

RESOLUTION NO. 2026- 154

**RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE EXISTING PUMP STATION, SEWER FORCE MAIN, AND WATER METER SERVICING BEACH HOMES AT VILLAGES OF VILANO CONDOMINIUM ASSOCIATION, INC. LOCATED OFF COASTAL HIGHWAY.**

**RECITALS**

**WHEREAS**, Beach Homes at Villages of Vilano Condominium Association, Inc., a Florida not for profit corporation, 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 an existing water and sewer system servicing their residential development located off Coastal Highway; and

**WHEREAS**, this easement has been provided in connection with an existing pump station, sewer force main, and water meter located within the easement area; and

**WHEREAS**, it is in the best interest of the County to accept this Easement for the health, safety and welfare of the St. Johns County residents located within this service area.

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

PASSED AND ADOPTED this 19th day of May, 2026.

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

Rendition Date MAY 19 2026

By: Clay Murphy  
Clay Murphy, Chair

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

Robin L. Platt  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this \_\_\_\_ day of \_\_\_\_\_, 2026 by **BEACH HOMES AT VILLAGES OF VILANO CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 5455 A1A South, St. Augustine, FL 32080, 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 underground water distribution system, pump station, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and/or 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. This easement is for water and/or 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/or 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. 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. The backflow preventer, fencing, irrigation, and electrical shall be maintained by Grantor.

3. PUMP STATION & SEWER FORCE MAINS – Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

4. 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. Notwithstanding, Grantee's obligations are limited as set forth in Section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in Section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in Section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

5. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

6. 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:

**BEACH HOMES AT VILLAGES OF VILANO  
CONDOMINIUM ASSOCIATION, INC.**

A. McKenzie  
Witness Signature

By: [Signature]

Andrew McKenzie  
Print Name

Print Name: Daniel K. Burke

Title: President

110 Ocean Hollow LN

#306 St Augustine 32084  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

[Signature]  
Witness Signature

Sheri Lewis  
Print Name

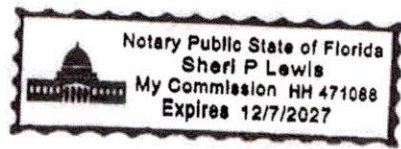
500 San Sebastian Vw

St Augustine FL 32084  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

**STATE OF FLORIDA**  
**COUNTY OF St. Johns**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of April, 2026, by Daniel K. Burke, who is President of Beach Homes at Villages of Vilano Condominium Association, Inc. Such person is personally known to me or has produced FL DL as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**EASEMENT AREA**

**WATER METER**

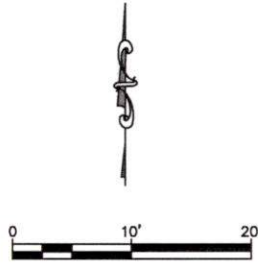
A PARCEL OF LAND, BEING A PORTION OF THE COMMON AREA OF BEACH HOMES AT VILLAGES OF VILANO A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1321 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID OFFICIAL RECORDS BOOK 813, PAGE 1321 AS RECORDED IN SAID COUNTY, LYING ON THE EASTERLY RIGHT OF WAY LINE OF OCEAN HOLLOW LANE AS NOW ESTABLISHED; THENCE NORTH 06°11'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 8.83 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 06°11'41" WEST, A DISTANCE OF 4.12 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 928.72 FEET, THROUGH A CENTRAL ANGLE OF 0°48'58", AN ARC DISTANCE OF 13.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°36'10" WEST, 13.23 FEET; THENCE SOUTH 86°54'43" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 16.82 FEET; THENCE SOUTH 03°58'16" WEST, A DISTANCE OF 17.11 FEET; THENCE NORTH 86°54'43" WEST, A DISTANCE OF 13.67 FEET TO ITS INTERSECTION WITH AFOREMENTIONED EASTERLY RIGHT OF WAY LINE; SAID POINT BEING THE POINT OF BEGINNING.

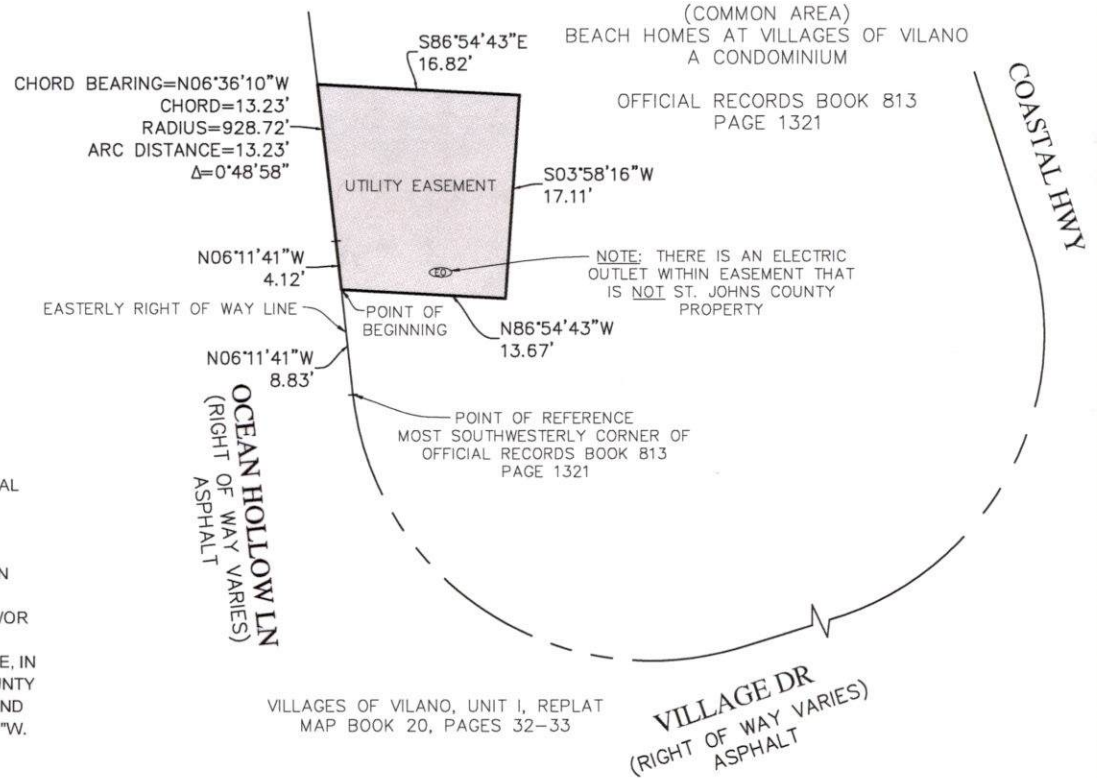
CONTAINING 260 SQUARE FEET, MORE OR LESS

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF BEACH HOMES AT VILLAGES OF VILANO  
 A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1321 OF THE CURRENT PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA,  
 FOR: ST. JOHNS COUNTY UTILITIES DEPARTMENT



**SURVEYORS NOTES:**

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011, ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-6 AND 13-7 BEARING S09°20'49"W AND THE EASTERLY RIGHT WAY LINE OF OCEAN HOLLOW LANE BEARING N06°11'41"W.
6. DESCRIPTION FURNISHED SEPARATELY.



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

UTILITY EASEMENT  
 BEACH HOMES AT VILLAGES OF VILANO  
 A CONDOMINIUM

SKETCH OF DESCRIPTION  
 DATE: 11/24/2025



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1394
SHEET NO. 1
OF 1

**PORTION OF LIFT STATION**

**A PARCEL OF LAND, BEING A PORTION OF THE COMMON AREA OF BEACH HOMES AT VILLAGES OF VILANO A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1321 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 6043, PAGE 323 AS RECORDED IN SAID COUNTY, ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM STREET (NOT OPEN) WITH THE NORTH LINE OF SAID COMMON AREA; THENCE SOUTH 00°11'45" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 4.38 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID COMMON AREA; THENCE NORTH 89°23'54" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°11'45" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 4.17 FEET TO ITS INTERSECTION WITH AFOREMENTIONED NORTH LINE OF COMMON AREA; THENCE SOUTH 89°48'15" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 128 SQUARE FEET, MORE OR LESS**

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF A COMMON AREA IN BEACH HOMES AT VILLAGES OF VILANO A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 1321 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, FOR: ST. JOHNS COUNTY UTILITIES DEPARTMENT

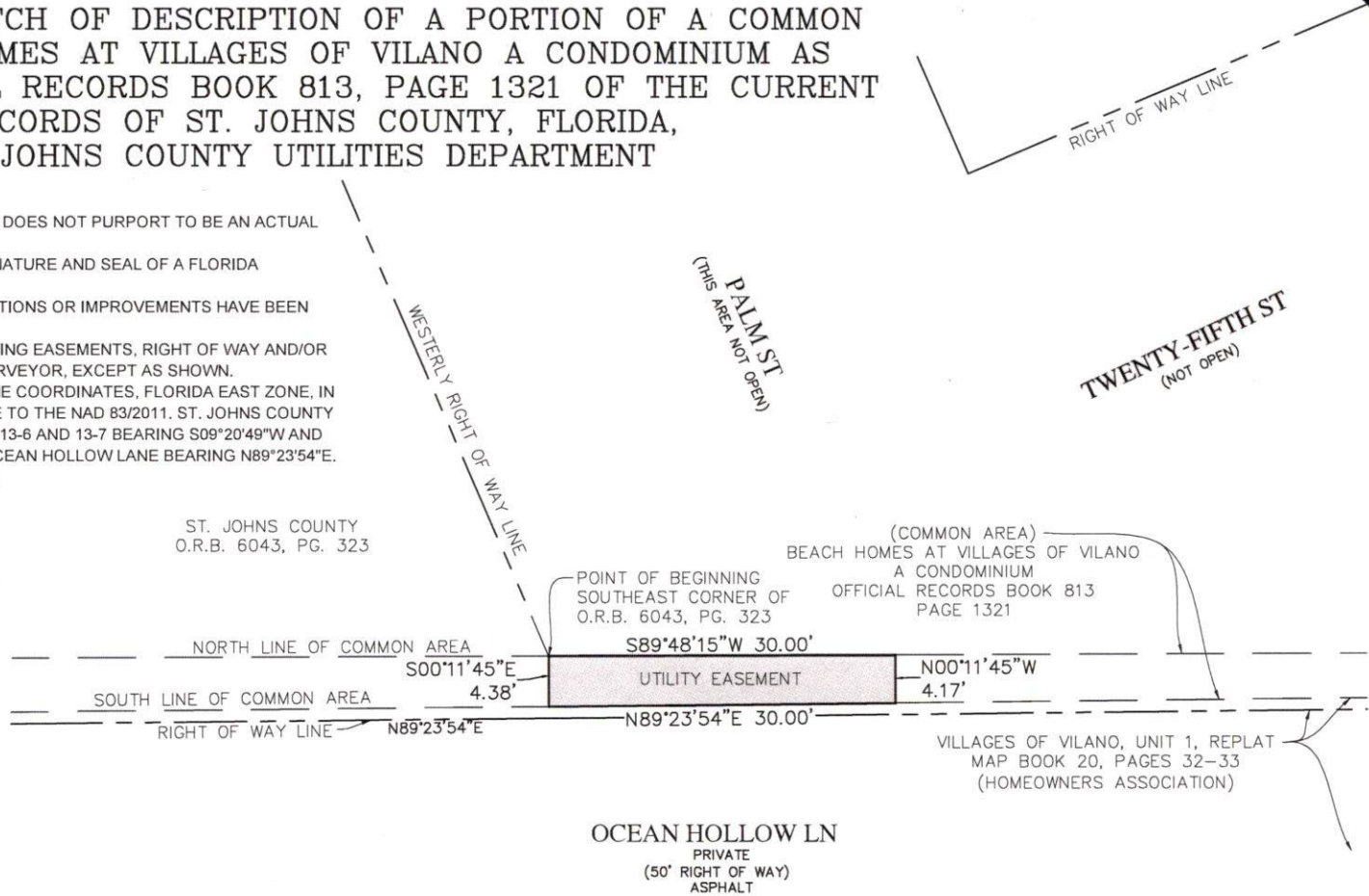
**SURVEYORS NOTES:**

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-6 AND 13-7 BEARING S09°20'49"W AND THE NORTHERLY RIGHT WAY LINE OF OCEAN HOLLOW LANE BEARING N89°23'54"E.
6. DESCRIPTION FURNISHED SEPARATELY.

**LEGEND**

O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE

ST. JOHNS COUNTY  
 O.R.B. 6043, PG. 323



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 5J-17.061, F.A.C.; PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

BEACH HOMES AT VILLAGES OF VILANO  
 COMMON AREA - UTILITY EASEMENT

SKETCH OF DESCRIPTION  
 DATE OF SKETCH: MARCH 5, 2026



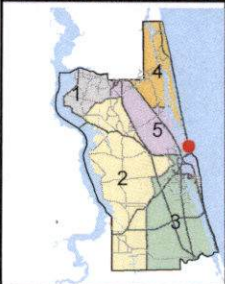
ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1395B
SHEET NO. 1
OF 1

T:\Survey\LandProjects\25 VILLAGES OF VILANO.dwg BEACH HOMES AT VILLAGES OF VILANO (COMMON AREA)-EASEMENT.dwg  
 Plotted: 3/5/2026 10:42 AM By: Jim Manning



Imagery Date: 12/2024

Date: 4/27/2026

### Easement for Utilities

**Beach Homes at  
Villages of Vilano  
Condominium  
Association, Inc.**



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.