

RESOLUTION NO. 2018- 208

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHN COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE TO THREE COUNTY UTILITY WELLS.

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 in order to install and provide electrical service to three (3) County utility wells 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, 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.

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 approved by the Board of County Commissioners and the County Administrator, or designee, is authorized to execute the easement on behalf of the County.

3. To the extent that there are typographical, scrivener's 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 17th day of July, 2018.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 7/19/2018

By: Hunter S. Conrad
Deputy Clerk

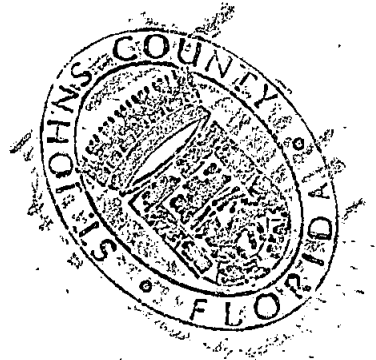


EXHIBIT "A" TO RESOLUTION

Work Request No. 7695537

UNDERGROUND EASEMENT (BUSINESS)

Sec. 38, Twp 06 S, Rge 28 E

This Instrument Prepared By

Parcel I.D. 028110-0040, 028186-0030, 028186-0040 (Maintained by County Appraiser)

Name: Michelle Usry, Co. Name: Florida and Power Light Corp., Address: 2900 Catherine St, Palatka, FL 32177

Form 3722 (Stocked) Rev. 6/11

pg 1 of 6

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 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 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 _____, 2018

Signed, sealed and delivered in the presence of:

ST. JOHNS COUNTY, FLORIDA

(Witness' Signature)

By: _____

Print Name: _____ (Witness)

Print Name: Henry Dean, Chair

(Witness' Signature)

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

Print Name: _____ (Witness)

STATE OF FLORIDA AND COUNTY OF ST. JOHNS. The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Henry Dean, the Chair of the Board of County Commissioners, a Government 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" TO UNDERGROUND EASEMENT

PROPOSED FPL EASEMENT K

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUBSECTION 6, OF SAID ANTONIO HUERTAS GRANT, THENCE NORTH 72°44'25" WEST, ALONG THE NORTHERLY LINE OF SAID SUBSECTION 6 AND ALONG THE NORTHERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1417- 1420 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 4661.93 FEET; THENCE SOUTH 17°15'35" WEST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°15'35" WEST, ALONG THE EASTERLY LINE OF PARCEL 4, AS RECORDED IN OFFICIAL RECORDS 2271, PAGE 261 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 53.24 FEET; THENCE SOUTH 17°15'35" WEST A DISTANCE OF 27.58 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 17°15'35" EAST A DISTANCE OF 27.58 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 136.76 FEET; THENCE NORTH 17°15'35" EAST, ALONG THE WESTERLY LINE OF AFORMENTIONED PARCEL 4, A DISTANCE OF 20.00 FEET; THENCE SOUTH 72°44'25" EAST, ALONG THE SOUTH LINE OF AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,276.0 SQUARE FEET, MORE OR LESS.

PROPOSED FPL EASEMENT L

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUBSECTION 6, OF SAID ANTONIO HUERTAS GRANT, THENCE NORTH 72°44'25" WEST, ALONG THE NORTHERLY LINE OF SAID SUBSECTION 6 AND ALONG THE NORTHERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1417-1420 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 3580.15 FEET; THENCE SOUTH 17°15'35" WEST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°15'35" WEST, ALONG THE EASTERLY LINE OF PARCEL 3, AS RECORDED IN OFFICIAL RECORDS 2271, PAGE 261 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 121.67 FEET; THENCE SOUTH 17°15'35" WEST A DISTANCE OF 67.12 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 17°15'35" EAST A DISTANCE OF 67.12 FEET; THENCE NORTH 72°44'25" WEST A DISTANCE OF 68.33 FEET; THENCE NORTH 17°15'35" EAST, ALONG THE WESTERLY LINE OF AFORMENTIONED PARCEL 3, A DISTANCE OF 20.00 FEET; THENCE SOUTH 72°44'25" EAST, ALONG THE SOUTH LINE OF AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,671.0 SQUARE FEET, MORE OR LESS.

PROPOSED FPL EASEMENT M

A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA 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 19.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13°18'56" EAST A DISTANCE OF 161.82 FEET; THENCE SOUTH 89°19'58" EAST A DISTANCE OF 89.66 FEET; THENCE NORTH 00°23'12" WEST A DISTANCE OF 44.86; THENCE SOUTH 89°30'28" EAST, ALONG THE SOUTH LINE OF FPL EASEMENT F, AS DESCRIBED IN OFFICIAL RECORDS 3941, PAGE 1914 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3620.00 FEET; A CHORD BEARING OF SOUTH 00°17'24" EAST AND A CHORD DISTANCE OF 67.28 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE A DISTANCE OF 67.28 FEET; THENCE NORTH 89°34'55" WEST, ALONG THE NORTH LINE OF FPL EASEMENT E, AS DESCRIBED IN OFFICIAL RECORDS 3941, PAGE 1914 OF SAID PUBLIC RECORDS, A DISTANCE OF 117.92 FEET; THENCE NORTH 80°57'48" WEST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.31 FEET; THENCE NORTH 13°18'56" WEST, A DISTANCE OF 184.18 FEET; THENCE SOUTH 89°34'08" EAST, ALONG THE NORTH LINE OF AFOREMENTIONED PARCEL 2B, A DISTANCE OF 20.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 7004.0 SQUARE FEET MORE OR LESS.

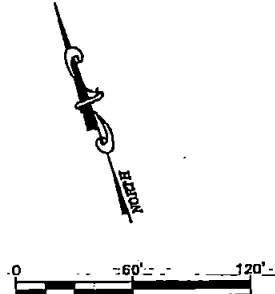
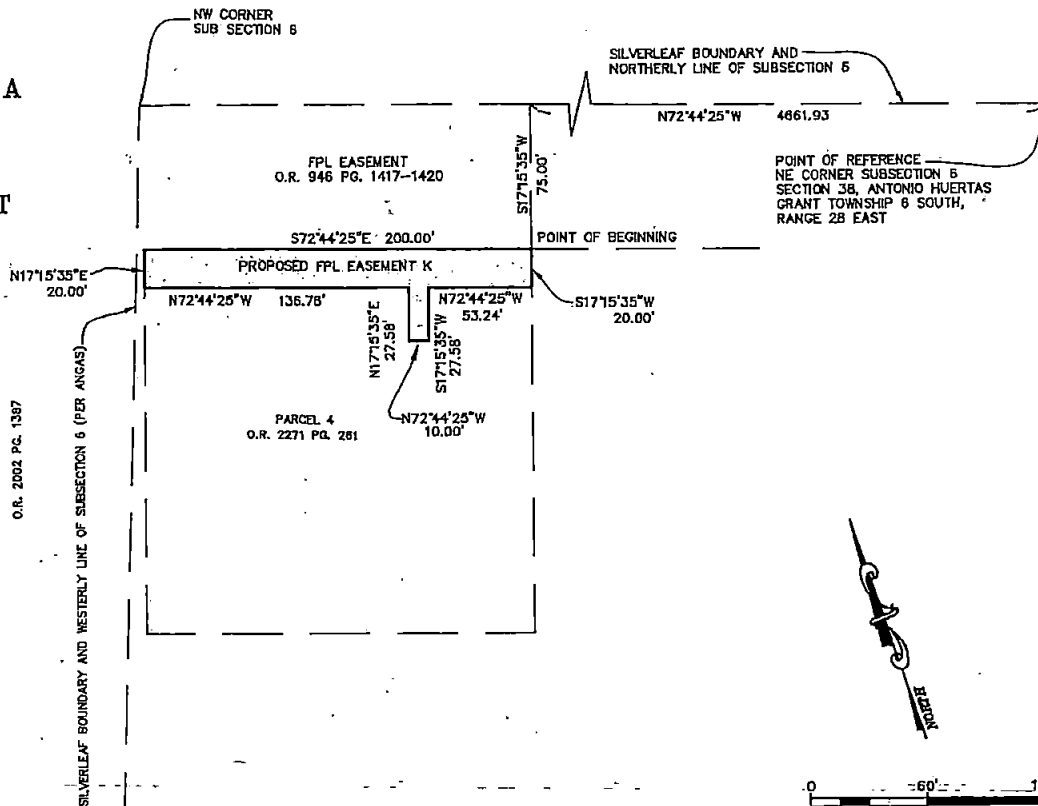
MAP SHOWING A SKETCH OF DESCRIPTION OF A
 PORTION OF THE ANTONIO HUERTAS GRANT
 SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28
 EAST, ST. JOHNS COUNTY, FLORIDA.
 FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

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, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2016.

LEGEND

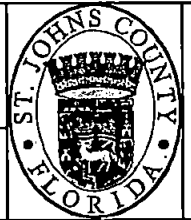
- O.R. OFFICIAL RECORDS
- P.G. PAGE
- S.C. ST. JOHNS COUNTY
- FPL FLORIDA POWER AND LIGHT



AMENDMENTS

Patricia Gail Oliver
 PATRICIA GAIL OLIVER,
 P.S.M. NO. 4564
 PROFESSIONAL SURVEYOR
 AND MAPPER
 SKETCH DATE: 3/27/2018

PROPOSED FPL EASEMENT K
 SKETCH OF DESCRIPTION



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 500 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084
 Phone (904) 209-0770 Email: goliver@sjcfl.us

DRAWN BY: C.RILEY
 FILE NUMBER: S-947
 SHEET NO. 1
 OF 3

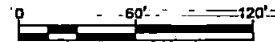
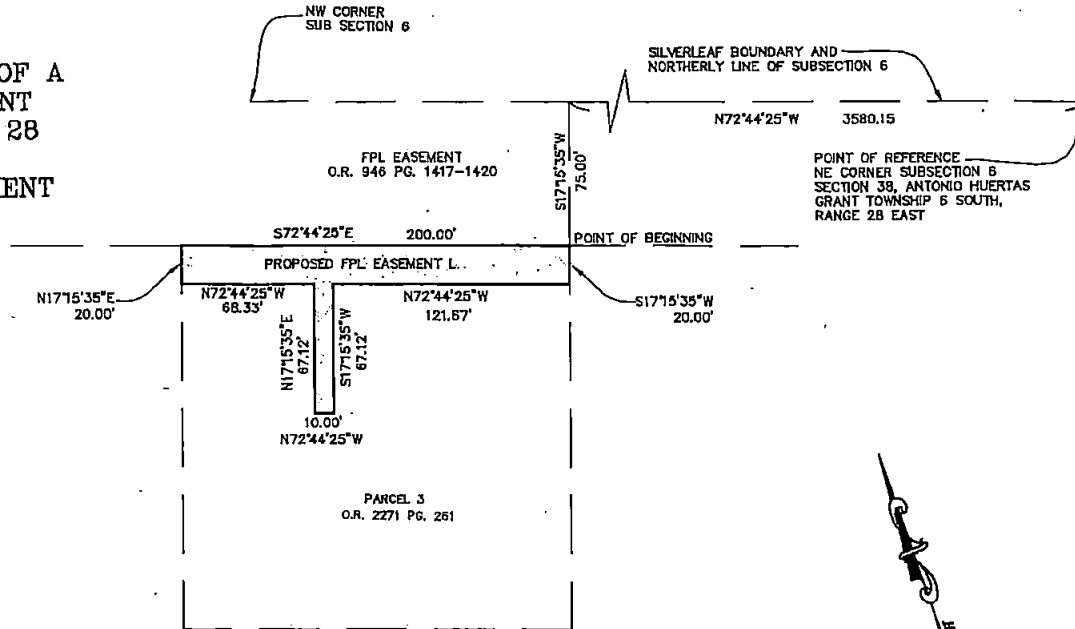
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MAP SHOWING A SKETCH OF DESCRIPTION OF A
 PORTION OF THE ANTONIO HUERTAS GRANT
 SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28
 EAST, ST. JOHNS COUNTY, FLORIDA.
 FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

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3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE MAD 83/2011.
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LEGEND:
 O.R. OFFICIAL RECORDS
 P.G. PAGE
 SJC ST. JOHNS COUNTY
 FPL FLORIDA POWER AND LIGHT

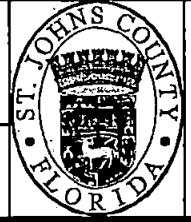


AMENDMENTS

SEE SHEET 1 OF 3
 FOR CERTIFICATION, LEGEND
 AND NOTES

PROPOSED FPL EASEMENT L

SKETCH OF DESCRIPTION

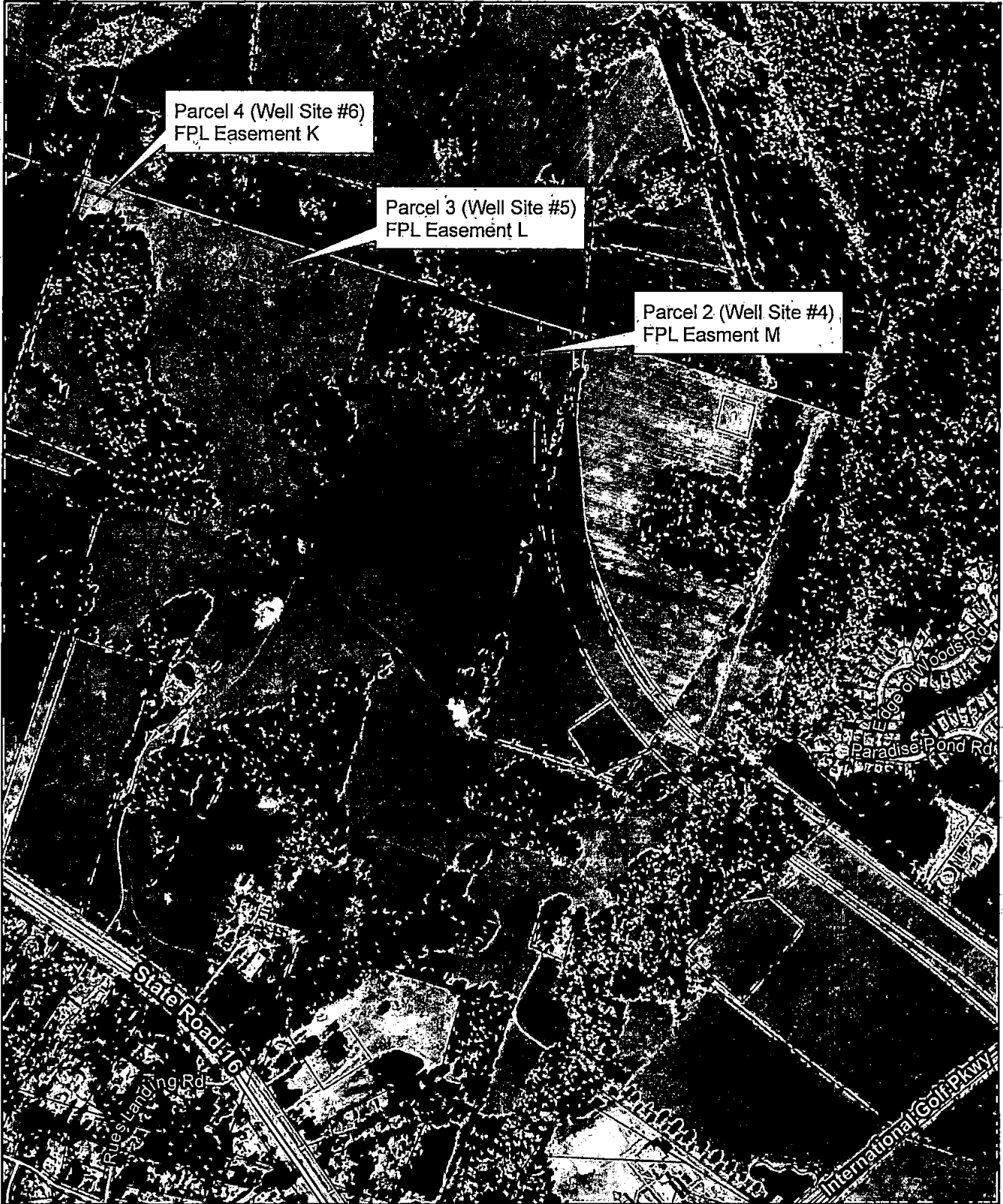


ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 500 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084

Phone (904) 209-0770 Email: goliver@sjcfl.us

DRAWN BY: C.RILEY
FILE NUMBER: S-947
SHEET NO. 2
OF 3

I:\Survey\LandProject\B\NW WELLS.dwg\NW WELLS FPL EASEMENTS.dwg Plotted: 4/3/2018 8:22 AM By: Charles Riley



Parcel 4 (Well Site #6)
FPL Easement K

Parcel 3 (Well Site #5)
FPL Easement L

Parcel 2 (Well Site #4)
FPL Easement M



2013 Aerial Imagery

0 250 500
Feet
June 19, 2018

FPL Easement

Northwest Wellfield

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.

