.73 FEET; THENCE NORTH $00^{\circ}25'52''$ EAST 21.46 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 3703.4 SQUARE FEET MORE OR LESS.

ALSO

FPL EASEMENT F

A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 2 AS 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 ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3600.00 FEET, A CHORD BEARING OF SOUTH $02^{\circ}38'46''$ WEST AND A CHORD DISTANCE OF 77.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3664, PAGE 1576 OF SAID PUBLIC RECORDS, AN ARC DISTANCE OF 77.52 FEET; THENCE NORTH $89^{\circ}34'18''$ WEST, ALONG THE NORTH LINE OF PARCEL 2A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS A DISTANCE OF 69.01 FEET; THENCE NORTH $72^{\circ}43'41''$ WEST, ALONG THE NORTHERLY LINE OF PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1870 OF SAID PUBLIC RECORDS, A DISTANCE OF 77.27 FEET; THENCE SOUTH $17^{\circ}16'19''$ WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 22.99 FEET; THENCE NORTH $89^{\circ}34'08''$ WEST, ALONG THE NORTH LINE OF PARCEL 2B, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.61 FEET; THENCE SOUTH $00^{\circ}25'52''$ WEST, ALONG THE WEST LINE OF SAID PARCEL 2B, A DISTANCE OF 170.50 FEET; THENCE SOUTH $80^{\circ}57'48''$ EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH $89^{\circ}34'08''$ EAST A DISTANCE OF 117.92 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3620.00 FEET, A CHORD BEARING OF NORTH $00^{\circ}17'24''$ WEST AND A CHORD DISTANCE OF 67.28, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF FLORIDA POWER AND LIGHT EASEMENT 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3732, PAGE 717 OF THE AFOREMENTIONED PUBLIC RECORDS, AN ARC DISTANCE OF 67.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}30'28''$ WEST A DISTANCE OF 40.00 FEET; THENCE NORTH $00^{\circ}29'32''$ EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH $89^{\circ}30'28''$ EAST A DISTANCE OF 39.97 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3620.00 FEET, A CHORD BEARING OF SOUTH $00^{\circ}24'03''$ WEST AND A CHORD DISTANCE OF 20.00, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE AFOREMENTIONED WEST LINE, AN ARC DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINING 799.6 SQUARE FEET MORE OR LESS.

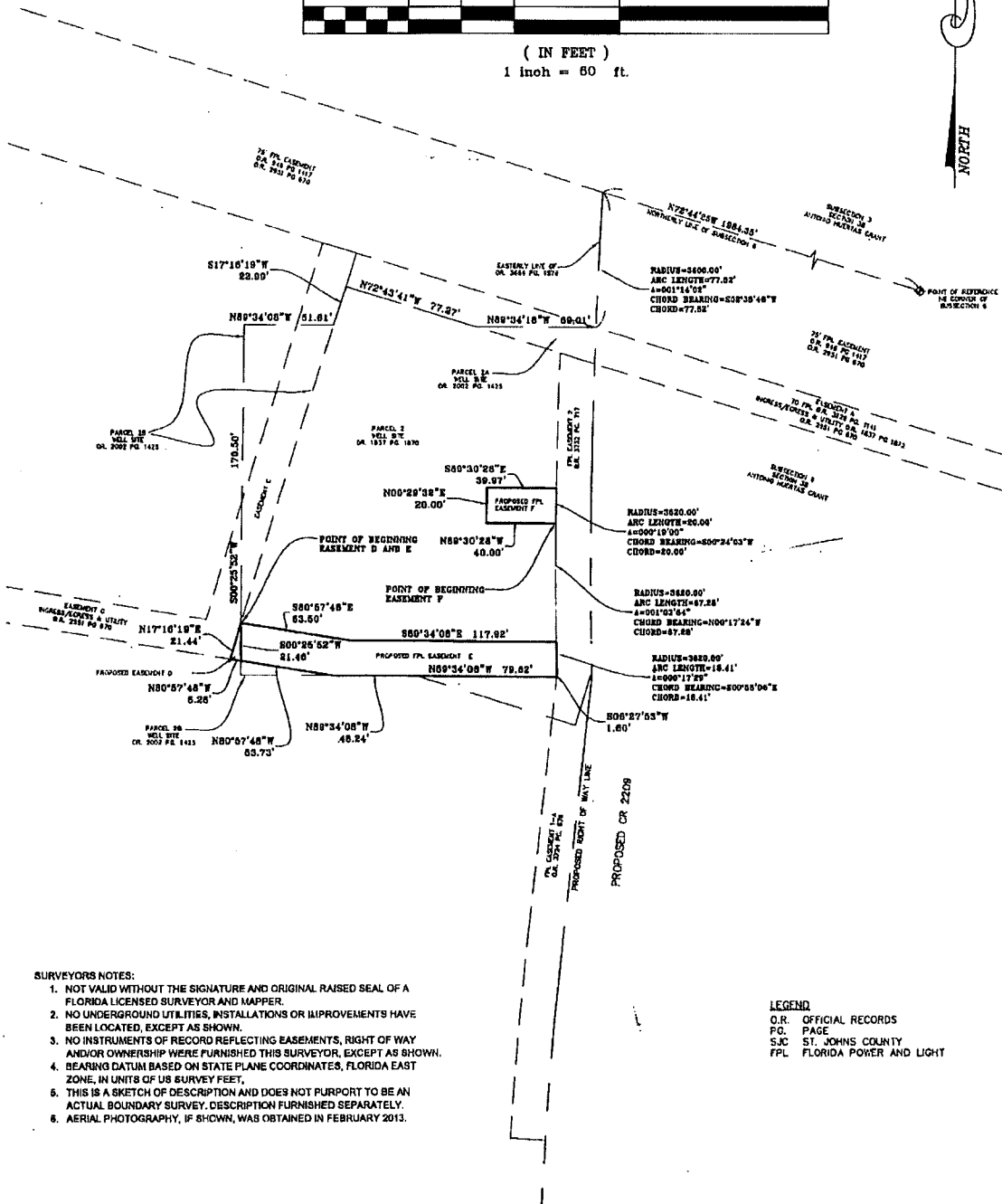
MAP SHOWING A SKETCH OF DESCRIPTION OF
 A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS
 GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 27 EAST,
 ST. JOHNS COUNTY, FLORIDA.
 FOR: THE ST. JOHNS COUNTY UTILITY DEPARTMENT

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

NORTH



- SURVEYORS NOTES:**
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
 4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET.
 5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY. DESCRIPTION FURNISHED SEPARATELY.
 6. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2013.

LEGEND
 O.R. OFFICIAL RECORDS
 P.C. PAGE
 S.J.C. ST. JOHNS COUNTY
 F.P.L. FLORIDA POWER AND LIGHT

DRAWN BY: C. RILEY	NW UTILITY
FILE NUMBER: S-780	
SHEET NO. 1 OF 1	SKETCH OF DESCRIPTION

PATRICIA GAR, OLIVER, P.S.W. NO. 4364
 PROFESSIONAL SURVEYOR AND MAPPER
 SKETCH DATE: MAY 15, 2014

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 600 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084
 Phone (904) 208-0764 Email: golliver@sjcfl.us



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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 15th day of August, 2014 by **PACETTI PROPERTY LLC**, a Florida limited liability company, with an address of 5560 State Road 16, St. Augustine, Florida 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit "A" attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service line, however, the Grantor agrees to allow the Grantee and/or assigns to install underground and overhead power lines within the easement area.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the

right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Laurie Ford
Witness

Laurie Ford
Print Name

Debbie Taylor
Witness

Debbie Taylor
Print Name

PACETTI PROPERTY LLC, a Florida
limited liability company

By: Richard A. Pacetti
RICHARD A. PACETTI

Its: Managing Member

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 15th day of August, 2014 by Richard A. Pacetti as managing member of Pacetti Property LLC, a Florida limited liability company, on behalf of the company. Who is personally known to me or has produced _____ as identification.

Laurie Ford
Notary Public



Exhibit "A" to Easement

Easement Area

EASEMENT D

A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 2 AS 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°44'25" WEST, ALONG THE NORTHERLY LINE OF SAID SUBSECTION 6, A DISTANCE OF 1984.35 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3600.00 FEET, A CHORD BEARING OF SOUTH 02°38'46" WEST AND A CHORD DISTANCE OF 77.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3664, PAGE 1576 OF SAID PUBLIC RECORDS, AN ARC DISTANCE OF 77.52 FEET; THENCE NORTH 89°34'18" WEST, ALONG THE NORTH LINE OF PARCEL 2A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 69.01 FEET; THENCE NORTH 72°43'41" WEST, ALONG THE NORTHERLY LINE OF PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1870 OF SAID PUBLIC RECORDS, A DISTANCE OF 77.27 FEET; THENCE SOUTH 17°16'19" WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 22.99 FEET; THENCE NORTH 89°34'08" WEST, ALONG THE NORTH LINE OF PARCEL 2B, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.61 FEET; THENCE SOUTH 00°25'52" WEST, ALONG THE WEST LINE OF SAID PARCEL 2B, A DISTANCE OF 170.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°25'52" WEST, ALONG THE WEST LINE OF SAID PARCEL 2B, A DISTANCE OF 21.46 FEET; THENCE NORTH 80°57'48" WEST A DISTANCE OF 6.28 FEET; THENCE NORTH 17°16'19 EAST, ALONG THE EAST LINE OF EASEMENT C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2951, PAGE 670 OF AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 21.44 FEET TO THE POINT OF BEGINNING.

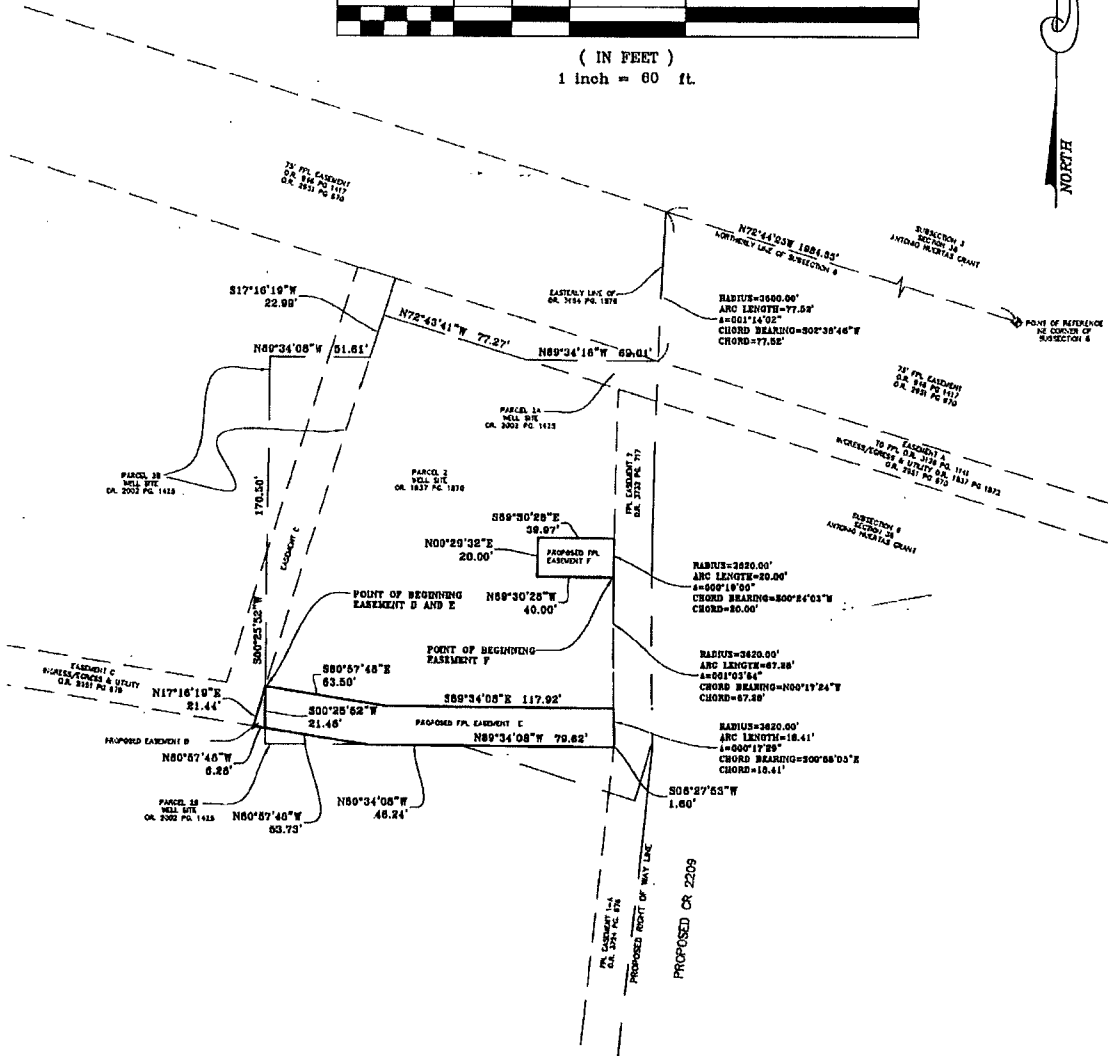
PARCEL CONTAINING 66.6 SQUARE FEET MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF
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 ST. JOHNS COUNTY, FLORIDA.
 FOR: THE ST. JOHNS COUNTY UTILITY DEPARTMENT

GRAPHIC SCALE



(IN FEET)
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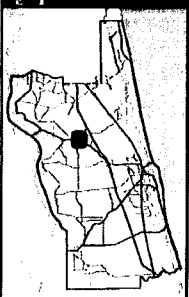
LEGEND
 O.R. OFFICIAL RECORDS
 PG. PAGE
 SJC ST. JOHNS COUNTY
 FPL FLORIDA POWER AND LIGHT


DRAWN BY: C. RILEY	NW UTILITY
FILE NUMBER: S-780	
SHEET NO. 1 OF 1	SKETCH OF DESCRIPTION

PATRICK GAY OLIVER, P.S.M. NO. 4584
 PROFESSIONAL SURVEYOR AND MAPPER
 SKETCH DATE: MAY 15, 2014

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 500 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084
 Phone (904) 209-0764 Email: golliver@sjclm.us






 2013 Aerial Imagery
 0 10000
 Feet
 May 7, 2014

**FPL Easement for
 County Utility Well**

International Golf Parkway

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.

