

RESOLUTION NO. 2021- 116

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, REUSE, PUMP STATION AND SEWER FORCE MAINS SYSTEMS TO SERVE BEACON LAKE PHASE 2C LOCATED OFF COUNTY ROAD 210W.**

**RECITALS**

**WHEREAS**, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed conveying a pump station to serve Beacon Lake Phase 2C located off County Road 210W, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer, reuse, pump station and sewer force mains systems to serve Beacon Lake Phase 2C located off County Road 210W, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Beacon Lake Phase 2C located off County Road 210W, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, Hughes Brothers Construction, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beacon Lake Phase 2C, attached hereto as Exhibits "D" and "E", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "F," 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.

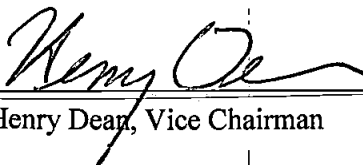
Section 2. The above described Easement for Utilities, Special Warranty Deed, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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, Special Warranty Deed, and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 19 day of January, 2021.

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

By:   
Henry Dean, Vice Chairman

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

  
Deputy Clerk

**RENDITION DATE** 1/21/21



Exhibit "A" to Resolution

This Instrument Prepared By:  
Heartwood 23, LLC  
401 East Las Olas Boulevard, Suite 800  
Fort Lauderdale, Florida 33301

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated this 22 day of July, 2020 is by and from **Heartwood 23, LLC**, whose address is **401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301**, 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".

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**TRACT 11 AS SHOWN ON THE BEACON LAKE PHASE 2C  
RECORDED IN THE MAP BOOK 100 PAGES 21 THROUGH 40  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Marcy McBride*  
Print Name: Marcy McBride

By: *[Signature]*  
Its: VP

*[Signature]*  
Print Name: Evgeny Munkov

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of July, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC.

*Marcy McBride*  
Notary Public  
My Commission Expires: \_\_\_\_\_



Personally Known or Produced Identification  
Type of Identification Produced

Notary Public

Exhibit "B" to Resolution

This Instrument prepared by:

Heartwood 23, LLC  
401 East Las Olas Boulevard, Suite 800  
Fort Lauderdale, Florida 33301

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 22 day of July, 2020 by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, 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, lift stations & sewer force mains 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit A (Ingress/Egress Area).** 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) PUMP STATION & SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) SANITARY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and 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.

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

5. 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

Marcy McBride  
Witness

By: [Signature]  
Its: VP

Marcy McBride  
Print Name

[Signature]  
Witness

Eugene Munkov  
Print Name

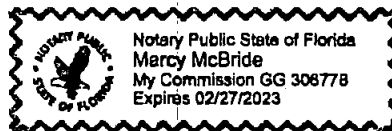
State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 22 day of July, 2020 by  
Bruce J. Parker as VP  
for Heartwood 23, LLC

Marcy McBride  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally, Known or Produced Identification:  
Type of Identification Produced:

Notary Public



**EXHIBIT "A"**

**EASEMENT AREA**

**WINDERMERE WAY, NESS CIRCLE, STARNBERG COURT, LOMOND COURT AS SHOWN ON THE BEACON LAKE PHASE 2C PLAT RECORDED IN MAP BOOK 100, PAGES 21 - 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

Exhibit "C" to Resolution



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

**BEACON LAKE - PHASE 2C**

Heartwood 23, LLC, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, hereinafter, (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 BEACON LAKE PHASE 2C"  
WATER AND SEWER ONLY**

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 22 of July, 2020

WITNESS:

Marcy McBeide  
Witness Signature

Marcy McBeide  
Print Witness Name

OWNER:

Bruce J. Parker  
Owner's Signature

Bruce J. Parker  
Print Owner's Name

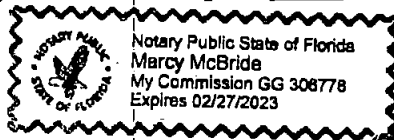
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of July, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC.

*Marcy McBride*

Notary Public

My Commission Expires: \_\_\_\_\_



Personally Known or Produced Identification  
Type of Identification Produced

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

Project Name: Beacon Lake Phase 2C  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE CTS SDR 9	LF	570	\$ 9.78	\$ 5,574.60
4" PVC DR18	LF	596	\$ 11.00	\$ 6,556.00
4" HDPE SDR 11	LF	45	\$ 19.40	\$ 873.00
6" PVC DR18	LF	715	\$ 15.15	\$ 10,832.25
6" HDPE SDR 11	LF	10	\$ 28.00	\$ 280.00
8" PVC DR 18	LF	3244	\$ 20.50	\$ 66,502.00
8" HDPE SDR 11	LF	180	\$ 40.80	\$ 7,344.00
10" PVC DR 18	LF	1821	\$ 28.75	\$ 52,353.75
10" HDPE SDR 11	LF	34	\$ 57.65	\$ 1,960.10
12" PVC DR 18	LF	80	\$ 33.45	\$ 2,676.00
16" HDPE SDR 11	LF	13	\$ 91.00	\$ 1,183.00
Fittings	LS	1	\$ 48,939.00	\$ 48,939.00
<b>Water Valves (Size and Type)</b>				
6" Gate Valve	EA	2	\$ 990.00	\$ 1,980.00
8" Gate Valve	EA	4	\$ 1,405.00	\$ 5,620.00
10" Gate Valve	EA	2	\$ 2,070.00	\$ 4,140.00
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	EA	9	\$ 4,240.00	\$ 38,160.00
2" Flushing Hydrant	EA	5	\$ 1,770.00	\$ 8,850.00
<b>Sevices (Size and Type)</b>				
Locate Wire Potable Water	LF	7198	\$ 0.75	\$ 5,398.50
Single Water Service	EA	104	\$ 880.00	\$ 91,520.00
Double Water Service	EA	45	\$ 1,180.00	\$ 53,100.00
Lift Station Service	EA	1	\$ 1,780.00	\$ 1,780.00
<b>Total Water System Cost</b>				<b>\$ 415,622.20</b>



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

Project Name: Beacon Lake Phase 2C  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR 18	LF	3673	\$ 10.00	\$ 36,730.00
4" HDPE SDR 11	LF	135	\$ 25.00	\$ 3,375.00
6" PVC DR 18	LF	20	\$ 12.90	\$ 258.00
6" HDPE SDR 11	LF	46	\$ 27.28	\$ 1,254.88
8" PVC DR 18	LF	33	\$ 20.00	\$ 660.00
Fittings	LS	1	\$ 17,632.00	\$ 17,632.00
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	EA	4	\$ 850.00	\$ 3,400.00
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
0/6 8" PVC SDR 26	LF	361	\$ 35.70	\$ 12,887.70
6/8 8" PVC SDR 26	LF	1920	\$ 37.50	\$ 72,000.00
8/10 8" PVC SDR 26	LF	59	\$ 40.00	\$ 2,360.00
10/12 8" PVC SDR 26	LF	858	\$ 43.50	\$ 37,323.00
10/12 10" PVC SDR 26	LF	1349	\$ 47.00	\$ 63,403.00
12/14 10" PVC SDR 26	LF	1536	\$ 52.00	\$ 79,872.00
14/16 10" PVC SDR 26	LF	88	\$ 61.00	\$ 5,368.00
<b>Laterals (Size and Type)</b>				
6" PVC SDR 35 Single Service	EA	195	\$ 1,155.00	\$ 225,225.00
Locate Wire Force Main	LF	3907	\$ 1.10	\$ 4,297.70
<b>Manholes (Size and Type)</b>				
0/6 Manhole	EA	3	\$ 3,280.00	\$ 9,840.00
6/8 Manhole	EA	11	\$ 3,790.00	\$ 41,690.00
8/10 Manhole	EA	4	\$ 4,615.00	\$ 18,460.00
10/12 Manhole	EA	13	\$ 5,280.00	\$ 68,640.00
10/12 Manhole w/ Liner	EA	1	\$ 9,130.00	\$ 9,130.00
10/12 Drop Manhole w/ Liner	EA	1	\$ 9,745.00	\$ 9,745.00
12/14 Manhole	EA	4	\$ 6,315.00	\$ 25,260.00
12/14 Manhole w/ Liner	EA	1	\$ 10,760.00	\$ 10,760.00
12/14 Drop Manhole Type A w/ Liner	EA	1	\$ 12,680.00	\$ 12,680.00
14/16 Manhole	EA	1	\$ 7,690.00	\$ 7,690.00
14/16 Manhole w/ Liner	EA	1	\$ 11,800.00	\$ 11,800.00
<b>Lift Station</b>				
Mechanical Equipment	LS	1	\$ 77,614.00	\$ 77,614.00
Process Piping	LS	1	\$ 65,550.00	\$ 65,550.00
Process Structure	LS	1	\$ 73,490.00	\$ 73,490.00
Process Electrical Equipment	LS	1	\$ 57,080.00	\$ 57,080.00
Other Improvements	LS	1	\$ 58,446.00	\$ 58,446.00
<b>Total Sewer System Cost</b>				<b>\$ 1,123,921.28</b>

Exhibit "D" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum of \$1,539,543.48 hereby waives and releases its lien and right to claim a lien for the Reuse labor, services or materials furnished through 3/9/2020 to Meadow View at Twin Creeks CDD to the following described property:

**"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 2C"  
WATER AND SEWER ONLY**

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 \_\_\_ of \_\_\_.

**WITNESS:**

Rhett J. Nisler  
Witness Signature

Rhett Newinski  
Print Witness Name

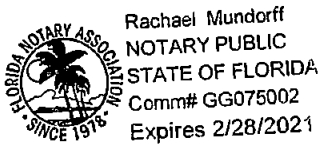
**OWNER:**

[Signature]  
Lienor's Signature

CHAD HUGHES  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of July, 2020, by Chad Hughes as President for Hughes Brothers Construction, Inc.



[Signature]  
Notary Public  
My Commission Expires: 2/28/21

Personally Known or Produced Identification  
Type of Identification Produced

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

Project Name: Beacon Lake Phase 2C  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

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10/12 Drop Manhole w/ Liner	EA	1	\$ 9,745.00	\$ 9,745.00
12/14 Manhole	EA	4	\$ 6,315.00	\$ 25,260.00
12/14 Manhole w/ Liner	EA	1	\$ 10,760.00	\$ 10,760.00
12/14 Drop Manhole Type A w/ Liner	EA	1	\$ 12,680.00	\$ 12,680.00
14/16 Manhole	EA	1	\$ 7,690.00	\$ 7,690.00
14/16 Manhole w/ Liner	EA	1	\$ 11,800.00	\$ 11,800.00
<b>Lift Station</b>				
Mechanical Equipment	LS	1	\$ 77,614.00	\$ 77,614.00
Process Piping	LS	1	\$ 65,550.00	\$ 65,550.00
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Process Electrical Equipment	LS	1	\$ 57,080.00	\$ 57,080.00
Other Improvements	LS	1	\$ 58,446.00	\$ 58,446.00
<b>Total Sewer System Cost</b>				<b>\$ 1,123,921.28</b>

Exhibit "E" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 7-21-2020

Project Title: **Beacon Lake Phase 2C**  
St. Johns County, Florida


FROM: Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, Florida 34785

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.


Contractor:

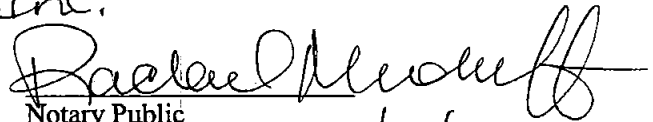
  
\_\_\_\_\_  
Contractor's Signature

CHAD HUGHES  
\_\_\_\_\_  
Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF Suwannee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of July, 2020, by Chad Hughes as President for Hughes Brothers Construction, Inc.

 Rachael Mundorff  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG075002  
Expires 2/28/2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/28/21

Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "F" 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: Beacon Lake Phase 2C  
DATE: November 17, 2020

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Beacon Lakes Phase 2C.

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.



Subject area



2019 Aerial Imagery  
 0 305 610 1,220  
 Feet  
 Date: 12/22/2020

Easement for Utilities, Special  
 Warranty Deed, Bill of Sale,  
 Schedule of Values, Final  
 Release of Lien & Warranty

Beacon Lake Phase 2C

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782

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.

