

RESOLUTION NO. 2025-419

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PARTIAL RELEASE OF EASEMENT AND AUTHORIZING THE CHAIR TO EXECUTE THE RELEASE ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, St. Johns County (“County”) was granted an Easement for Utilities (“Easement”) for water and sewer lines in document dated November 20, 2023, and recorded in Official Records Book 6048, page 625, of the public records of St. Johns County, Florida; and

**WHEREAS**, a portion of the Easement encumbers a large portion of the rear of Lot 2, Block 4, Sun Valley, recorded in Map Book 6, page 11, of said public records, (“Property”) currently owned by Joseph John Wiggins and Marilyn Alicia Wiggins (“Wiggins”); and

**WHEREAS**, Wiggins has asked the County if the Easement could be reduced since it covers most of their backyard: and

**WHEREAS**, St. Johns County Utility Department has agreed to release a portion of the easement that is not utilized, as described in Partial Release of Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and has approved the release as stated in the 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 Board of County Commissioners hereby approves the Partial Release of Easement and authorizes the Chair to execute the release on behalf of the County.

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

Section 4. 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.

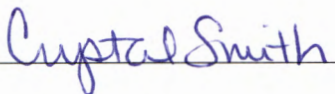
PASSED AND ADOPTED this 4th day of November, 2025.

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

Rendition Date NOV 05 2025

By:   
Krista Joseph, Chair

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

By: 



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

**PARTIAL RELEASE OF EASEMENT**

**THIS PARTIAL RELEASE OF EASEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, ("County") whose address is 500 San Sebastian View, St. Augustine, Florida 32084, the owner and holder of an Easement for Utilities ("Easement") dated November 20, 2023, filed November 6, 2024 and recorded in Official Records Book 6048, page 625, of the public records of St. Johns County, Florida, for and in consideration of certain benefits accruing to it, does hereby partially release said Easement lying within the following described property:

Property as described on EXHIBIT "A", attached hereto, incorporated by reference and made a part hereof.

The County agrees that from and after the date hereof, the herein described property shall be freed of said Easement and the rights and privileges granted therein. This partial release applies only to the property specifically described herein and in no way affects other lands covered by said Easement.

**IN WITNESS WHEREOF**, the County has caused this Partial Release of Easement to be executed in its name by its proper officer on the day and year first above written.

Signed, sealed and delivered in  
Our presence as Witnesses:

St. Johns County, Florida

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Krista Joseph, Chair

\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_, by \_\_\_\_\_, as Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the County.

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

Personally Known or Produced  
Type of Identification Produced

Exhibit "A"

A PORTION OF LOT 2, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH  $88^{\circ}44'01''$  EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET, THENCE NORTH  $01^{\circ}17'41''$  WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH  $01^{\circ}17'41''$  WEST, A DISTANCE OF 41.15 FEET, THENCE SOUTH  $88^{\circ}44'01''$  WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH  $01^{\circ}17'41''$  EAST, A DISTANCE OF 41.15 FEET; THENCE NORTH  $88^{\circ}44'01''$  EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 411.5 SQUARE FEET, MORE OR LESS.



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

---

**INTEROFFICE MEMORANDUM**


---

**To:** David Kaufman, Real Estate Manager  
**From:** Gordon Smith, Assistant Director of Utilities – Engineering *GSS*  
**Date:** October 10, 2025  
**Subject:** 574 A1A N Ponte Vedra Beach – Partial Release of Easement

St. Johns County Utility Department has no objections and approves a partial release of the Easement for Utilities recorded in Official Records Book 6048, page 625, of the public records of St. Johns County, Florida, in reference to the property mentioned above. This release will not affect the operation and maintenance of the utilities installed in the remaining portion of the easement. Please move forward with placing the Partial Release of Easement on the consent agenda for BCC approval.

Your support and cooperation as always are greatly appreciated.





Imagery Date: 12/2024  
Date: 10/13/2025

SR A1A N  
Partial Release of 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 herein.