

RESOLUTION NO. 2025- 241

**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 ABANDONMENT AND RELEASE OF EASEMENT.**

**RECITALS**

**WHEREAS**, Michael and Cindy MacDonald executed and delivered to St. Johns County (“County”) an Easement for Septic Tank Effluent Pumping (STEP) System (“Easement”) dated October 19, 2015, and recorded in Official Records Book 4109, page 312, over a portion of their property located at 1100 Ponte Vedra Boulevard to allow for ingress and egress and installation and operation of a STEP underground sewer system; and

**WHEREAS**, the property owner is installing a privately owned grinder pump sewer system as opposed to a STEP system; and

**WHEREAS**, due to the installation of this privately owned sewer system, the necessity for an Easement at this location no longer exists and the County is therefore executing an Abandonment and Release of Easement, attached hereto as Exhibit “A”, 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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby authorizes the Chair to execute the Abandonment and Release of Easement, in substantially the same form as attached hereto, on behalf of the County.

Section 3. The Clerk is instructed to record the original Abandonment and Release of 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.

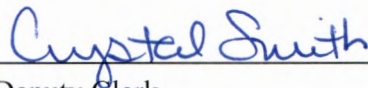
**PASSED AND ADOPTED** by the Board of County Commissioners this 2<sup>nd</sup> day of July, 2025.

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

Rendition Date JUL 24 2025

By:   
Krista Joseph, Chair

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

  
Deputy Clerk



## EXHIBIT "A" TO RESOLUTION

Prepared by:  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

### ABANDONMENT AND RELEASE OF EASEMENT

**WHEREAS, ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, having a mailing address of 500 San Sebastian View, St. Augustine, Florida 32084 (“Grantee”), by that certain Easement for Septic Tank Effluent Pumping (STEP) System dated October 19, 2015 and recorded in the public records of St. Johns County, State of Florida, in Official Records Book 4109, Page 312, was granted an easement for ingress and egress and installation and operation of a STEP underground sewer system being more particularly described as follows:

10 feet around the physical location of the step tank and 10 feet on either side of the physical location of the sewer line on the below described property:

Lot 4, Marsh Dunes at Ponte Vedra Beach subdivision as recorded in Map Book 29 Pages 57-58 of the public records of St. Johns County, Florida

**AND WHEREAS**, Grantee’s necessity for the Easement no longer exists due to the property owner installing a privately owned grinder pump sewer system as opposed to a STEP System.

**NOW, THEREFORE**, Grantee in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby declare that the Easement for Septic Tank Effluent Pumping (STEP) System granted to Grantee under the terms of the foregoing Easement is hereby abandoned, and Grantee does release all of its right, title and interest in and to the Easement.

**IN WITNESS WHEREOF**, Grantee has executed this Abandonment and Release of Easement on the day and year first above written.

Signed, sealed and delivered  
In the presence of:

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

\_\_\_\_\_  
Witness Signature

By: \_\_\_\_\_  
Krista Joseph, Chair

\_\_\_\_\_  
Print Name  
4010 Lewis Speedway  
St. Augustine, FL 32084

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name  
4010 Lewis Speedway  
St. Augustine, FL 32084

**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 \_\_\_\_\_, 2025 by Krista Joseph as Chair of the St. Johns County Board of County Commissioners who is personally known to me.

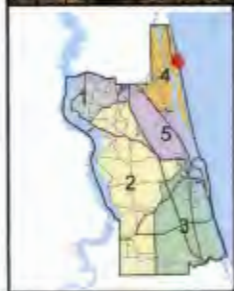
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

\_\_\_\_\_  
Deputy Clerk



1100 Ponte Vedra Blvd.



2024 Aerial Imagery  
Date: 6/26/2025

Termination of Easement  
1100 Ponte Vedra Blvd.



Land Management  
Systems  
(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.