

RESOLUTION NO. 2020- 267

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE FOR BULKHEAD IMPROVEMENTS AT THE EAST END OF FOURTH STREET IN NORTH BEACH SUBDIVISION.

RECITALS

WHEREAS, Raymond Z. Bateh, both individually and collectively as Trustee of the Raymond Z. Bateh Family Trust and George Z. Bateh, (collectively, "Bateh") and Kevin A. Huaman, both individually and as Trustee of the Genesis Trust ("Huaman") are the owners of beachfront property adjacent to Fourth Street ("County right-of-way") lying east of Coastal Highway in North Beach Subdivision; and

WHEREAS, at their expense, Bateh and Huaman constructed and installed a bulkhead along their east property line including the County right-of-way; and

WHEREAS, in effort to protect Bateh's and Huaman's property and the County right-of-way and the interest of the public from high tides and beach erosion, the County allowed construction of the bulkhead on the County right-of-way; and

WHEREAS, Bateh and Huaman agreed to execute an indemnity agreement indemnifying and holding the County harmless from any loss or damage incurred during the construction and installation of the bulkhead; and

WHEREAS, now that the construction is complete, Bateh and Huaman have requested acceptance of the bulkhead by the County, and has presented a Bill of Sale, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying the bulkhead to the County, and have provided a Final Release of Lien, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, in connection with this acceptance, Bateh and Huaman have executed a Declaration of Restrictive Covenants benefitting the County to run with the land, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, acceptance of any improvements in the County right-of-way is at the sole discretion of the Board of County Commissioners.

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 hereby adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Bill of Sale and Declaration of Restrictive Covenants, attached hereto.

Section 3. The Board of County Commissioners hereby instructs the County Administrator to execute the attached Release of Indemnification as attached hereto as Exhibit "D".

Section 4. Acceptance of the bulkhead does not require replacement by St. Johns County should any improvements be destroyed or damaged beyond minor repair for any reason or cause whatsoever.

Section 5. Acceptance of the bulkhead shall not be construed as acceptance of any other improvements, nor shall acceptance be construed as replacement of any improvement in the County right-of-way.

Section 6. The Clerk is instructed to file the Bill of Sale and record the original Final Release of Lien and the Declaration of Restrictive Covenants in the public records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners this 21st day of July, 2020.

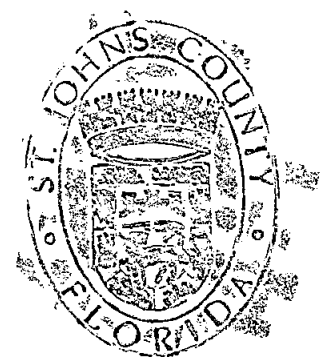
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

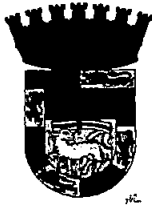
By: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: [Signature]
Deputy Clerk

RENDITION DATE 7/23/20





**BILL OF SALE
BULKHEAD IMPROVEMENTS**

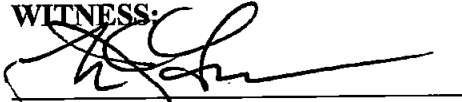
Raymond Z. Bateh, Trustee of the Raymond Z. Family Trust and George Z. Bateh and Kevin A. Huaman, Trustee of the Genesis Trust, dated May 8, 2017, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency 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:

See Exhibit A "Schedule of Values" for the bulkhead improvements lying within the east end of Fourth Street right of way in North Beach Subdivision, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida.

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 6TH day of MAY, 2020.

WITNESS:

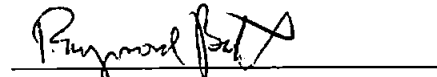


Witness Signature

John F. ...

Print Witness Name

OWNER:



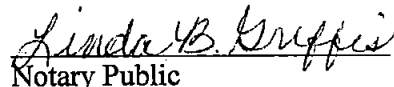
Raymond Z. Bateh



George Z. Bateh

STATE OF FLORIDA
COUNTY OF ST. JOHNS

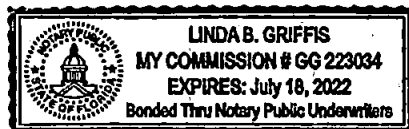
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2020, by Raymond Z. Bateh and George Z. Bateh.



Notary Public

My Commission Expires: 7-18-22

Personally Known or Produced Identification
Type of Identification Produced



WITNESS:

Carmey General
Witness Signature

Carmey Townsend
Print Witness Name

OWNER:

K. A. Huaman
Kevin A. Huaman

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2020, by Kevin A. Huaman.

Debra Lynn Leavens
Notary Public
My Commission Expires: 4/3/21

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A"

Schedule of Values

Xtreme Builders, LLC
Price per linear foot \$1,551 on 60 feet
Total price: \$93,040

Total Investment - \$93,040



FINAL RELEASE OF LIEN

BULKHEAD IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$91,340.00 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through April 21, 2020 to Raymond Z. Bateh and George Z. Bateh and Kevin A. Human to the following described property:

See Exhibit "A" for "Schedule of Values" for the bulkhead located at the east end of Fourth Street in North Beach Subdivision.

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 4th of June 2020

WITNESS:

Xtreme Builders, LLC

[Signature]
Witness Signature

[Signature]
Lienor's Signature

Carmen M Crawford
Print Witness Name

Robert Fields
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2020, by Stephanie Posternski as notary for Xtreme Builders, LLC.



Stephanie Posternski
Notary Public
My Commission Expires: 5/3/2022

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

Schedule of Values

Xtreme Builders, LLC
Price per linear foot \$1,551 on 60 feet
Total price: \$93,040

Total Investment - \$93,040

Exhibit "C" to Resolution

This instrument prepared by:
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084

DECLARATION OF RESTRICTIVE COVENANTS

This **DECLARATION OF RESTRICTIVE COVENANTS (Declaration)**, made this 6TH day of MAY, 2020, between **RAYMOND Z. BATEH**, as Trustee of the Raymond Z. Bateh Family Trust and **GEORGE Z. BATEH**, ("Bateh") whose mailing address is 8207 Sabal Oak Lane, Jacksonville, Florida 32256, first party, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, ("County") whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, second party:

- A. "Bateh" at their expense, constructed and installed a bulkhead along their east property line including the County right-of-way at the east end of Fourth Street.
- B. The bulkhead was constructed for the purpose of assisting oceanfront property owners against high tides, beach erosion, and to assist in protecting oceanfront property.
- C. "Bateh" is requesting acceptance of the bulkhead and by the "County".
- D. Pursuant to, and contingent upon, the acceptance by the Board of County Commissioners of the Bill of Sale, Schedule of Values, and Release of Lien for said bulkhead "Bateh" and the "County" wish to enter into this Declaration, to be recorded in the public records of St. Johns County, Florida ("Public Records") for the purpose of providing record notice that the lands described in EXHIBIT "A" ("Lands") are subject to certain conditions for the acceptance of said bulkhead.

NOW THEREFORE, in consideration of the foregoing recitals and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. "Bateh" acknowledges the "County" is not required to replace the bulkhead should it be destroyed or damaged beyond repair for any reason or by any cause whatsoever.
- 2. Nothing herein shall be construed to obligate the County to perform maintenance, repair, or replacement of any portion of the bulkhead.
- 3. The "County" reserves the right to remove all or any portion of the bulkhead from the County right-of-way at any time whatsoever.
- 4. The "County" is not responsible for any property damage to the "Lands" resulting from the failure of the bulkhead, or any portion thereof.
- 5. Covenant running with the "Lands"; Successors and Assigns; the parties acknowledge and agree that the terms of this Declaration specifically touch and concern the use and maintenance of said bulkhead and "Lands", and, therefore, the provisions of this Declaration shall constitute covenants running with the land, burdening the "Lands" and binding on any future owner with respect to the "Lands" or portion thereof.

6. No Third Part Beneficiaries. Notwithstanding anything to the contrary set forth in this Declaration, this Declaration is for the benefit of "County", and any Designated Successor only, and may not be relied upon, or enforced by any person or entity other than the "County" or its Designated Successor(s).
7. Amendment Waiver. This Declaration may not be modified or amended without the written consent of "County" or the Designated Successor, on the one hand, and "Bateh" or any Future Owner, on the other hand. Any such amendment shall be recorded in the Public Records. The failure by "County" or the Designated Successor to enforce any covenant, condition or restriction set forth herein shall in no event be deemed a waiver of the right to enforce the same or any other breach of violation thereof, and no waiver of any right or obligation hereunder shall be effective unless in writing signed by the party to be charged with such waiver.
8. Effect of Declaration. This Declaration is intended to memorialize the agreement between "County" and "Bateh" with respect to the matters set forth herein. Nothing in this Declaration is intended to limit County's rights, whether or not full set forth herein, as to any other matter.
9. Termination of Declaration. Notwithstanding anything to the contrary contained herein, this Declaration shall terminate automatically in thirty (30) years. "County" agrees that after this Declaration has automatically terminated, within ten (10) days after written request from "Bateh" or any third party purchaser of the "Lands", deliver to the requesting party a document in recordable form acknowledging such termination. Requests for such documentation acknowledging termination of this Declaration must be sent to "County" at the address first set forth above, or such other address as "County" may designate by recorded amendment to this Declaration, from time to time.
10. Notices. Any notice to be given or to be served upon any party hereto in connection with this Declaration must be in writing, and may be given by certified mail, hand delivery or overnight receipt delivery service, and shall be deemed to have been given and received; (a) if given by certified mail, three (3) days after the letter, properly addressed, with postage prepaid, is deposited in the United States mail; or (b) if given by overnight delivery or courier service, when received by the party to whom it is addressed or such party's agent or representative. Such notices shall be given to the parties at the addresses set forth in the preamble of this Declaration.
11. Enforcement. In the event of the breach of any of the provisions set forth in this Declaration, "County" or Designated Successor, shall be entitled to all rights and remedies available at law (except for the recovery of special, consequential or punitive damages which are hereby waived) or in equity, including, without limitation, injunctive relief for the immediate and irreparable harm that would be caused by any act or omission by "Bateh" or any Future Owner to comply with the terms of this Declaration. In the event of any action for enforcement of this Declaration by "County" or its Designated Successors, such enforcing party shall be entitled, in addition to all other relief granted by the court, to a judgement for reasonable attorneys' and legal assistants' fees and costs incurred by reason of such action, and all costs of mediation, arbitration or suit at both the trial and appellate levels.
12. Governing Law and Venue. This Declaration shall be construed by and controlled under the laws of the State of Florida. Venue and jurisdiction for any dispute arising under this Declaration shall be exclusively in the courts located in the County, or the United States District Court for the Middle District of Florida.

13. Jury Trial Waiver. The parties each knowingly, voluntarily and intentionally waive any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from this Declaration including, by way of example but not limitations, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to this Declaration. The parties have specifically discussed and negotiated for this waiver and understand the legal consequences of it.

14. Severability. In case any one (1) or more of the provisions contained in this Declaration is found to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Declaration shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein unless such unenforceable provision results in a frustration of the purpose of this Declaration or the failure of consideration.

15. Construction. The parties hereto acknowledge that they have had the benefit of independent counsel with regard to this Declaration and that this Declaration has been prepared as a result of the joint efforts of all parties and their respective counsel. Accordingly, all parties agree that the provisions of this Declaration shall not be construed or interpreted for or against any party hereto based upon authorship.

IN WITNESS WHEREOF, the parties have executed this Declaration as of the date and year set forth above.

[Signature]
 Witness (Print Name): JOHN FUGER

[Signature]
 Raymond Z. Bateh

[Signature]
 Witness (Print Name): Linda B. Griffis

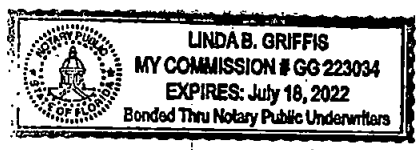
[Signature]
 George Z. Bateh

STATE OF FLORIDA
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2020, by Raymond Z. Bateh and George Z. Bateh.

[Signature]
 Notary Public
 My Commission Expires: 7-18-22

Personally Known or Produced Identification
 Type of Identification Produced



Witness (Print Name): _____

Jeb S. Smith, Chair

Witness (Print Name): _____

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 _____, 2020, by Jeb S. Smith as Chair of the Board of County Commissioners for St. Johns County, Florida.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

("Bateh" Property)

Lots 3 and 4 and that part of Lot 6 lying East of State Road A-1-A, in Block 12 in North Beach, a subdivision of Lots 2 and 3, Section 29 and Fractional Sections 30 and 44, Township 6 South, Range 30 East, according to Map Book 3, page 28, of the public records of St. Johns County, Florida.

("County" Property)

Fourth Street, North Beach, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida, lying East of Coastal Highway.

This instrument prepared by:
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084

DECLARATION OF RESTRICTIVE COVENANTS

This **DECLARATION OF RESTRICTIVE COVENANTS (Declaration)**, made this 4th day of June, 2020, between **KEVIN A. HUAMAN**, Trustee of the **GENESIS TRUST**, dated May 8, 2017, ("Genesis Trust") whose mailing address is 3798 Creek Hollow Lane, Middleburg, Florida 32068, first party, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, ("County") whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, second party:

- A. "Genesis Trust" at their expense, constructed and installed a bulkhead along their east property line including the County right-of-way at the east end of Fourth Street.
- B. The bulkhead was constructed for the purpose of assisting oceanfront property owners against high tides, beach erosion, and to assist in protecting oceanfront property.
- C. "Genesis Trust" is requesting acceptance of the bulkhead and by the "County".
- D. Pursuant to, and contingent upon, acceptance by the Board of County Commissioners of the Bill of Sale, Schedule of Values, and Release of Lien for said bulkhead "Genesis Trust" and the "County" wish to enter into this Declaration, to be recorded in the public records of St. Johns County, Florida ("Public Records") for the purpose of providing record notice that the lands described in EXHIBIT "A" ("Lands") are subject to certain conditions for the acceptance of said bulkhead.

NOW THEREFORE, in consideration of the foregoing recitals and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. "Genesis Trust" acknowledges the "County" is not required to replace the bulkhead should it be destroyed or damaged beyond repair for any reason or by any cause whatsoever.
2. Nothing herein shall be construed to obligate the County to perform maintenance, repair, or replacement of any portion of the bulkhead.
3. The "County" reserves the right to remove all or any portion of the bulkhead from the County right-of-way at any time whatsoever.
4. The "County" is not responsible for any property damage to the "Lands" resulting from the failure of the bulkhead, or any portion thereof.
5. Covenant running with the "Lands"; Successors and Assigns; the parties acknowledge and agree that the terms of this Declaration specifically touch and concern the use and maintenance of said bulkhead and "Lands", and, therefore, the provisions of this Declaration shall constitute covenants running with the land, burdening the "Lands" and binding on any future owner with respect to the "Lands" or portion thereof.
6. No Third Part Beneficiaries. Notwithstanding anything to the contrary set forth in this Declaration, this Declaration is for the benefit of "County", and any Designated Successor only, and may not be relied upon, or enforced by any person or entity other than the "County" or its Designated Successor(s).

IN WITNESS WHEREOF, the parties have executed this Declaration as of the date and year set forth above.

Kevin A. Huaman
K. A. Huaman

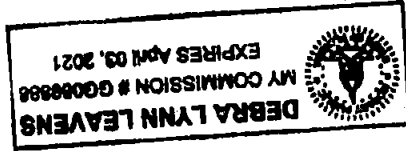
Witness (Print Name): Kevin A. Huaman

Kevin A. Huaman
Witness (Print Name): Kevin A. Huaman

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2020, by Kevin A. Huaman.

Debra Lynn Leavens
Notary Public
My Commission Expires: 4/8/2021



Personally Known or Produced Identification
Type of Identification Produced

Witness (Print Name): Job S. Smith, Chair

Witness (Print Name): _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2020, by Job S. Smith as Chair of the Board of County Commissioners for St. Johns County, Florida.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Notary Public

My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

("Genesis Trust" Property)

All that part of the North 75 feet of Block 13 lying East of State Road A-1-A, being in that portion of North Beach, according to the map or plat thereof, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida, a subdivision of U.S. Lots 2 and 3 of Section 28 and all of Fractional Section 30 and all of Section 44 (Joseph Arnau Grant), all in Township 6 South, Range 30 East.

("County" Property)

Fourth Street, North Beach, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida, lying East of Coastal Highway.

RELEASE OF INDEMNIFICATION

WHEREAS, on October 19, 2017, Kevin A. Huaman, Raymond A. Bateh, both individually and collectively as trustee of the Raymond Z. Bateh Family Trust, and George Z. Bateh (collectively referred to herein as "Owners") requested authorization from St. Johns County (the County) to construct a bulkhead on County property (the Bulkhead); and

WHEREAS, as a condition of the County's authorization for the Owners to construct a bulkhead on County Property, the County required the Owners to execute a release indemnifying the County from and against any third party claims in connection with the construction of the Bulkhead (the Release Agreement), as more particularly set forth in Exhibit A; and

WHEREAS, the Owners have conveyed ownership of the Bulkhead to the County; and

WHEREAS, the parties now wish to release the Owners from the obligations set forth in the Release Agreement,

NOW THEREFORE, the County hereby releases the Owners from any and all obligations created by the Release Agreement. This release shall not apply to any cause of action that arose prior to the date that ownership of the Bulkhead was accepted by the County.

Done this _____ day of _____, 2020

Hunter S. Conrad
County Administrator

Attest: Brandon Patty, Clerk of Court

Deputy Clerk

Legally Sufficient

County Attorney

Exhibit A

RELEASE

Due to high tides and beach erosion Requestor has requested to be allowed to construct a bulkhead on County Property described as follows:

St. Johns County Property – a 60 foot right-of-way known as Fourth Street, North Beach Subdivision, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida, lying east of Coastal Highway.

As a condition of the County's Authorization for Requestor to construct a bulkhead on County Property, Requestor has agreed to execute a Release indemnifying the County. Such Authorization shall be made a part of and shall be read together with this Release.


In consideration for the County's authorization to construct and maintain a bulkhead on County Property, Requestor, Requestor's successors, assigns, and contractors agree to protect, defend, indemnify, and hold St. Johns County and its tenants, elected officials, officers, employees, and agents, free and unharmed from and against any, and all, third party (including employees of owner and its contractors, and subcontractors) claims, liability, losses, and/or cause of action, which may arise from any negligent act or omission of Requestor's staff, employees, or agents (including court costs and reasonable attorneys' fees) associated with, or connected with, the bulkhead by Requestor, and its contractors, including ingress and egress thereto. Requestor will also reimburse the County for damages sustained as a result of negligence of Requestor's employees, or the employees of Requestor's contractors, or other subcontractors assisting requestor.


Requestor acknowledges that pursuant to Comprehensive Plan Objective E.1.1 and Section 2 of the St. Johns County Beach Code, Ordinance No. 2007-19, as amended, public access to the beach shall not be obstructed. The County retains the right to remove any structures on the property obstructing access and may provide an access walkway when funds are available.

Agreed to this 19 day of October, 2017.


Signed, sealed and delivered in our presence:


Witnesses:


Print Name: Gurney


Print Name: Stephanie Lumpies

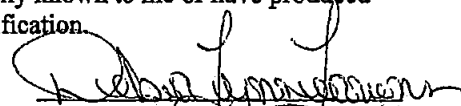
Requestor:

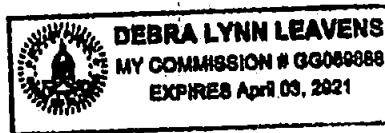

Kevin A. Huaman


Shannon M. Mate

State of Florida
County of St. Johns

Signed and sworn before me on this 19 day of October, 2017, by Kevin A. Huaman and Shannon M. Mate, who are personally known to me or have produced _____ as identification.


Notary Public
My Commission Expires: 7/3/21



RELEASE

Due to high tides and beach erosion Requestor has requested to be allowed to construct a bulkhead on County Property described as follows:

St. Johns County Property – a 60 foot right-of-way known as Fourth Street, North Beach Subdivision, as recorded in Map Book 3, page 28, of the public records of St. Johns County, Florida, lying east of Coastal Highway.

As a condition of the County's Authorization for Requestor to construct a bulkhead on County Property, Requestor has agreed to execute a Release indemnifying the County. Such Authorization shall be made a part of and shall be read together with this Release.


In consideration for the County's authorization to construct and maintain a bulkhead on County Property, Requestor, Requestor's successors, assigns, and contractors agree to protect, defend, indemnify, and hold St. Johns County and its tenants, elected officials, officers, employees, and agents, free and unharmed from and against any, and all, third party (including employees of owner and its contractors, and subcontractors) claims, liability, losses, and/or cause of action, which may arise from any negligent act or omission of Requestor's staff, employees, or agents (including court costs and reasonable attorneys' fees) associated with, or connected with, the bulkhead by Requestor, and its contractors, including ingress and egress thereto. Requestor will also reimburse the County for damages sustained as a result of negligence of Requestor's employees, or the employees of Requestor's contractors, or other subcontractors assisting requestor.

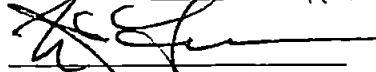
Requestor acknowledges that pursuant to Comprehensive Plan Objective E.1.1 and Section 2 of the St. Johns County Beach Code, Ordinance No. 2007-19, as amended, public access to the beach shall not be obstructed. The County retains the right to remove any structures on the property obstructing access and may provide an access walkway when funds are available.

Agreed to this 2nd day of October, 2017.

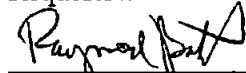
Signed, sealed and delivered in our presence:

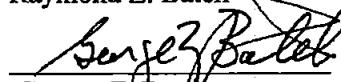
Witnesses:


Print Name: Linda Griffiths


Print Name: John C. Fletcher III

Requestor:


Raymond Z. Bateh


George Z. Bateh

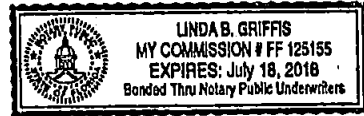
State of Florida

County of Duval

Signed and sworn before me on this 2nd day of October, 2017, by Raymond Z. Bateh and George Z. Bateh, who are personally known to me or have produced _____ as identification.

Linda B. Griffis
Notary Public

My Commission Expires: July 18, 2018





2019 Aerial Imagery



June 17, 2020

North Beach Bulkhead

Fourth Street

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.

