

RESOLUTION NO. 2017-350

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHN COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO ALLOW INSTALLATION OF TRANSMISSION LINES AT THE CORNER OF DEERPARK BOULEVARD AND STATE ROAD 207.

RECITALS

WHEREAS, Florida Power & Light Company (hereinafter "FPL") has an existing Easement, recorded in the Book 3163, Page 1057 of the Official Records of St. Johns County, pursuant to Resolution No. 2009-20; and

WHEREAS, FPL has requested to increase the Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, in order to install transmission lines at the corner of Deerpark Boulevard and State Road 207 and has offered compensation for the proposed easement; and

WHEREAS, 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 citizens of St. Johns County; and

WHEREAS, FPL has met with County staff regarding the installation of the transmission lines and is satisfied that the installation will not interfere with the current underground utilities located on the County property.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The above described FPL Easement, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

3. To the extent that there are typographical, scrivener 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.

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 7th day of November, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 11/9/17

By: _____

Pam Halterman

Deputy Clerk



EXHIBIT "A" TO RESOLUTION

Prepared by and Return to:
Meier G. Wise
Florida Power & Light Company
425 N. Williamson Blvd
Daytona Beach, FL 32114

Parcel ID# 136628-0000

EASEMENT

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, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420 and to 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 described as follows:

Parcel 68A

An easement lying in Section 9, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly shown and described on Exhibit "A" attached hereto and made a part hereof.

FLORIDA POWER & LIGHT AGREES TO PROVIDE NOTICE TO ST. JOHNS COUNTY PRIOR TO INSTALLATION OR RELOCATION OF ANY EQUIPMENT ON THE PREMISES AND FURTHER FLORIDA POWER & LIGHT SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH SAID INSTALLATION OR RELOCATION OF ANY EQUIPMENT.

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; 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 land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

(Signatures and acknowledgments continued on next page)

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____ day of _____, 2017.

Signed, sealed and delivered in the presence of:

ST. JOHNS COUNTY, FLORIDA
a political subdivision of the State of Florida

Signature: _____
Print Name: _____

By: _____

Signature: _____
Print Name: _____

Attest:
By: _____
Deputy Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF ST. JOHNS)

On this _____ day of _____, 2017 before me, the undersigned notary public, personally appeared _____, personally known to me to be the person who subscribed to the foregoing instrument or who has produced _____, as identification, and acknowledged that he/she/they executed the same.

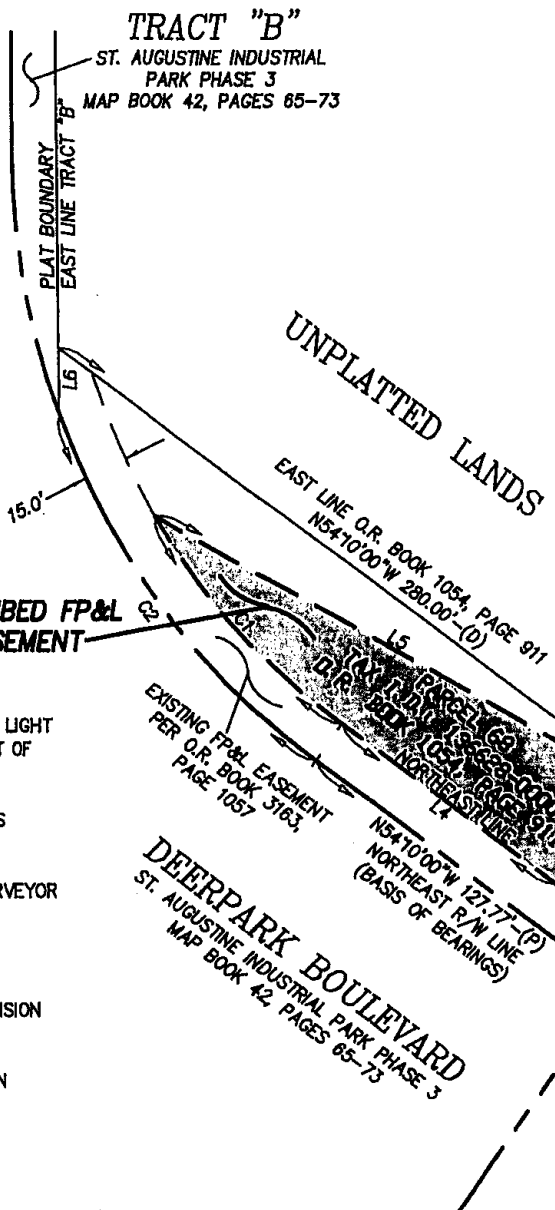
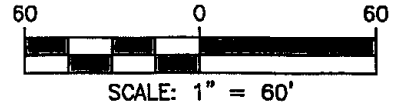
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A" TO EASEMENT

NOT A SURVEY

N



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 54°10'00" E	36.00'
L2	S 35°50'00" W	2.35'
L3	S 35°50'00" W	42.65'
L4	N 54°10'00" W	91.77'
L5	S 61°29'03" E	185.81'
L6	N 00°18'58" W	21.67'

LEGEND

- C/L CENTERLINE
- FP&L FLORIDA POWER & LIGHT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- NO. NUMBER
- O.R. OFFICIAL RECORD
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- RGE RANGE
- TWP TOWNSHIP
- (C) CALCULATED DIMENSION
- (D) DEED DIMENSION
- (F) FIELD DIMENSION
- (P) PLATTED DIMENSION

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	235.00'	23°11'10"	95.10'	48.21'	94.45'	N 42°34'25" W
C2	250.00'	33°54'08"	147.93'	76.20'	145.78'	N 37°12'56" W

FP&L EASEMENT AS DESCRIBED CONTAINS 5103± SQUARE FEET OR 0.12 ACRES, MORE OR LESS

PAGE INDEX

- PAGE 1: SKETCH OF DESCRIPTION
- PAGE 2: LEGAL DESCRIPTION & SURVEYOR'S NOTES
- PAGE 3: SUMMARY OF ENCUMBRANCES TABLE

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DESCRIPTION SKETCH

PELLICER-ST JOHNS 230kV Project - PARCEL 68B
 LOCATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST
 PREPARED FOR: FLORIDA POWER AND LIGHT COMPANY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 PREPARED UNDER THE DIRECTION OF
 CIVILSURV DESIGN GROUP, INC., LB 7805 BY:

Prepared By: **CIVILSURV**
 CIVILSURV DESIGN GROUP, INC.
 2525 Drane Field Road
 Suite 7
 Lakeland, FL 33811
 Tel: 863-648-4771

DATE: 08/09/17
 SCALE: 1" = 60'
 DRAWN BY: D.M.W.
 PROJECT NO.: 018:003:014

ERNESTO J. GARCIA, P.S.M. DATE:
 FLORIDA REGISTRATION No. 3878
 CIVILSURV DESIGN GROUP, INC.
 FLORIDA REGISTRATION No. LB 7805

NOT A SURVEY

LEGAL DESCRIPTION

Parcel Identification No.: 136628-0000

A Florida Power and Light Company utility easement lying in Section 9, Township 8 South, Range 29 East, St. Johns County, Florida, being over and across that certain parcel of land described and recorded in Official Records Book 1054, Page 911, public records of St. Johns County, Florida, said easement being more particularly described as follows:

Commence at the intersection of the northwest right of way line of State Road 207 as described in Official Records Book 1054, Page 911, Public Records of St. Johns County, Florida and the northeast right of way line of Deerpark Boulevard as shown on the plat of St. Augustine Industrial Park Phase 3, recorded in Map Book 42, Pages 65 through 73, inclusive, Public Records of St. Johns County, Florida and run North 35°50'00" East along said northwest right of way line of State Road 207, a distance of 60.00 feet to a point on the east line of aforesaid parcel of land described in Official Records Book 1054, Page 911; thence North 54°10'00" West along said east line, a distance of 36.00 feet to a point on the northwest line of an existing Florida Power and Light Company utility easement described and recorded in Official Records Book 3163, Page 1057, public records of St. Johns County, Florida; thence South 35°50'00" West along said northwest line, a distance of 2.35 feet to the Point of Beginning of the following described easement; thence continue South 35°50'00" West along said northwest line, a distance of 42.65 feet to a point on the northeast line of said existing Florida Power and Light Company utility easement; thence run northwesterly along said northeast line for the following two (2) courses: (1) North 54°10'00" West, a distance of 91.77 feet to the beginning of a curve concave to the northeast and having the following elements: a radius of 235.00 feet, a central angle of 23°11'10", a chord bearing of North 42°34'25" West and a chord distance of 94.45 feet; (2) thence run northwesterly along the arc of said curve, a distance of 95.10 feet; thence South 61°29'03" East, a distance of 185.81 feet to the Point of Beginning.

Easement as described contains 5103 square feet (0.12 acres), more or less.

SURVEYOR'S NOTES

- 1.) This Description Sketch is prepared as an aid in the creation of legal descriptions of easements for Florida Power and Light Company. This Description Sketch should not be considered complete without the attached Legal Description (Page 2 of 3). This sketch does not depict all matters of title (boundaries, easements, ownership, rights of way, etc.), jurisdictional information (zoning, wetlands, soils, etc.) or environmental concerns (if existent) except as may be noted or shown. Survey information presented hereon is limited as noted and other features and improvements, both above ground and underground, may exist and are not shown hereon.
- 2.) North and the bearings shown hereon are referenced to a plat bearing of North 54°10'00" West for the east right of way line of Deerpark Boulevard as shown on the plat of St. Augustine Industrial Park Phase 3, recorded in Map Book 42, Page 65 through 73, inclusive, Public Records of St. Johns County, Florida.
- 3.) The Tax Parcel Number and recording information shown hereon were taken from an Ownership and Encumbrance Report prepared by Chicago Title Insurance Agency, Inc. (Certificate No. 40301 as of February 17, 2017 at 6:00 A.M.). Encumbrances listed in said Ownership and Encumbrance Report are listed in the Encumbrance Summary Report (Page 3 of 3).
- 4.) THIS IS NOT A SURVEY.

DESCRIPTION SKETCH

PELLICER-ST JOHNS 230kV Project - PARCEL 68B
LOCATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST
PREPARED FOR: FLORIDA POWER AND LIGHT COMPANY

Prepared By:  2525 Drane Field Road
Suite 7
Lakeland, FL 33811
Tel: 863-646-4771

DATE:	08/09/17
SCALE:	1" = 60'
DRAWN BY:	D.M.W.
PROJECT NO.:	018:003:014

018003014e68A.dwg

PAGE 2 OF 3

NOT A SURVEY

ENCUMBRANCE SUMMARY TABLE

ENCUMBRANCE	DOCUMENT RECORDING	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT	ACTION TAKEN
1	DEED BOOK 75, PAGE 7	FP&L EASEMENT	DOES NOT AFFECT	NONE
2	DEED BOOK 75, PAGE 11	FP&L EASEMENT	DOES NOT AFFECT	NONE
3	DEED BOOK 75, PAGE 17	FP&L RIGHT OF WAY AGREEMENT	DOES NOT AFFECT	NONE
4	O.R.B. 1055, PAGE 258	DEERPARK BOULEVARD (FOR REFERENCE ONLY)	DOES NOT AFFECT	NONE
5	O.R.B. 1380, PAGE 427	LESS OUT (FOR REFERENCE ONLY)	DOES NOT AFFECT	NONE
6	MAP BOOK 42, PAGES 65-73	ADJOINING PLAT (FOR REFERENCE ONLY)	DOES NOT AFFECT	SHOWN
7	O.R.B. 3163, PAGE 1057	FP&L EASEMENT	DOES NOT AFFECT	SHOWN

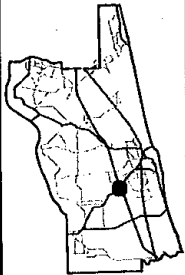
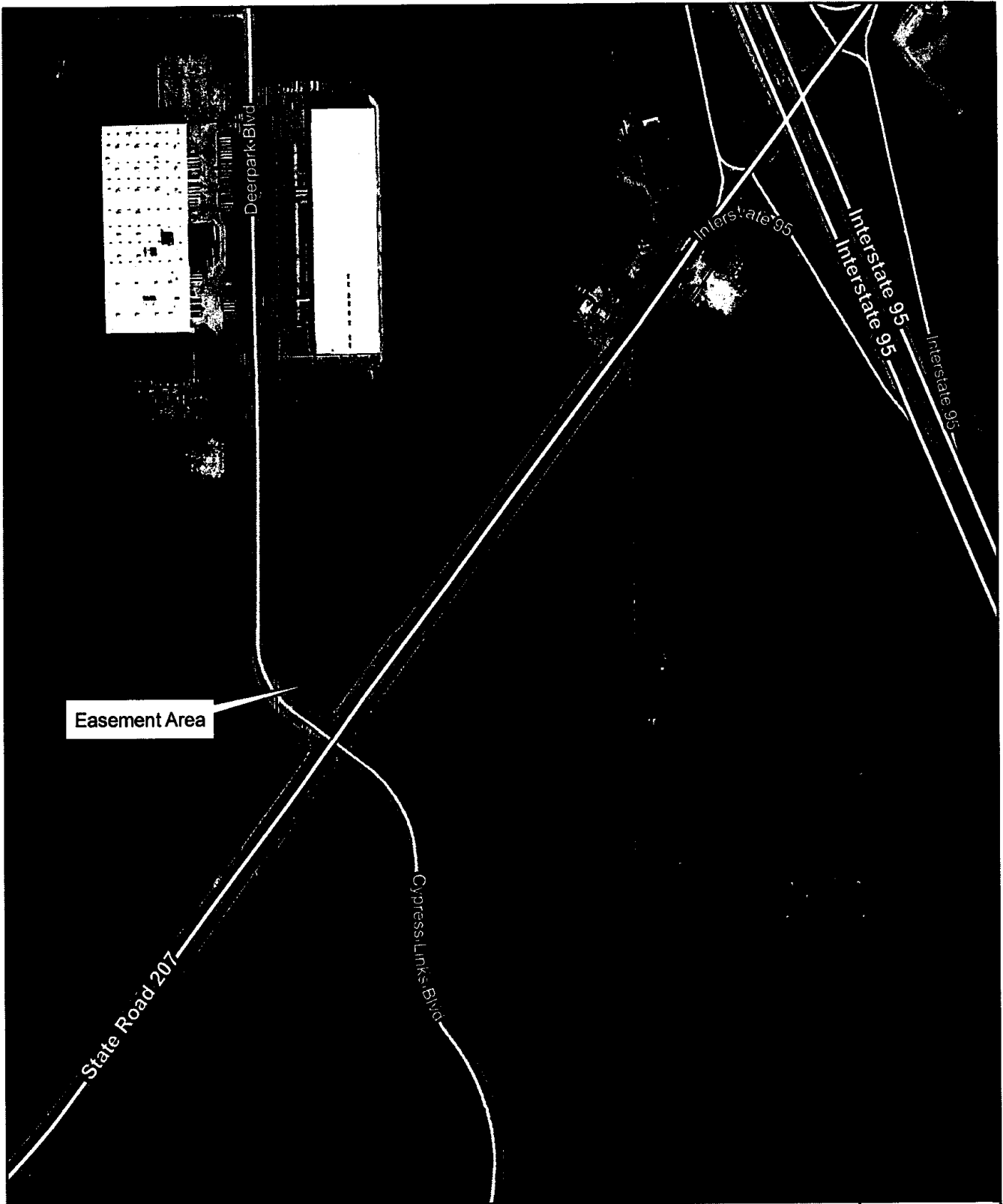
DESCRIPTION SKETCH


PELLICER-ST JOHNS 230kV Project - PARCEL 68B
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018003014e68A.dwg




 2013 Aerial Imagery
 0 150 300
 Feet
 September 27, 2017

FPL Easement
*Deerpark Blvd. and
 State Road 207*

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764
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.

