

RESOLUTION NO. 2026- 155

**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 RELATED TO MARSHVIEW ESTATES.**

**RECITALS**

**WHEREAS**, Marshview Estates Homeowners Association, Inc. executed and delivered to Anastasia Sanitary District an Easement dated July 17, 1986, recorded in the public records of St. Johns County, State of Florida, in Official Records Book 735, Page 798, granting a utility easement including the right of ingress and egress for the purpose of exercising the easement therein granted; and

**WHEREAS**, St. Johns County is a successor in interest to Anastasia Sanitary District; and

**WHEREAS**, the Plat of Marshview Estates recorded in Map Book 15, Page 30, of the public records of St. Johns County, Florida, dedicates the streets, drainage easements and public areas to the owners of each subdivision lot and their successors and assigns rather than a homeowners association; and

**WHEREAS**, the Easement provided by Marshview Estates Homeowners Association, Inc. is invalid and the County is therefore executing an Abandonment and Release of Easement, attached hereto as Exhibit "A", incorporated by reference and make 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 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 19th day of May, 2026.

**BOARD OF COUNTY COMMISSIONERS  
OF 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

Reber L. Platt  
Deputy Clerk



## EXHIBIT "A" TO RESOLUTION

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

### **ABANDONMENT AND RELEASE OF EASEMENT**

**WHEREAS, ANASTASIA SANITARY DISTRICT**, a sanitary district organized and existing under the laws of the State of Florida and County of St. Johns, whose address was Pope Road, St. Augustine Beach, Florida 32084 (“Grantee”), by that certain Easement dated July 17, 1986 and recorded in the public records of St. Johns County, State of Florida, in Official Records Book 735, Page 798, was granted a utility easement including the right of ingress and egress for the purpose of exercising the easement therein granted, being more particularly described on Exhibit “A” attached hereto and by reference incorporated herein; and

**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 is Grantee’s successor in interest; and

**WHEREAS**, pursuant to the Plat of Marshview Estates, Map Book 15, Page 30, of the public records of St. Johns County, Florida, the streets, drainage easements and public areas shown thereon were dedicated to the owners of each subdivision lot and their successors and assigns rather than a homeowners association; and

**WHEREAS**, the Easement provided by Marshview Estates Homeowners Association, Inc. and recorded in the public records of St. Johns County, State of Florida, in Official Records Book 735, Page 798, is invalid; and

**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 granted to Grantee, and Grantee’s successor in interest, is hereby abandoned, and all of its right, title and interest in and to said Easement is hereby released.

**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: \_\_\_\_\_  
Clay Murphy, 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 \_\_\_\_\_, 2026 by Clay Murphy 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

KNOW ALL MEN BY THESE PRESENTS that Marshview Estates Home-owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Florida, whose address is 2025 Highway 1A South, St. Augustine, Florida, 32084, of the County of St. Johns and State of Florida, as Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant to the Anas-Sanitary tasia/District, a sanitary district organized and existing under the laws of the State of Florida and County of St. Johns, whose address is Pope Road, St. Augustine Beach, Florida, 32084, as Grantee, and to its successors and assigns, an easement forever for a right-of-way of twenty (20) feet in width to be used for the operation and maintenance of one sewage/<sup>pump</sup>station of ten feet by ten feet which is located within this twenty foot easement, and a ten (10) inch force main distribution line, including all appurtenant equipment, in, over, upon and across the following described lands of the Grantor, situated in the County of St. Johns and State of Florida and more particularly, described on EXHIBIT A which is attached hereto and made a part hereof, and as shown on the Map of Survey, dated May 28, 1986, and certified by Benjamin E. Brown, Florida Registered Engineer and Surveyor, a true copy of which is attached hereto and made a part hereof. Together with the right and privilege to construct, inspect, alter, improve, remove or relocate such pump station and distribution line on the right-of-way above described, with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the above mentioned purposes, and also including the right of ingress and egress over adjoining lands of Grantor for the purpose of exercising the easement herein granted.

The Grantor, however, reserves the right and privilege to use the above described right-of-way for road beautification and all other purposes except as herein granted or as might interfere with Grantee's

use, occupation or enjoyment thereof; and provided further by way of illustration and not of limitation to the grant herein made, no portion of the right-of-way shall be excavated or altered without first consulting the Grantee and no building, structure or obstruction shall be located or constructed on said right-of-way by the Grantor, its successors, heirs or assigns.

IN WITNESS WHEREOF, the Grantor has executed this agreement this 17th day of July, 1986.

Signed, sealed and delivered in the presence of:

MARSHVIEW ESTATE HOMEOWNERS ASSOCIATION, I

Linda C. Corsaniti  
Witness

E. J. Cowan

By: Jack L. Poteat  
Vice-President

Linda C. Corsaniti  
Witness

E. J. Cowan

By: Harry C. Hannah Jr. (SEAL)  
Secretary

State of GEORGIA  
County of FULTON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared, JACK POTEAT and HARRY HANNAH well known to me to be the Vice-President and Secretary respectively of the corporation named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17 th day of July, 1986.



Martha Kelley  
Notary Public  
My Commission Expires \_\_\_\_\_

This Instrument Prepared By:  
Bill A. Fleming, Attorney-at-law  
2025 Highway 11A South  
St. Augustine, Fl. 32084



3837-A Killearn Court  
Tallahassee, FL 32303

**Brown & Associates**  
Civil Engineers and Land Surveyors Inc.

Telephone: (904) 893-1430

EXHIBIT A

LEGAL DESCRIPTION OF A 20 FOOT WIDTH EASEMENT FOR A SANITARY  
SEWER COLLECTION SYSTEM IN MARSHVIEW ESTATES FOR ST. JOHN'S COUNTY,  
ST. AUGUSTINE, FLORIDA

THAT EASEMENT PROPERTY LYING 10 FEET TO EITHER SIDE OF THE FOLLOWING  
DESCRIBED CENTER LINE NOT INCLUDING ANY PORTION OF THOSE RECORDED LOTS  
IN MARSHVIEW ESTATES SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED  
IN SIX PARTS AS FOLLOWS:

PART 1. COMMENCE AT THE SOUTHEASTERLY MOST CORNER OF THE FOLLOWING  
DESCRIBED PARCEL:

"ALL OF THE SOUTH ONE HALF OF GOVERNMENT LOTS 5 AND 6, SECTION  
10, TOWNSHIP 8 SOUTH, RANGE 30 EAST, LYING WEST OF STATE ROAD A-1-A, AS  
NOW LOCATED, ALSO THE NORTH 165 FEET OF GOVERNMENT LOT 7, SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 30 EAST, LYING WEST OF STATE ROAD A-1-A AS NOW  
LOCATED", AND RUN THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST  
230.00 FEET THENCE NORTH 13 DEGREES 06 MINUTES WEST 110.00 FEET TO THE  
POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE  
NORTH 13 DEGREES 06 MINUTES WEST 470.00 FEET TO A POINT HEREINAFTER DESCRIBED  
AS "POINT A" THENCE CONTINUE NORTH 13 DEGREES 06 MINUTES WEST 55.00  
FEET TO THE POINT OF TERMINATION OF SAID PART 1.

PART 2. BEGIN AT THE PREVIOUSLY DESCRIBED "POINT A" AND RUN THENCE  
SOUTH 56 DEGREES 54 MINUTES WEST 152.0 FEET TO A POINT HEREINAFTER  
REFERRED TO AS "POINT B" THENCE NORTH 73 DEGREES 06 MINUTES WEST 302.00 FEET  
TO A POINT HEREINAFTER REFERRED TO AS "POINT C" THENCE NORTH 67 DEGREES  
06 MINUTES WEST 174.0 FEET THENCE SOUTH 73 DEGREES 54 MINUTES WEST  
244.0 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT D" THENCE SOUTH  
07 DEGREES 06 MINUTES EAST 322.0 FEET TO THE POINT OF TERMINATION OF  
SAID PART 2, INCLUDING A 10' x10' SEWAGE PUMP STATION.

PART 3. BEGIN AT THE PREVIOUSLY DESCRIBED "POINT B" AND RUN THENCE  
SOUTH 00 DEGREES 06 MINUTES EAST 290.00 FEET TO A POINT HEREINAFTER  
REFERRED TO AS "POINT E" THENCE SOUTH 81 DEGREES 54 MINUTES WEST 200.00  
FEET THENCE NORTH 87 DEGREES 06 MINUTES WEST 290.00 FEET TO THE POINT  
OF TERMINATION OF SAID PART 3.

PART 4. BEGIN AT THE PREVIOUSLY DESCRIBED "POINT C" AND RUN THENCE  
SOUTH 41 DEGREES 54 MINUTES WEST 150.00 FEET TO THE POINT OF TERMINATION  
OF SAID PART 4.

PART 5. BEGIN AT THE PREVIOUSLY DESCRIBED "POINT D" AND RUN THENCE  
NORTH 57 DEGREES 06 MINUTES WEST 80.00 FEET TO THE POINT OF TERMINATION  
OF SAID PART 5.

PART 6. BEGIN AT THE PREVIOUSLY DESCRIBED "POINT E" AND RUN THENCE  
SOUTH 30 DEGREES 06 MINUTES EAST 86.00 FEET TO THE POINT OF TERMINATION  
OF SAID PART 6.

Job No.  
Field Book  
Date:

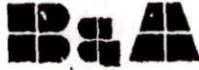
CERTIFICATE

I DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION WAS PREPARED  
UNDER MY RESPONSIBLE SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF  
MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE LEGAL DESCRIPTION  
SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING  
(F.A.C. 21-H-6).

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION  
OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PRO-  
PERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS,  
EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

*B. E. Brown* 8/28/66  
**BENJAMIN E. BROWN**  
FLORIDA REGISTERED ENGINEER NO. 20813  
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

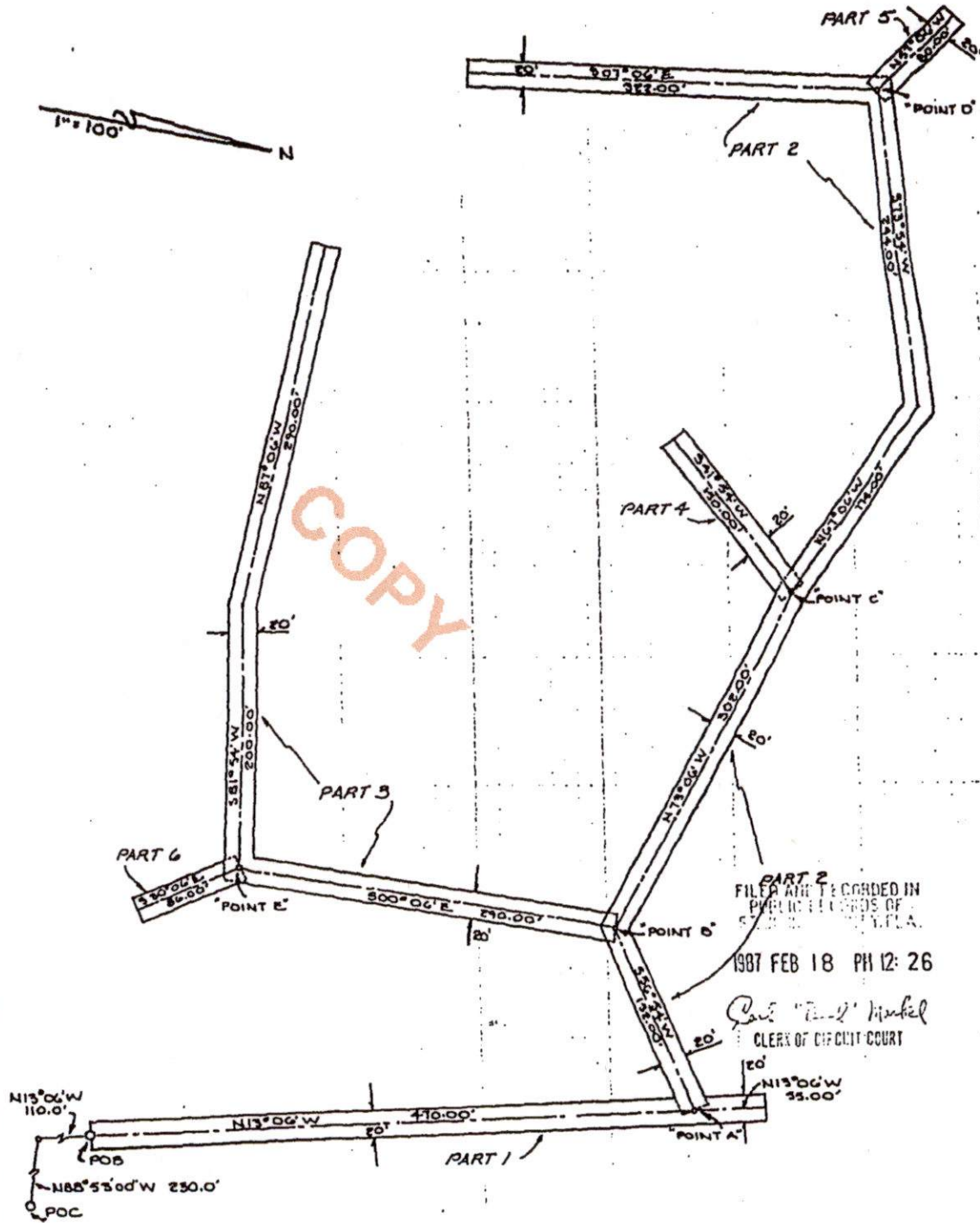
NOTE: Not Valid Unless Sealed With An Embossed Seal



3837-A Killbarn Court  
Tallahassee, FL 32303

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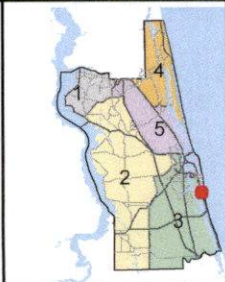


Job No.
Field Book
Date:

**CERTIFICATE**

**BENJAMIN E. BROWN**  
FLORIDA REGISTERED ENGINEER NO. 20813  
FLORIDA REGISTERED LAND SURVEYOR NO. 3893

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Imagery Date: 12/2024

Date: 4/23/2026

**Marshview Estates**  
**Abandonment and**  
**Release of Easement**



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 herein.