

RESOLUTION NO. 2020- 310

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE TO THE ST. JOHNS COUNTY SHERIFF'S OFFICE TRAINING FACILITY LOCATED OFF AGRICULTURAL CENTER DRIVE.**

**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, in order to install electrical service to the St. Johns County Sheriff's Office training facility located off Agricultural Center Drive; 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 St. Johns County Sheriff's Office training facility; and

**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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

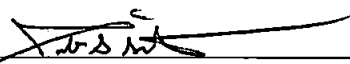
Section 2. The above described FPL Easement, attached and incorporated hereto, is hereby approved by the Board of County Commissioners and the Chairman of the Board of County Commissioners, is authorized to execute the easement on behalf of the County.

Section 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.

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


PASSED AND ADOPTED this 18 day of August, 2020.

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

By:   
Jeb S. Smith, Chair

**ATTEST:** Brandon J. Patty, Clerk  
Clerk of the Circuit Court & Comptroller

**RENDITION DATE** 8/20/20

  
Deputy Clerk

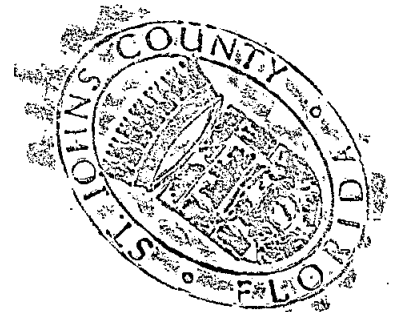


Exhibit "A"

Work Request No. \_\_\_\_\_

Sec. 17, Twp 7 S, Rge 29 E

Parcel I.D. 0955100030  
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

**EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: Jessica Getchius  
Co. Name: St. Johns County  
Address: 500 San Sebastian View  
St. Augustine, FL 32084

pg 1 of 4

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 \_\_\_\_\_, 2020

Signed, sealed and delivered in the presence of:

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

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

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

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

Entity name  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by  
\_\_\_\_\_ ss \_\_\_\_\_ for  
\_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced \_\_\_\_\_

## Overall Parcel

A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1137, page 458, and Official Records Book 2309, page 1384, both of the Public Records of said county. For a Point of Reference, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, page 1402, of said Public Records; thence South  $14^{\circ}35'20''$  East, along the Easterly line of said Parcel A, a distance of 175.91 feet to its intersection with the Westerly prolongation of the Northerly line of Parcel "B", as described and recorded in said Official Records Book 2309, page 1384, of said Public Records, and the Point of Beginning. From said Point of Beginning, thence North  $75^{\circ}24'40''$  East, departing said Easterly line, along said Westerly prolongation and along said Northerly line, 319.86 feet; thence South  $14^{\circ}34'44''$  East, departing said Northerly line and along a line 80 feet Westerly of and parallel with the Westerly limited access right of way line of Interstate Highway No. 95, a 300 foot limited access right of way as presently established, 2452.60 feet to a point lying on the Southerly line of said Parcel "B"; thence North  $88^{\circ}25'20''$  West, along said Southerly line and its Westerly prolongation, 327.29 feet to a point lying on said Easterly line of Parcel A, being a point on a curve concave Easterly having a radius of 736.92 feet; thence Northerly along said Easterly line and along the arc of said curve, through a central angle of  $06^{\circ}44'29''$ , an arc length of 86.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $17^{\circ}57'34''$  West, 86.65 feet; thence North  $14^{\circ}35'20''$  West, continuing along said Easterly line, 2274.97 feet to the Point of Beginning.

The above described lands being comprised of the following two parcels:

Parcel 1: A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2309, page 1384, of the Public Records of said county, For a Point of Reference, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, page 1402, of said Public Records; thence South  $14^{\circ}35'20''$  East, along the Easterly line of said Parcel A, a distance of 175.91 feet to its intersection with the Westerly prolongation of the Northerly line of Parcel "B", as described and recorded in said Official Records Book 2309, page 1384, of said Public Records; thence North  $75^{\circ}24'40''$  East, departing said Easterly line and along said Westerly prolongation, 100.00 feet to the Northwesterly corner of said Parcel "B" and the Point of Beginning. From said Point of Beginning, thence continue North  $75^{\circ}24'40''$  East, along said Northerly line of Parcel "B", a distance of 219.87 feet; thence South  $14^{\circ}34'44''$  East, departing said Northerly line and along a line 80 feet Westerly of and parallel with the Westerly limited access right of way line of Interstate Highway No. 95, a 300 foot limited access right of way as presently established, 2452.60 feet to a point lying on the Southerly line of said Parcel "B"; thence North  $88^{\circ}25'20''$  West, along said Southerly line, 217.16 feet to the Southwesterly corner of said Parcel "B", being a point on a curve concave Easterly having a radius of 636.92 feet; thence Northerly along the Westerly line of said Parcel "B" and along the arc of said curve, through a central angle of  $10^{\circ}36'02''$  an arc length of 117.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $19^{\circ}53'20''$  West, 117.67 feet; thence North  $14^{\circ}35'20''$  West, continuing along said Westerly line of Parcel "B", 2274.97 feet to the Point of Beginning.

Parcel 2: A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1137, page 58, of the Public Records of said county. For a Point of Reference, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, page 1402, of said Public Records; thence South  $14^{\circ}35'20''$  East, along the Easterly line of said Parcel A, a distance of 175.91 feet to its intersection with the Westerly prolongation of the Northerly line of Parcel "B", as described and recorded in Official Records Book 2309, page 1384, of said Public Records, and the Point of Beginning. From said Point of Beginning, thence North  $75^{\circ}24'40''$  East, departing said Easterly line and along said Westerly prolongation, 100.00 feet to the Northwesterly corner of said Parcel "B"; thence South  $14^{\circ}35'20''$  East, along the Westerly line of said Parcel "B", a distance of 2274.97 feet to the point of curvature of a curve concave Easterly having a radius of 636.92 feet; thence Southerly, continuing along said Westerly line and along the arc of said curve, through a central angle of  $10^{\circ}36'02''$  an arc length of 117.84 feet to the Southwesterly corner of said Parcel "B", said arc being subtended by a chord bearing and distance of South  $19^{\circ}53'20''$  East, 117.67 feet;

thence North 88°25' 20" West, along the Westerly prolongation of the Southerly line of said Parcel "B", a distance of 110.13 feet to a point lying on said Easterly line of Parcel A, being a point on a curve concave Easterly having a radius of 736.92 feet; thence Northerly along said Easterly line and along the arc of said curve, through a central angle of 06°044' 29" an arc length of 86.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°57' 34" West, 86.65 feet; thence North 14°35'20" West, continuing along said Easterly line, 2274.97 feet to the Point of Beginning.

AND

A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1137, page 458, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, page 1402, of said Public Records; thence South 14°35'20" East, along the Easterly line of said Parcel A, a distance of 2450.88 feet to the point of curvature of a curve concave Easterly having a radius of 736.92 feet; thence Southerly, continuing along said Easterly line and along the arc of said curve, through a central angle of 06°44'29", an arc length of 86.70 feet to the Southwesterly corner of Overall Parcel, as described and recorded in Official Records Book 4672, page 1264, of said Public Records and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 17°57'34" East, 86.65 feet.

From said Point of Beginning, thence South 88°25' 20" East, departing said Easterly line of Parcel A and along the Southerly line of said Overall Parcel, a distance of 327.29 feet to the Southeasterly corner thereof; thence South 14°34'44" East, along the Southerly prolongation of the Easterly line of said Overall Parcel, 46.53 feet to a point lying on the Westerly line of Parcel "C", as described and recorded in Official Records Book 2309, page 1384, of said Public Records; thence South 57°20'29" West, departing said Westerly line, 265.74 feet to the Southeasterly corner of said Parcel A; thence Northwesterly, along said Easterly line of Parcel A and along the arc of a curve concave Northeasterly having a radius of 736.92 feet, through a central angle of 17°50'36", an arc length of 229.50 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 30°15'06" West, 228.57 feet. Containing 0.90 acres, more or less.

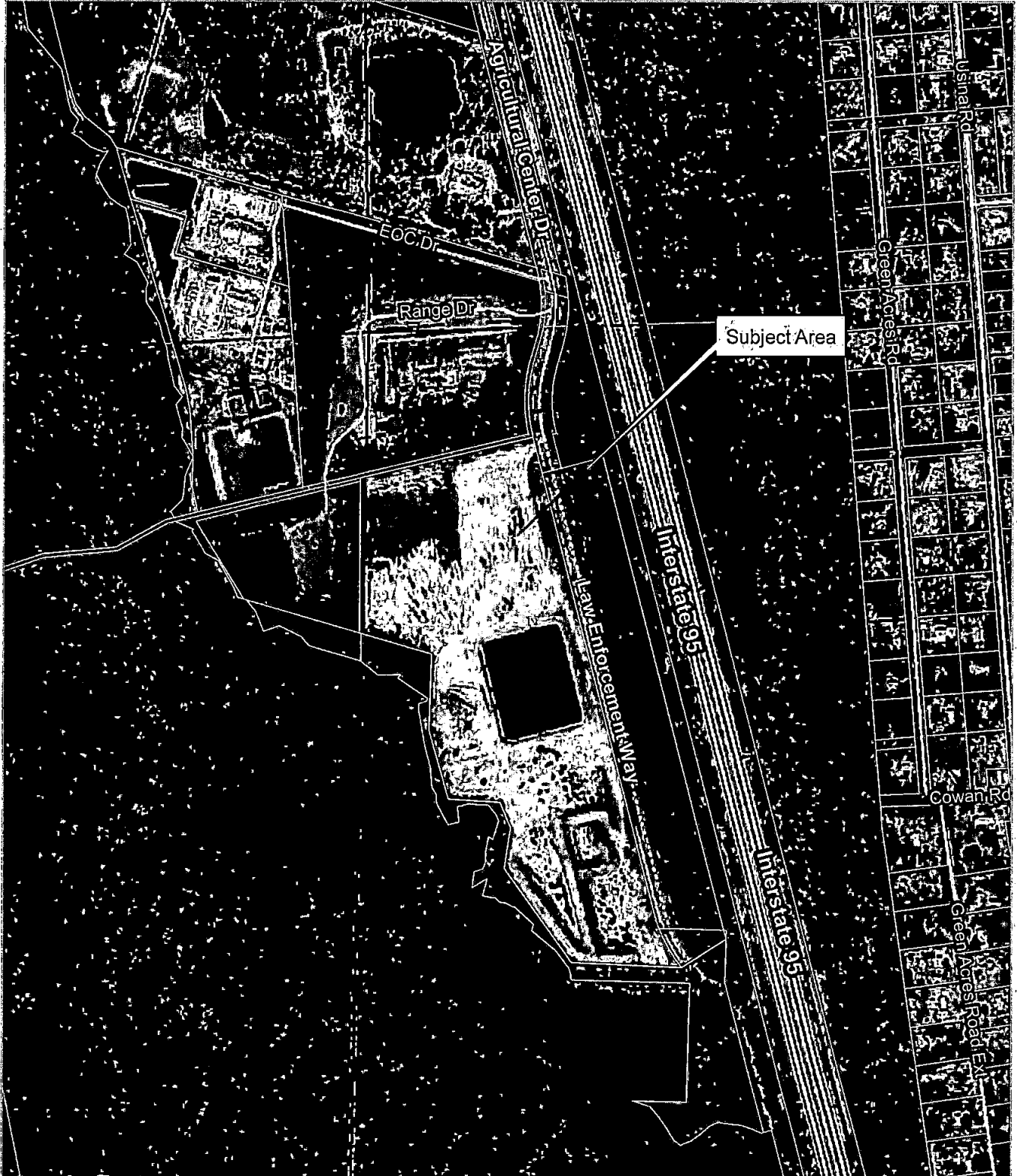
AND

A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Beginning, commence at the Northeasterly corner of Parcel A, as described and recorded in Official Records Book 3996, Page 1402, of the Public Records of said county, said corner lying on the boundary line of those lands described and recorded in Official Records Book 874, Page 1140, of said Public Records; thence Northerly along said boundary line the following 3 courses: Course 1, thence North 76°24'40" East, 20.93; Course 2, thence North 14°35'20" West, 10.35 feet to the Point of curvature of a curve concave Easterly having a radius of 716.82 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 09°48'39", an arc length of 122.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°41'04" West, 122.59; thence North 77°51'19" East, departing said boundary line, 174.40 feet to a point on a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 04°22'00", an arc length of 39.63 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 49°58'43" East, 39.62 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 440.00 feet, through a central angle of 37°34'23", an arc length of 288.54 feet to the Northeasterly corner of Overall Parcel, as described and recorded in Official Records Book 4672, Page 1264, of said Public Records, said arc being subtended by a chord bearing and distance of South 33°22'32" East, 283.40 feet; thence South 75°24'40" West, along the Northerly line of said Overall Parcel, 319.86 feet to the Northwesterly corner thereof, said corner lying on the Easterly line of said Parcel A; thence North 14°35'20" West, along said Easterly line, 175.91 feet to the Point of Beginning.

## PARCEL A

A parcel of land in Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the intersection of the centerline of Interstate Highway 95 (Station 8240+37.94 Centerline Survey I-95) with the centerline of State Road No. 16, said point bearing South 41 degrees 32 minutes 30 seconds West 139.35 feet from the Northeast corner of Section 7 of said Township and Range as established by survey of D.D. Moody; thence South 14 degrees 35 minutes 20 seconds East on said centerline of Interstate Highway 95, a distance of 5,152.60 feet; thence South 75 degrees 24 minutes 40 seconds West 150.00 feet to the Westerly right of way line of said Interstate Highway 95; thence North 7 degrees 56 minutes 00 seconds West 127.87 feet to the end of the centerline of Agricultural Center Drive and to the point of a curve to the right, concave Westerly, with radius of 686.92 feet; thence Southerly on said curve to the right through a central angle of 30 degrees 26 minutes 47 seconds an arc distance of 365.02 feet (chord bearing South 00 degrees 38 minutes 03 seconds West, a distance of 360.74 feet) to a point of tangency; thence South 15 degrees 51 minutes 27 seconds West 100.00 feet to a point of a curve to the left, concave Easterly, with radius of 686.92 feet; thence Southerly on said curve to the left through a central angle of 30 degrees 26 minutes 47 seconds an arc distance of 365.02 feet (chord bearing South 00 degrees 38 minutes 04 seconds West, a distance of 360.74 feet) to a point of tangency; thence South 14 degrees 35 minutes 20 seconds East 8.34 feet; thence South 75 degrees 24 minutes 40 seconds West 50.00 feet to the Point of Beginning of the herein described parcel of land; thence South 14 degrees 35 minutes 20 seconds East, parallel with and 400.00 feet west of the Westerly right of way line of said Interstate Highway 95, a distance of 2,450.88 feet to the point of curve, to the left, concave Easterly, with radius of 736.92 feet; thence Southerly on said curve to the left through a central angle of 24 degrees 35 minutes 05 seconds an arc distance of 316.20 feet (chord bearing South 26 degrees 52 minutes 52 seconds East, a distance of 313.78 feet) to a point of intersection with a non-tangent line; thence North 87 degrees 28 minutes 30 seconds West 559.60 feet; thence North 35 degrees 58 minutes 10 seconds West 584.03 feet; thence North 09 degrees 07 minutes 34 seconds East 206.63 feet; thence North 22 degrees 57 minutes 40 seconds West 138.95 feet; thence North 86 degrees 33 minutes 21 seconds West 263.55 feet; thence North 16 degrees 01 minutes 56 seconds West 358.61 feet; thence North 01 degrees 56 minutes 29 seconds East 383.82 feet; thence North 73 degrees 59 minutes 48 seconds West 381.42 feet to the West line of said Section 17; thence North 00 degrees 12 minutes 05 seconds East, on said West line, 761.12 feet to the Southerly line of that land described in Official Records Book 874, page 1140; thence North 76 degrees 24 minutes 40 seconds East, on said Southerly line, 902.66 feet to the Point of Beginning.



2019 Aerial Imagery  
 0 160 320 640  
 Feet  
 Date: 7/29/2020

St. Johns County  
 Sheriff's Office  
 training facility  
 FPL Easement

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782

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.

