

RESOLUTION NO. 2017- 74

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE BANNON LAKES PHASE 1A-1 LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, KB Home Jacksonville, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A" and a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, to serve Bannon Lakes Phase 1A-1 located off International Golf Parkway; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C," 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 above described Easement for Utilities and Bill of Sale and Schedule of Values attached and incorporated hereto, are 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 Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of March, 2017.

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

By: \_\_\_\_\_  
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Aam Haltevan  
Deputy Clerk

**RENDITION DATE** 3/9/17



EXHIBIT "A" TO RESOLUTION

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 10<sup>th</sup> day of November, 2016 by KB Home Jacksonville LLC, a Delaware Limited Liability Company, with an address of 10475 Fortune Parkway, Suite 100, Jacksonville FL 32256, 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, alien, 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, gravity sewer collection system and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and 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 and foundations, footing and/or anchors for surface improvements.

(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 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. (a) 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.

(b) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(c) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. 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



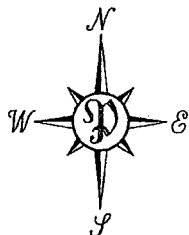
# MAP SHOWING SKETCH AND DESCRIPTION OF

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

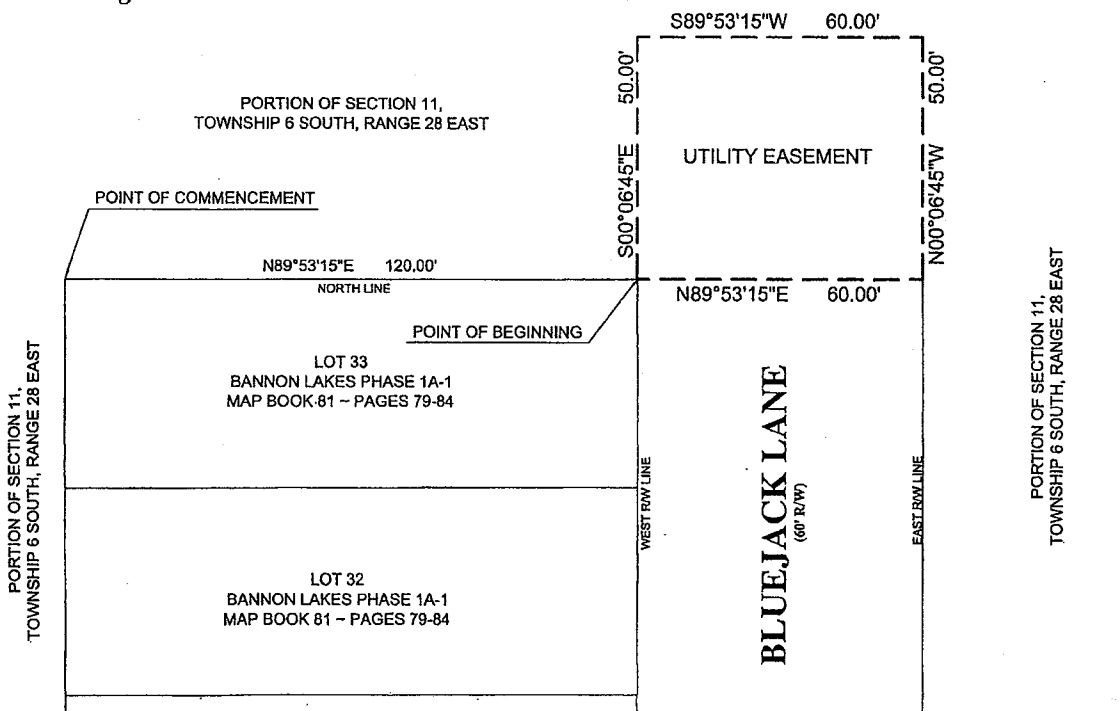
COMMENCE THE NORTHWEST CORNER OF BANNON LAKES PHASE 1A-1 AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 81, PAGES 79-84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHWEST CORNER OF LOT 33 OF SAID BANNON LAKES PHASE 1A-1; THENCE N89°53'15"E ALONG THE NORTH LINE OF SAID BANNON LAKES PHASE 1A-1 AND OF SAID LOT 33, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33 AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF BLUEJACK LANE AS SHOWN OF THE PLAT OF SAID BANNON LAKES PHASE 1A-1; THENCE FROM SAID POINT OF BEGINNING N89°53'15"E CONTINUING ALONG SAID NORTH LINE OF BANNON LAKES PHASE 1A-1, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID BLUEJACK LANE; THENCE N00°06'45"W, ALONG THE NORTHERLY PROJECTION OF SAID EAST RIGHT OF WAY LINE OF BLUEJACK LANE, A DISTANCE OF 50.00 FEET; THENCE S89°53'15"W, A DISTANCE OF 60.00 FEET TO A POINT THAT LIES ON THE NORTHERLY PROJECTION OF SAID WEST RIGHT OF WAY LINE OF BLUEJACK LANE; THENCE S00°06'45"E ALONG THE NORTHERLY PROJECTION OF THE WEST RIGHT OF WAY LINE OF SAID BLUEJACK LANE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 33 AND THE POINT OF BEGINNING.

CONTAINING 3,000 SQUARE FEET MORE OR LESS.

CERTIFIED TO: KB HOME JACKSONVILLE LLC



NOTE: THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.



## PERRET AND ASSOCIATES, INC.

5827 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

**GENERAL NOTES:**

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF LOT 33 AS N89°53'15"E, PER PLAT.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

**LEGEND**

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
P.C.P.	PERMANENT CONTROL POINT	AC	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
CLF	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	IP.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(S)	DEED
— —	BREAK LINE	— —	FENCE

SCALE 1"=30'

11-7-16

DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

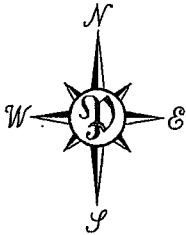
# MAP SHOWING SKETCH AND DESCRIPTION OF

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 68 BANNON LAKES PHASE 1A-1, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 81, PAGES 79-84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S89°50'32"E ALONG THE NORTH LINE OF SAID LOT 68, A DISTANCE OF 102.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTH TERMINUS POINT OF THE WEST RIGHT OF WAY LINE OF FALLEN OAK TRAIL AS SHOWN ON THE PLAT OF SAID BANNON LAKES PHASE 1A-1; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S44°50'32"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE S89°50'32"E ALONG THE NORTH LINE OF SAID BANNON LAKES PHASE 1A-1, A DISTANCE OF 60.00 FEET TO THE NORTHERLY TERMINUS OF THE EAST RIGHT OF WAY LINE OF SAID FALLEN OAK TRAIL; THENCE N00°09'28"E ALONG THE NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF SAID FALLEN OAK TRAIL, A DISTANCE OF 60.00 FEET; THENCE N89°50'32"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST RIGHT OF WAY LINE OF SAID FALLEN OAK TRAIL; THENCE S00°09'28"W ALONG THE NORTHERLY PROJECTION OF THE WEST RIGHT OF WAY LINE OF SAID FALLEN OAK TRAIL, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

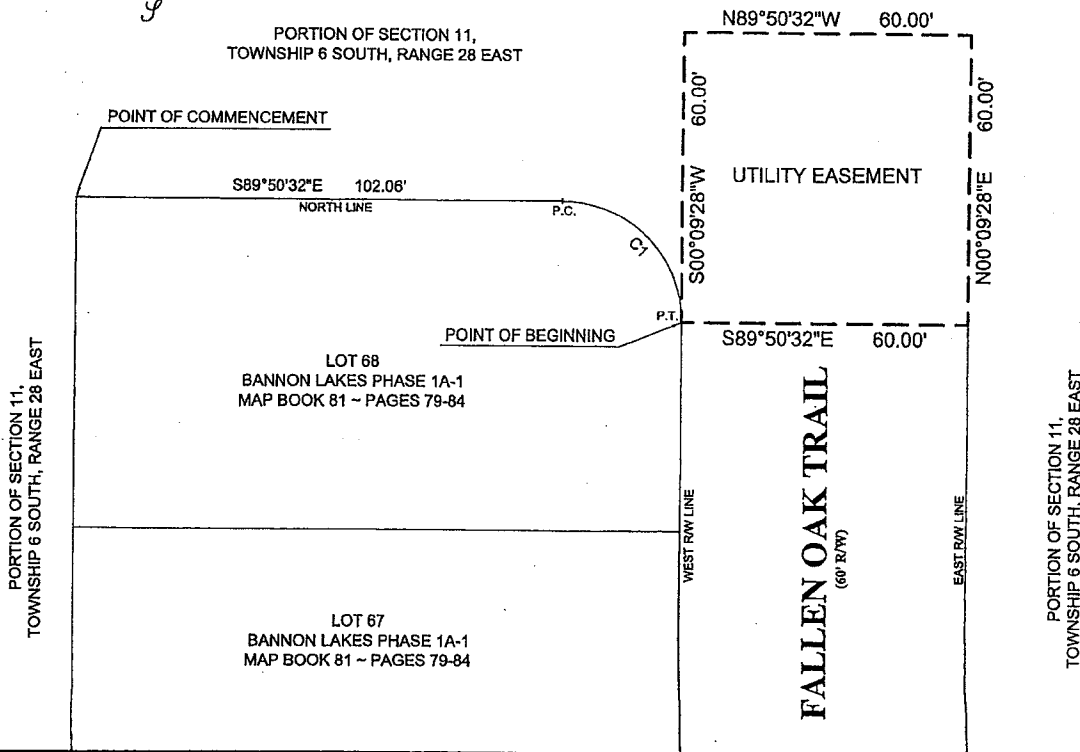
CONTAINING 3,600 SQUARE FEET MORE OR LESS.

CERTIFIED TO: KB HOME JACKSONVILLE LLC



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	80°00'00"	S44°50'32"E	35.36'

NOTE: THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.



## PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9868

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF LOT 68 AS S89°50'32"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OL	ON LINE
— —	BREAK LINE

### LEGEND

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
AC	ARC CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
— —	FENCE

SCALE 1"=30'

11-7-16

DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

EXHIBIT "B" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
**for**

Bannon Lakes Subdivision Phase 1A-1

KB Home Jacksonville, LLC., 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

Bannon Lakes Subdivision Phase 1A-1

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

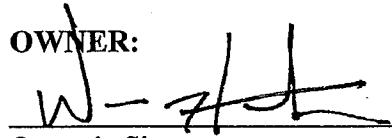
IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 20<sup>th</sup> of OCTOBER

WITNESS:

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

Derek Citino  
\_\_\_\_\_  
Print Witness Name

OWNER:

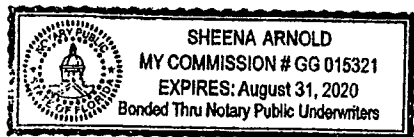
  
\_\_\_\_\_  
Owner's Signature

WES HINTON  
\_\_\_\_\_  
Print Owner's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of October, 2016, by Wes Hinton who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Bannon Lakes PH1A-1  
 Contractor: Burnham Construction Inc  
 Developer: KB Home Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC DR 18	LF	1700	\$ 20.00	\$ 34,000.00
6" PVC DR 18	LF	1100	\$ 11.00	\$ 12,100.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valves	Ea	3	\$ 1,385.00	\$ 4,155.00
6" Gate Valves	Ea	3	\$ 1,027.00	\$ 3,081.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Double Short	Ea	23	\$ 709.00	\$ 16,307.00
Double Long	Ea	14	\$ 709.00	\$ 9,926.00
Single Short	Ea	7	\$ 595.00	\$ 4,165.00
Single Long	Ea	9	\$ 595.00	\$ 5,355.00
<b>Total Reuse System Cost</b>				<b>\$ 89,089.00</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Bannon Lakes PH1A-1  
 Contractor: Burnham Construction Inc  
 Developer: KB Home Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC DR18	LF	1780	\$ 19.00	\$ 33,820.00
6" PVC DR18	LF	820	\$ 13.00	\$ 10,660.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	4	\$ 1,385.00	\$ 5,540.00
6" Gate Valve	Ea	6	\$ 1,028.00	\$ 6,168.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrant	Ea	5	\$ 2,552.00	\$ 12,760.00
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
Double Short	Ea	19	\$ 676.00	\$ 12,844.00
Double Long	Ea	25	\$ 676.00	\$ 16,900.00
Single Short	Ea	2	\$ 594.00	\$ 1,188.00
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 99,880.00</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Bannon Lakes PH1A-1  
 Contractor: Burnham Construction Inc  
 Developer: KB Home Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC SDR26	LF	1372	\$ 24.51	\$ 33,627.72
10" PVC SDR26	LF	1526	\$ 35.00	\$ 53,410.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" PVC SDR35	EA	87	\$ 692.00	\$ 60,204.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	2	\$ 2,950.00	\$ 5,900.00
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA	2	\$ 3,961.00	\$ 7,922.00
10-12 foot deep	EA	4	\$ 4,288.00	\$ 17,152.00
> 12 foot deep	EA	1	\$ 5,166.00	\$ 5,166.00
14-16 foot deep	Ea	3	\$ 6,234.00	\$ 18,702.00
14-16 foot deep drop	Ea	1	\$ 12,603.00	\$ 12,603.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			\$	<b>214,686.72</b>



EXHIBIT "C" TO RESOLUTION

**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

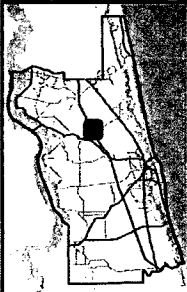
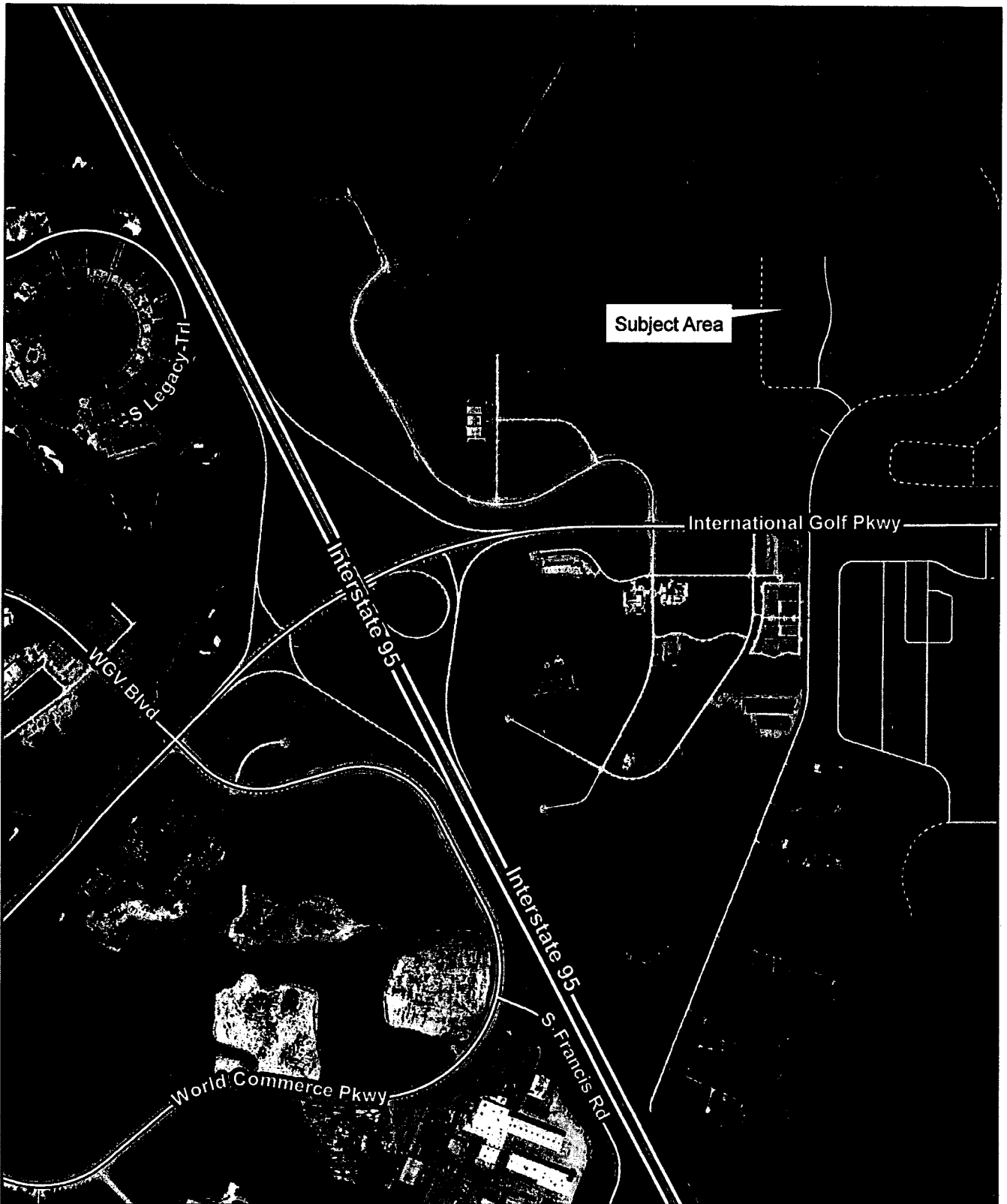
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Bannon Lakes Phase 1A-1  
DATE: January 25, 2017

Please present the Easement, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes Phase 1A-1.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



  
 2013 Aerial Imagery  
 0      500      1,000  
 Feet  
 February 1, 2017

**Bannan Lakes Phase 1A-1**  
*Easement and Bill of Sale*

**Land Management  
 Systems  
 Real Estate  
 Division**  
 (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.

