

RESOLUTION NO. 2025- 229

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER AND GRAVITY SEWER SYSTEMS THAT SERVE ISLES OF THE WORLD AT WORLD GOLF VILLAGE PHASE 1.**

**RECITALS**

**WHEREAS**, Isles of the World Homeowner Association, Inc., has executed and presented to the County an Easement for Utilities attached hereto as Exhibit "A", incorporated by reference and made a part hereof, associated with the water and gravity sewer systems that serve Isles of the World at World Golf Village Phase 1; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B" incorporated by reference and made a part hereof.

**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 Easement for Utilities, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Circuit Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of July, 2025.

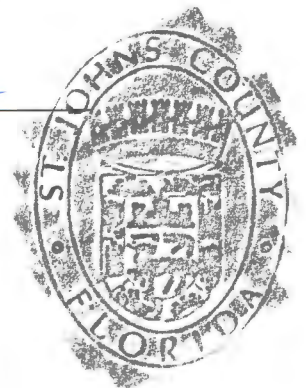
**Rendition Date** JUL 24 2025

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

By: Crystal Smith  
Deputy Clerk

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

By: [Signature]  
Krista Joseph, Chair



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

### EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 11th day of December, 2024 by Isles of the World Homeowner Association, Inc., with an address of 475 W. Town Place, Suite 112, St. Augustine, FL 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 FL 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, alienate, 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 water distribution system and gravity sewer collection system 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. **As a result, the ingress and egress area is noted on the attached and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

**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.

(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 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.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

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

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness Signature

Camelia Jones  
Print Name

849 Verona Way

St. Augustine FL 32092  
Witness Address  REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: Stephen Groner

Title: Isles of the World HOA President

[Signature]  
Witness Signature

Dustin Vaughn  
Print Name

849 Verona Way

St. Augustine FL 32092  
Witness Address  REQUIRED BUSINESS OR PERSONAL

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 11 day of December, 2021, by Stephen Groner who is PRESIDENT of ISLES OF THE WORLD HOMEOWNER ASSOC, INC Such person is personally known to me or has produced FL. DL as identification.



[Signature]  
Notary Public  
My Commission Expires: 01-21-28

**EXHIBIT "A"**

**EASEMENT AREA**

**Easement Area shall be within Hedgewood Drive, as described in Isles of the World at World Golf Village Phase 1, as recorded in Map Book 57, pages 43 through 48, of the public records of St. Johns County, Florida.**

**EXHIBIT "B"**

**INGRESS/EGRESS AREA**

**Easement Area shall be along Hedgewood Drive, as described in Isles of the World at World Golf Village Phase 1, as recorded in Map Book 57, pages 43 through 48, of the public records of St. Johns County, Florida.**

## Exhibit "B" to the Resolution



### ST. JOHNS COUNTY UTILITIES

1205 State Road 16  
St. Augustine, Florida 32084

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#### INTEROFFICE MEMORANDUM

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** May 29, 2025  
**SUBJECT:** Isles of the World at World Golf Village Phase 1

St. Johns County Utility Department has reviewed and approved the Easement for Utilities. Please present the document to the Board of County Commissioners (BCC) for final approval and acceptance of Isles of the World.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



**Subject Property**



2024 Aerial Imagery  
Date: 6/2/2025

**Isles of the World  
at World Golf Village  
Phase 1**

**Easement for Utilities**



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.