

RESOLUTION NO. 2025- 488

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A TERMINATION AND VACATION OF EASEMENT IN CONNECTION WITH THE MAPLEWOOD DEVELOPMENT AND AUTHORIZING THE CHAIR TO EXECUTE THE TERMINATION ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, St. Johns County (“County”) acquired an easement for access and drainage purposes from Wayne W. Fralix and Carmen F. Fralix (“Fralix”) by Grant of Easement dated January 16, 2020, and recorded in Official Records Book 4928, page 244, of the public records of St. Johns County, Florida; and

WHEREAS, Fralix sold the property encumbered by the easement to KB Home Jacksonville, a Delaware limited liability company (“KB Home”); and

WHEREAS, KB Home is in the process of developing the property that will eliminate the County’s need for the easement and provide alternative drainage; and

WHEREAS, KB Home has asked the County to execute a Termination and Vacation of Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to terminate the easement since it is not needed for County purposes.

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 approves the Termination and Vacation of Easement and authorizes the Chair to execute the termination on behalf of the County.

Section 3. The Clerk is instructed to record the original Termination and Vacation 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 of St. Johns County, Florida, this 16th day of December, 2025.

Rendition Date DEC 18 2025

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

By: Clay Murphy
Clay Murphy, Chair

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

By: Robin L. Platt
Deputy Clerk



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

TERMINATION AND VACATION OF EASEMENT

THIS TERMINATION AND VACATION OF EASEMENT made this ____ day of _____, 2025, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called party of the first part and **WAYNE W. FRALIX and CARMEN F. FRALIX**, husband and wife whose address is 166 Creekside Drive, St. Augustine, Florida 32086, hereinafter called party of the second part.

WHEREAS, the party of the first part does hereby terminate and vacate that certain Grant of Easement given by the party of the second part to the party of the first part dated January 16, 2020, and recorded in Official Records Book 4928, Page 244, of the public records of St. Johns County, Florida, as to all the land situate, lying and being in St. Johns County, State of Florida and being more particularly described as follows:

PROPERTY AS DESCRIBED IN SAID EASEMENT.

In consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, the party of the first part does hereby terminate and vacate that easement described above, effective this date.

IN WITNESS WHEREOF, party of the first part has executed this Termination and Vacation of Easement on the day and year first above written.

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA

Witness Signature _____
Print Name _____
Address _____

by: _____
Clay Murphy, Chair

Witness Signature _____
Print Name _____
Address _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

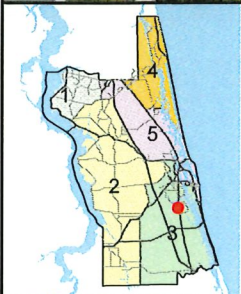
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by Clay Murphy as Chair of the Board of County Commissioners of St. Johns County, on behalf of the County.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



Subject Property



Imagery Date: 12/2024

Date: 12/3/2025

**Bella Terra Drive -
Maplewood Development**

**Termination and
Vacation of Easements**



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.