RESOLUTION NO. 2023-312

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, FINAL RELEASE OF LIEN, WARRANTY AND BILL OF SALE ASSOCIATED WITH THE WATER, SEWER AND FIRE HYDRANT SYSTEMS TO SERVE ROLLING HILLS INDUSTRIAL PARK, LOCATED OFF ROLLING HILLS DRIVE.

RECITALS

WHEREAS, Rolling Hills Industrial Partners, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the fire hydrant to serve Rolling Hills Industrial Park located off Rolling Hills Drive, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Rolling Hills Industrial Partners, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and fire hydrant systems to serve Rolling Hills Industrial Park, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, ACO Construction, LLC., a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Rolling Hills Industrial Park, attached hereto as Exhibits "C" and "D", 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 "E" 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, Bill of Sale, 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, scriveners or administrative errors that <u>do not</u> 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 Easements for Utilities 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 the day of beptenber, 2023.

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

Rendition Date SEP 0 6 2023

By: Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the

Circuit Court & Comptroller

By: Custal Suith
Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 30 day of September, 20 2 by Poxick bedals for Rolling Hills Indestrue with an address of 172 Atlantic Blod. Str. 200 Mills of thereinafter 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 Fire Hydrant 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 the Fire Hydrant 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. Fire Hydrant The Grantee shall maintain Fire Hydrant(s) and shall be responsible for maintaining the water line located within the boundary of the Easement.
- 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.
- 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:

· DJedder By: Patrick beddes

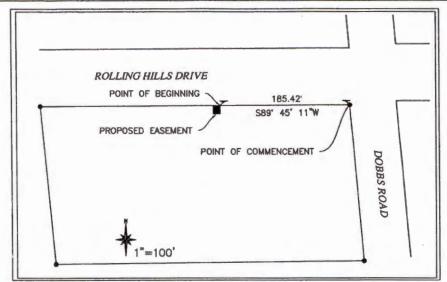
	1.16
Witness Signature	Print Name: Patrick Print Name: Hunter Geddes
Timothy Golfer	Print Name: Hunter Gedes
Print Name	Its: Owner
(durally	
Witness Signature	
Denise Roemer	
Print Name	
STATE OF FLORIDA COUNTY OF DUVAL	
	owledged before me by means of physical 30 day of Scotember, 2020, by
Patrick Hunter Geddes	as owner
for Rolling Hills Industrial Pa	rmas
	0 04
	Notary Public
	My Commission Expires: 7/24/2022
	DAWN JOHNSON
	Commission # GG 241191 Expires July 24, 2022
Personally Known or Produced Identification	Cor of Standard Thru Tony Fain Insurrance 800-365-7019
Type of Identification Produced	

Notary Public

EXHIBIT A to the Easement

SKETCH SHOWING PROPOSED WATER EASEMENT

LOCATED IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA



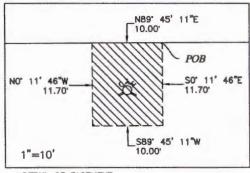
EXIBIT "A"

A parcel of land situated in Section 48, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows:

Commencing at the intersection of the West Right of Way Line of Dobbs Road, as it currently exists, and the South Right of Way Line of Rolling Hills Drive, as it currently exists;

thence S 89° 45' 11" W along said South Right of Way of Rolling Hills Drive for a distance of 185.42 feet to the Point of Beginning; thence leaving said Right-ot-Way S 0" 11' 46" E for a distance of 11.70 feet; thence S 89' 45' 11" W for a distance of 10.00 feet; thence N 0" 11' 46" W for a distance of 11.70 feet to the said Right of Way of Rolling Hills Drive; thence S 89' 45' 11" W along said Right of Way of Rolling Hills Drive for a distance of 10.00 feet to the Point of Beginning.

Said parcel contains 117 square feet.



DETAIL OF EASEMENT

SURVEYORS REPORT:

NOTICE OF LIABILITY:

- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS
 HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH
 OF THE PUBLIC RECORDS.
- 2. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 |-17.050-.052 REQUIREMENTS.
- 3. FEATURES SHOWN BY SYMBOL ARE NOT TO SCALE.
- 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- 5. DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THIS SURVEY IS FOR THE PURPOSE STATED ABOVE ONLY.

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DATE OF SURVEY:

| JULY 7, 2021

| JOB NUMBER:

20-75

DRAWING SCALE:

1"=100' DETAIL 1"=10'

CERTIFIED TO:

ST, JOHNS COUNTY

UTILITY DEPARTMENT

| Not valid without the algnature and seed of a state of Florida Professional Surveyor and Mapper

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MRE of JAX ENTERPRISES, LLC.

6005 POWERS AVENUE, SUITE 104 JACKSONVILLE, FLORIDA 32217 LB 8276



BILL OF SALE UTILITY IMPROVEMENTS for

Rolling Hills Industrial Park

Rolling Hills Industrial Partners, LLC, 1721 Atlantic Blvd Suite 200, Jacksonville, FL 32207 (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 (Rolling Hills Industrial Park)

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 14 of July, 2022

WITNESS:	OWNER:
Witness Signature	Owner's Signature
Print Witness Name	Print Owner's Name
State of FL County of Duva	
The foregoing instrument was ack	nowledged before me this 14 day of
who is personally known to me or has pridentification.	roduced as
	Notary Public Johnson





Exhibit "A" to the Bill of Sale St. Johns County Utility Department

Asset Management Schedule of Values

Project Name:

ROLLING HILLS INDUSTRIAL PARK

Contractor: Developer:

ACO CONSTRUCTION, LLC dba WHITESTONE CONSTRUCTION

ROLLING HILLS INDUSTRIAL PATNERS,LLC

	UNIT	QUANITY	Uì	VIT COST	TO	TAL COST
Water Mains (Size, Type & Pipe Class)						
8" DR 11 HDPE	LF	28		\$18	\$	504.00
6" DR18 PVC	LF	25	\$	11.00	\$	275.00
2" SDR9 POLY	LF	6	\$	1.00	\$	6.00
	LF		\$	-	\$	-
	LF		\$	-	\$	-
Water Valves (Size and Type)					J. Di	
8" TAP SLEEVE W/ 6" TAPPING VALVE	Ea	1	\$	1,650.00	\$	1,650.00
6" GATE VALVE	Ea	1	\$	950.00	\$	950.00
2" GATE VALVE	Ea	1	\$	350.00	\$	350.00
	Ea		\$	-	\$	-
	Ea		\$	-	\$	-
Hydrants Assembly (Size and Type)						
5 1/4 VO WB67 HYD 3'6 OL L/A ST JN	Ea	1	\$	1,850.00	\$	1,850.00
			\$	-	\$	-
			\$	-	\$	***
Sevices (Size and Type)						
2" POLY	Ea	1	\$	850.00	\$	850.00
	Ea		\$	-	\$	-
	Ea		\$	-	\$	40
			\$	-	\$	-
		Total Wate	System	Cost	\$	6,435.00



St. Johns County Utility Department

Asset Management Schedule of Values

Project Name:

ROLLING HILLS INDUSTRIAL PARK

Contractor:

ACO CONSTRUCTION dba WHITESTONE CONSTRUCTION

Developer:

ROLLING HILLS INDUSTRIAL PARTNERS, LLC

	UNIT	QUANITY	UNIT COST	TOT	TAL COST
Force Mains (Size, Type & Pipe Class)					
2" CTS Pipe	LF	6	\$ -	\$	6.00
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	**
Sewer Valves (Size and Type)					
4" Tapping Valve	Ea		-	\$	511.00
	Ea		\$ -	\$	-
	Ea		\$ -	\$	-
	Ea		\$ -	\$	
	Ea		\$ -	\$	-
Gravity Mains (Size, Type & Pipe Class)					
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	
Laterals (Size and Type)					3.3111 - 14
Tietinings (Chief I) is Samma and America (Tot. 14 Story America) and a constant and a constant and a constant	EA	occi poessa i somane constituante e constitui	\$ -	\$	
	EA		\$ -	\$	~
	EA		\$ -	\$	-
	EA		\$ -	\$	-
Manholes (Size and Type)					
4-6 foot deep	EA		\$ -	\$	pro projekt is object on with a period on on any of a real
6-8 foot deep	EA		\$ -	\$	-
8-10 foot deep	EA		\$ -	\$	94
10-12 foot deep	EA		\$ -	\$	_
> 12 foot deep	EA		\$ -	\$	_
12 1001 000			\$ -	\$	~
			\$ -	\$	-
*			\$ -	\$	-
			\$ -	\$	_
			\$ -	\$	-
Lift Station			3		
Mechanical Equipment	Lump Sum		\$ -	\$	<u>-</u>
Process Piping	Lump Sum		\$ -	\$	-
Process Structure	Lump Sum		\$ -	\$	-
Process Electrical Equipment	Lump Sum		\$ -	\$	-
Other Improvements	Lump Sum		\$ -	\$	-
other improvements	Lump oum	7.110	er System Cost	\$	517.00

Exhibit "C" of the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT 3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

The undersigned lienor, in c \$6,952	onsideration of the	sum	
Water labor, services or ma	terials furnished the	_	er, and Reclaimed
		ustrial Partners, LLC	
Date	Developer's/Owne	er's Name)	
to the following described p	roperty:		
"SEE EXHIBIT A S	CHEDULE OF V	ALUES FOR	
Rolling Hills Industrial P			
PROJECT NAME			
Note: The description listed	should match the	description listed on the "Bi	ll of Sale".
The waiver and rele furnished after the date spec		any retention or labor, servi	ces, or materials
IN WITNESS WH delivered by its duly auth 20 ²³		r has caused this instrument this day of	
WITNESS:)	OWNER:	
Witness Signature		Lienor's Signature	
KINING TOTA		Kevin O'Donnel	
Print Witness Name		Print Lienor's Name	
STATE OF Florida			
COUNTY OF Duval			
The foregoing instru	ument was acknow	ledged before me by means	of a physical
presence or online notariz	zation, this 14th	day of March	2023 by
Kevin O'Donnel		as Manager	for
ACO Construction DBA	Whitestone		
Personally Known or Produ Type of Identification Prod		Mary Public Alabam Dubli	RLY TOTH
		Commission My Commission	on # GG 321533 mission Expires



Exhibit "A" to the Release of Lien St. Johns County Utility Department

Asset Management Schedule of Values

Project Name:

ROLLING HILLS INDUSTRIAL PARK

Contractor: Developer:

ACO CONSTRUCTION, LLC dba WHITESTONE CONSTRUCTION

ROLLING HILLS INDUSTRIAL PATNERS,LLC

	UNIT	QUANITY	U	NIT COST	TO	TAL COST
Water Mains (Size, Type & Pipe Class)						
8" DR 11 HDPE	LF	28		\$18	\$	504.00
6" DR18 PVC	LF	25	\$	11.00	\$	275.00
2" SDR9 POLY	LF	6	\$	1.00	\$	6.00
	LF		\$	-	\$	**
	LF		\$	-	\$	
Water Valves (Size and Type)						
8" TAP SLEEVE W/ 6" TAPPING VALVE	Ea	1	\$	1,650.00	\$	1,650.00
6" GATE VALVE	Ea	1	\$	950.00	\$	950.00
2" GATE VALVE	Ea	1	\$	350.00	\$	350.00
	Ea		\$	-	\$	bu
	Ea		\$	**	\$	-
Hydrants Assembly (Size and Type)						
5 1/4 VO WB67 HYD 3'6 OL L/A ST JN	Ea	1	\$	1,850.00	\$	1,850.00
			\$	-	\$	-
			\$		\$	•
Sevices (Size and Type)		Lagrand Control				
2" POLY	Ea	1	\$	850.00	\$	850.00
	Ea		\$	96	\$	•
	Ea		\$	tro .	\$	-
			\$	-	\$	-
		Total Wate	r Systen	n Cost	\$	6,435.00



St. Johns County Utility Department

Asset Management Schedule of Values

Project Name:

ROLLING HILLS INDUSTRIAL PARK

Contractor:

ACO CONSTRUCTION dba WHITESTONE CONSTRUCTION

Developer:

ROLLING HILLS INDUSTRIAL PARTNERS, LLC

	UNIT	QUANITY	UNIT COST	TO	TAL COST
Force Mains (Size, Type & Pipe Class)					
2" CTS Pipe	LF	6	\$ -	\$	6.00
	LF		\$ -	\$	_
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	-
Sewer Valves (Size and Type)					
4" Tapping Valve	Ea	THE PROPERTY OF STREET,	\$ -	\$	511.00
119	Ea		\$ -	\$	-
	Ea		\$ -	\$	-
	Ea		\$ -	\$	-
	Ea		\$ -	\$	_
Gravity Mains (Size, Type & Pipe Class)					
erantingen in der	LF			\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	-
	LF		\$ -	\$	-
Laterals (Size and Type)					
	EA		\$ -	\$	<u>-</u>
	EA		\$ -	\$	-
	EA		\$ -	\$	-
	EA		\$ -	\$	-
Manholes (Size and Type)					
4-6 foot deep	EA		\$ -	\$	-
6-8 foot deep	EA		\$ -	\$	-
8-10 foot deep	EA		\$ -	\$	_
10-12 foot deep	EA		\$ -	\$	-
> 12 foot deep	EA		\$ -	\$	-
> 12 100t deep			\$ -	\$	
			\$ -	\$	-
			1	\$	
			-	\$	**
			\$ -		
				\$	-
Lift Station	Lucas Cus-		\$ -	S	-
Mechanical Equipment	Lump Sum		\$ -	\$	-
Process Piping	Lump Sum		\$ -	\$	_
Process Structure	Lump Sum		\$ -	\$	-
Process Electrical Equipment	Lump Sum		\$ -	\$	
Other Improvements	Lump Sum		\$ -	\$	-
		Total Sewe	r System Cost	\$	517.00

Exhibit "D" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT 3E – CLOSEOUT - WARRANTY

Date:	3/14/23					
Project Title:	Rolling Hills Industrial Park					
FROM:	ACO Construction BDA Wh	itestc				
	Contractor's Name					
Address:	1906 River Oaks Road					
	Jacksonville, FL 32207					
TO:	St. Johns County Utility Depart Post Office Box 3006 St. Augustine, Florida 32085	ment				
defects in mat	terial and workmanship for a per	ed in connection with the above project to be free from all iod of (1) year from the date of acceptance of the project defects arising with that period at its expense.				
	ects shall not be construed as emb wear and tear or failure to follow	oracing damage arising from misuse, negligence, Acts of operating instructions.				
Contractor:						
Kevin O'Do	nnel	Kut				
Print Contract	tor's Name	Contractor's Signature				
	Florida					
STATE OF	Direct					
COUNTY OF	Duval					
The foregoing	g instrument was acknowledged l	pefore me by means of XX physical presence or				
	zation, this 14th day of Mar	ch , 20 23 , by				
Kevin O'Do		as Manager for				
ACO Const	ruction DBA Whitestone					
		Notary Public My Commission Expires: April 9 1013				
	nown or Produced Identification ification Produced					
		KIMBERLY TOTH Notary Public-State of Florida Commission # GG 321533 My Commission Expires April 9, 2023				



ST. JOHNS COUNTY UTILITIES

1205 State Road 16 St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO:

Debbie Taylor, Real Estate Manager

FROM:

Melissa Caraway, Utility Review Coordinator

DATE:

Rolling Hills Industrial Park

SUBJECT:

July 12, 2023

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Rolling Hills Industrial Park.

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.







Date: 8/7/2023

Rolling Hills Industrial Park

Easement for Utilities, Final Release of Lien, Bill of Sale and Warranty

Land Management Systems Real Estate Division (904) 209-1276

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.

