

RESOLUTION NO. 2026- 281

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE FOR THE GREENBRIAR PARK AND LIBRARY.

RECITALS

WHEREAS, Florida Power & Light Company (“FPL”) has requested an easement from St. Johns County (“County”), attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to provide electrical service for the Greenbriar Park and Library located off Rally Road; and

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

WHEREAS, the County has authority to grant such rights, easements, permits, and privileges and it is found that granting the easement to FPL for such purposes serves the best interest of the public.

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, in substantially similar language as attached, is hereby approved, and the Chair of the Board is authorized to execute the easement on behalf of the County.

Section 3. The Clerk is instructed to record the original FPL Easement in the public records of St. Johns County, Florida.

Section 4. 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 18th day of September, 2026.

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

Rendition Date SEP 01 2026

By: _____

Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk



**FLORIDA POWER & LIGHT COMPANY
UTILITY UNDERGROUND EASEMENT (BUSINESS)**

Prepared by:
Name: St. Johns County
Street Address: 500 San Sebastian View
City, State, Zip Code: St. Augustine, Florida 32084

Return to: Adam Koenig
Florida Power & Light Company

Sec. 39, Twp 5, Rge 27
Parcel ID# 001330-0030

[Reserved for Circuit Court]

The undersigned ("Grantor(s)"), in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, 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 on Exhibit "A" attached hereto and made a part hereof ("Easement Area").

Together with the right for FPL to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with utility service; 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 Grantor(s) has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor(s) has/have signed and sealed this easement on ____ day of _____, 20__.

Signed, sealed and delivered in the
presence of:

Grantor(s): St. Johns County, Florida

Witness Signature
Witness Print Name: _____
Post Office Address: _____

Grantor Signature
Print Name: Clay Murphy, Chair
Post Office Address: 500 San Sebastian View
St. Augustine, Florida 32084

Witness Signature
Witness Print Name: _____
Post Office Address: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by Clay Murphy, Chair of the Board of County Commissioners of St. Johns County, Florida who is ☐ personally known to me **OR** ☐ produced _____ as identification, and who did (did not) take an oath.

(NOTARIAL SEAL)

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

Exhibit "A"

GRAPHIC SCALE

0 25 50 100



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	212.14'	540.00'	22°30'30"	107.45'	210.77'	S 21°08'00" W
C2	139.57'	370.00'	21°36'46"	70.62'	138.74'	S 21°34'52" W

PARCEL ID: 0001330000
OWNER: HELOW PROPERTIES LTD
(O.R.B. 807, PG. 564)

PARCEL ID: 0001330000
OWNER: HELOW PROPERTIES LTD
(O.R.B. 807, PG. 564)



SEE SHEET 2 OF 3

RALLY ROAD
(80' RIGHT OF WAY)

S 10°46'23" W 654.18'

GREENBRIAR ROAD
(RIGHT OF WAY WIDTH VARIES)

(BASIS OF BEARINGS)
N 77°11'26" W

POINT OF
COMMENCEMENT
THE INTERSECTION OF GREENBRIAR
ROAD AND RALLY ROAD

DESCRIPTION:

(SEE ATTACHED)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PGS. = PAGES
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
FPL = FLORIDA POWER AND LIGHT
± = MORE OR LESS
— E — = ELECTRIC CONDUIT

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON
A VALUE OF N 77°11'26" W FOR THE
SOUTHWESTERLY RIGHT OF WAY LINE OF
GREENBRIAR ROAD (RIGHT OF WAY WIDTH
VARIES).

CERTIFIED TO:

FLORIDA POWER AND LIGHT
ST. JOHNS COUNTY

This map prepared by:

CLINTON N. RICKNER

CERTIFICATE OF AUTHORIZATION NO. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

Clinton N. Rickner
Professional Surveyor & Mapper Fla. License No. 7409

DATE
07/24/2026
TECHNICIAN:
KPB
CHECKED BY:
CNR
PROJECT NUMBER:
22-0073

SCALE
1" = 100'
VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

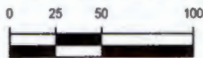
NIVIS

7020 AC Skinner Parkway, Ste 120
Jacksonville, Florida 32256
(904)619-6521
www.NIV5.com

LB-8246

SHEET NO.
1 OF 3

GRAPHIC SCALE



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 21 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

SEE SHEET 1 OF 3



PARCEL ID: 0001330000
OWNER: HELOW PROPERTIES LTD
(O.R.B. 807, PG. 564)

NORTHERLY LINE OF O.R.B. 2471, PG. 683

RALLY ROAD
(80' RIGHT OF WAY)

S 10°46'29" W 654.18'

POINT OF
BEGINNING
FPL UTILITY EASEMENT
15,608± SQUARE FEET

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 12°49'55" W	149.31'
L2	S 6°06'34" W	53.37'
L3	S 13°04'02" W	157.45'
L4	S 7°56'37" W	50.31'
L5	S 37°01'23" W	163.17'
L6	S 55°17'55" W	98.34'
L29	N 55°17'55" E	96.11'
L30	N 37°01'23" E	158.97'
L31	N 7°56'37" E	48.16'
L32	N 13°04'02" E	157.29'
L33	N 6°06'34" E	53.35'
L34	N 12°49'55" E	149.89'
L35	S 77°12'05" E	10.00'
L36	N 77°12'05" W	3.08'

PARCEL ID: 0013300030
OWNER: ST JOHNS COUNTY
(O.R.B. 2471, PG. 683)

PARCEL ID: 0001330000
OWNER: HELOW PROPERTIES LTD
(O.R.B. 807, PG. 564)

DESCRIPTION:

(SEE ATTACHED)

LEGEND:

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SURVEYOR'S NOTES:

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ON A VALUE OF N 77°11'26" W FOR THE
SOUTHWESTERLY RIGHT OF WAY LINE OF
GREENBRIAR ROAD (RIGHT OF WAY WIDTH
VARIES).

CERTIFIED TO:

FLORIDA POWER AND LIGHT
ST. JOHNS COUNTY

SEE SHEET 3 OF 3

This map prepared by:

CLINTON N. RICKNER

SEE SHEET 1

CERTIFICATE OF AUTHORIZATION NO. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF
A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 7409

DATE
07/24/2026

TECHNICIAN
KPB

CHECKED BY:
CNR

PROJECT NUMBER:
22-0073

SCALE
1" = 100'

VERIFY SCALE
BAP IN ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET ADJUST
SCALES ACCORDINGLY

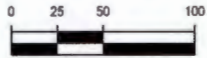
NIV/5

7020 AC Skinner Parkway, Ste 120
Jacksonville, Florida 32256
(904)819-6521
www.NV5.com

LB-8246

SHEET NO.
2 OF 3

GRAPHIC SCALE



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 21 EAST,
ST JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 3



DESCRIPTION:

(SEE ATTACHED)

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK

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PARCEL ID: 0013300030
OWNER: ST JOHNS COUNTY
(O.R.B. 2471, PG. 683)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 77°11'26" W FOR THE SOUTHWESTERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (RIGHT OF WAY WIDTH VARIES).

PARCEL ID: 0013300030
OWNER: ST JOHNS COUNTY
(O.R.B. 2471, PG. 683)

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L6	S 55°17'55" W	98.34'
L7	S 62°25'12" W	101.38'
L8	S 72°16'11" W	102.96'
L9	S 48°32'47" W	43.51'
L10	S 40°57'10" W	72.71'
L11	S 33°03'21" W	247.85'
L12	S 22°51'06" W	107.20'
L13	S 34°50'34" W	51.01'
L14	S 44°38'43" W	56.82'
L15	S 51°21'35" W	87.26'
L16	S 22°03'47" E	4.57'
L17	S 67°56'13" E	15.00'
L18	N 22°03'47" E	15.00'
L19	N 67°56'13" E	15.00'
L20	N 51°21'35" E	83.70'
L21	N 44°38'43" E	55.38'
L22	N 34°50'34" E	49.10'
L23	N 22°51'06" E	107.04'
L24	N 33°03'21" E	249.43'
L25	N 40°57'10" E	74.06'
L26	N 48°32'47" E	46.27'
L27	N 72°16'11" E	104.20'
L28	N 62°25'12" E	99.90'

SEE
DETAIL "A"

DETAIL "A"
NOT TO SCALE

PROPOSED
CONCRETE
TRANSFORMER
PAD

PROPOSED CONCRETE
TRANSFORMER PAD

CERTIFIED TO:

FLORIDA POWER AND LIGHT
ST. JOHNS COUNTY

SHEET NO.
3 OF 3

This map prepared by:

CLINTON N. RICKNER

CERTIFICATE OF AUTHORIZATION NO. LB 6246
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A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 1

Professional Surveyor & Mapper Fla. License No. 7406

DATE:
07/24/2026
TECHNICIAN:
KPB
CHECKED BY:
CNR
PROJECT NUMBER:
22-0073

SCALE
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Jacksonville, Florida 32256
(904) 619-6521
www.nivis.com

LB-8246

LEGAL DESCRIPTION



DATE: July 24, 2026

CLIENT: FPL

PROJECT NO: 22-0073

DESCRIPTION FOR: NW Park – FPL Easement

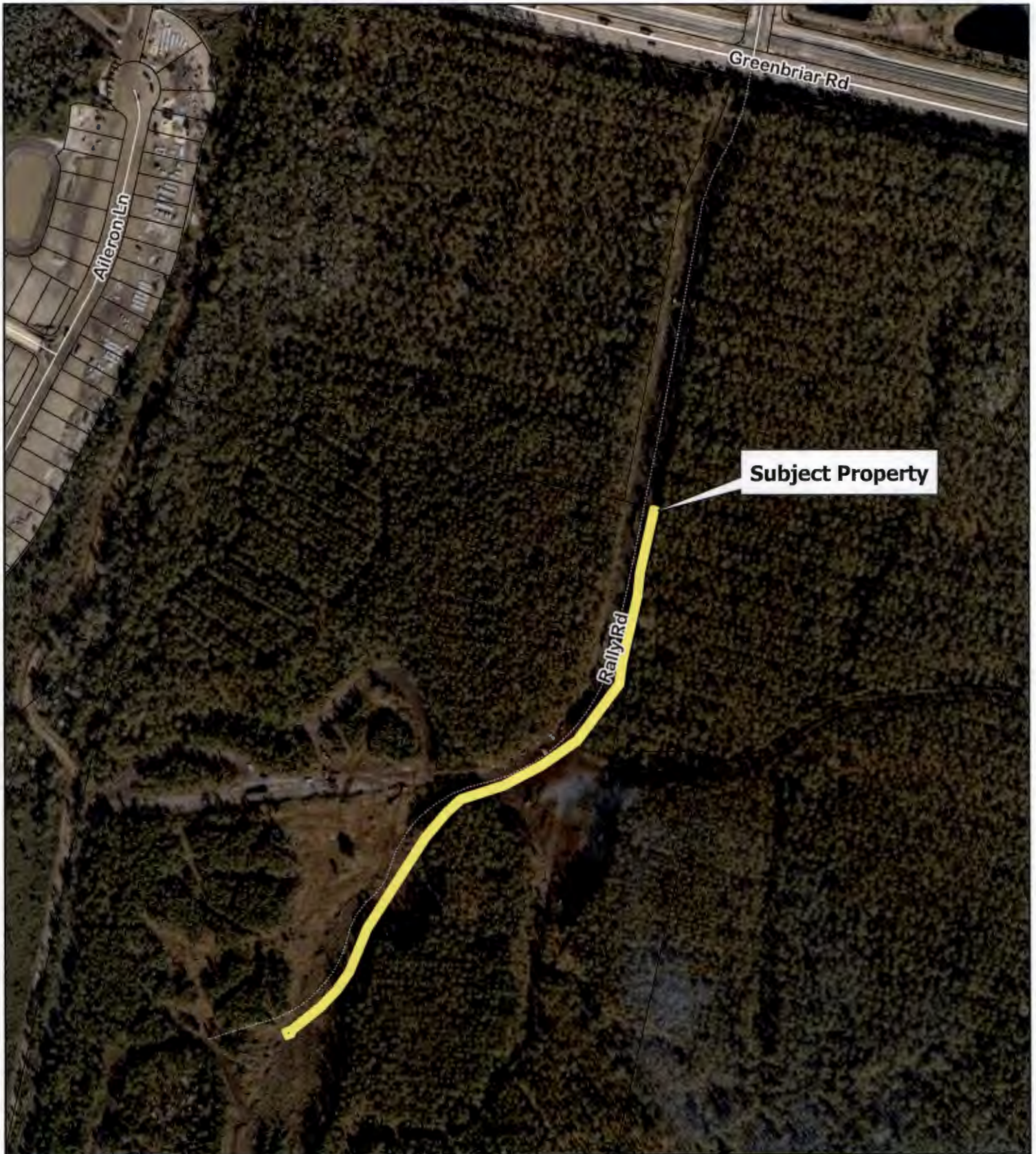
A PORTION OF FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2471, PAGE 683, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF GREENBRIAR ROAD, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED WITH THE PROPOSED EASTERLY RIGHT OF WAY OF RALLY ROAD, AN 80 FOOT RIGHT OF WAY; THENCE SOUTHWESTERLY, ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF RALLY ROAD AND ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°08'00" WEST, 210.77 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°30'30", AN ARC LENGTH OF 212.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF RALLY ROAD AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'46", AN ARC LENGTH OF 139.57 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°34'52" WEST, 138.74 FEET; THENCE SOUTH 10°46'29" WEST, CONTINUING ALONG SAID PROPOSED EASTERLY RIGHT OF WAY LINE OF RALLY ROAD, A DISTANCE OF 654.18 FEET TO THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2471, PAGE 683; THENCE NORTH 77°12'05" WEST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 3.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 12°49'55" WEST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 149.31 FEET; THENCE SOUTH 06°06'34" WEST, A DISTANCE OF 53.37 FEET; THENCE SOUTH 13°04'02" WEST, A DISTANCE OF 157.45 FEET; THENCE SOUTH 07°56'37" WEST, A DISTANCE OF 50.31 FEET; THENCE SOUTH 37°01'23" WEST, A DISTANCE OF 163.17 FEET; THENCE SOUTH 55°17'55" WEST, A DISTANCE OF 98.34 FEET; THENCE SOUTH 62°25'12" WEST, A DISTANCE OF 101.38 FEET; THENCE SOUTH 72°16'11" WEST, A DISTANCE OF 102.96 FEET; THENCE SOUTH 48°32'47" WEST, A DISTANCE OF 43.51 FEET; THENCE SOUTH 40°57'10" WEST, A DISTANCE OF 72.71 FEET; THENCE SOUTH 33°03'21" WEST, A DISTANCE OF 247.85 FEET; THENCE SOUTH 22°51'06" WEST, A DISTANCE OF 107.20 FEET; THENCE SOUTH 34°50'34" WEST, A DISTANCE OF 51.01 FEET; THENCE SOUTH 44°38'43" WEST, A DISTANCE OF 56.82 FEET; THENCE SOUTH 51°21'35" WEST, A DISTANCE OF 87.26 FEET; THENCE SOUTH 22°03'47" EAST, A DISTANCE OF 4.57 FEET; THENCE SOUTH 67°56'13" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 22°03'47" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 67°56'13" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 51°21'35" EAST, A DISTANCE OF 83.70 FEET; THENCE NORTH 44°38'43" EAST, A DISTANCE OF 55.38 FEET; THENCE NORTH 34°50'34" EAST, A DISTANCE OF 49.10 FEET; THENCE NORTH 22°51'06"

EAST, A DISTANCE OF 107.04 FEET; THENCE NORTH 33°03'21" EAST, A DISTANCE OF 249.43 FEET; THENCE NORTH 40°57'10" EAST, A DISTANCE OF 74.06 FEET; THENCE NORTH 48°32'47" EAST, A DISTANCE OF 46.27 FEET; THENCE NORTH 72°16'11" EAST, A DISTANCE OF 104.20 FEET; THENCE NORTH 62°25'12" EAST, A DISTANCE OF 99.90 FEET; THENCE NORTH 55°17'55" EAST, A DISTANCE OF 96.11 FEET; THENCE NORTH 37°01'23" EAST, A DISTANCE OF 158.97 FEET; THENCE NORTH 07°56'37" EAST, A DISTANCE OF 48.16 FEET; THENCE NORTH 13°04'02" EAST, A DISTANCE OF 157.29 FEET; THENCE NORTH 06°06'34" EAST, A DISTANCE OF 53.35 FEET; THENCE NORTH 12°49'55" EAST, A DISTANCE OF 149.89 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF OFFICIAL RECORDS BOOK 2471, PAGE 683; THENCE SOUTH 77°12'05" EAST, ALONG LAST SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,608 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**



Imagery Date: 1/2026

Date: 8/3/2026

Rally Road
Florida Power & Light
Company Easement



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.