

**RESOLUTION NO. 2024-136**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PASEO REYES OFFICE CONDOMINIUM NORTH – PHASE 1 LOCATED OFF PASEO REYES DRIVE.**

**RECITALS**

**WHEREAS**, Professional Center at Palencia Commons Condominium Association, Inc., a Florida not-for-profit corporation, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Paseo Reyes Office Condominium North – Phase 1 located off Paseo Reyes Drive, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Professional Center at Palencia Commons Condominium Association, Inc., a Florida not-for-profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the water and sewer systems to serve Paseo Reyes Office Condominium North – Phase 1, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, North Florida Underground Utilities, 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 Paseo Reyes Office Condominium North – Phase 1, 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. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the public records of St. Johns County, Florida.

Section 4. 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.

**PASSED AND ADOPTED** this 2nd day of April, 2024.

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

By: \_\_\_\_\_  
Sarah Arnold, Chair

Rendition Date: APR 03 2024

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

Crystal Smith  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 23<sup>rd</sup> day of June, 20 23  
by PROFESSIONAL CENTER AT PALMICA with an address of  
COMMONS CONDOMINIUM ASSOCIATION INC  
910 11<sup>th</sup> AVE SOUTH, JACKSONVILLE BEACH, FL 32250 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 meters 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. **WATER SYSTEM** - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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:

Nick Jones  
Witness Signature

By: [Signature]

Print Name: LAWRENCE D. Rollings

Nicholas Jones  
Print Name 910 11th Ave. South  
Jacksonville Beach, FL 32250

Its: MEMBER

[Signature]  
Witness Signature

Bryce Carleton  
Print Name 910 11th Ave. South  
Jacksonville Beach, FL 32250

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  
 physical presence or  online notarization, this 23 day of  
June, 2023, by Lawrence D. Rollings  
Dajana Myrtolli as Notary  
member for HyStar Professional Center at Palencia  
Commons Condominium Association, INC.



[Signature]  
Notary Public  
My Commission Expires: May 29, 2027

Personally Known or Produced Identification  
Type of Identification Produced

FL. D.L.  
R-452-524-64-012-0

**MAP SHOWING SURVEY OF:**

**A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA**

**CERTIFICATIONS:**

ST. JOHNS COUNTY UTILITY DEPARTMENT

**LEGAL DESCRIPTION: ST. JOHNS COUNTY UTILITY DEPARTMENT**

A PORTION OF LANDS AS DESCRIBED AS PARCEL "42" IN DEED RECORDED IN THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA IN BOOK 1958, PAGE 2168 AND A PORTION OF LANDS DESCRIBED AS PARCEL "55" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2478, PAGE 693 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE POINT OF BEGINNING COMMENCE AT THE MOST SOUTHERLY CORNER OF LANDS DESCRIBED AS ATHLETIC CONSERVATION AREA "10" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2051, PAGE 1294; THENCE THE FOLLOWING (4) COURSES ALONG THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID ATHLETIC CONSERVATION AREA "10": COURSE (1) - NORTH 81°16'25" EAST, A DISTANCE OF 64.99 FEET; COURSE (2) - SOUTH 84°48'30" EAST, A DISTANCE OF 38.06 FEET; COURSE (3) - NORTH 80°57'41" EAST, A DISTANCE OF 43.77 FEET; COURSE (4) - NORTH 33°37'57" EAST, A DISTANCE OF 82.54 FEET; THENCE SOUTH 01°13'11" EAST, A DISTANCE OF 96.26 FEET TO THE NORTHERLY BOUNDARY OF LANDS AS DESCRIBED AS ATHLETIC CONSERVATION AREA "11"; THENCE THE FOLLOWING (12) COURSES ALONG SAID NORTHERLY BOUNDARY AND ALONG THE NORTHWESTERLY AND WESTERLY BOUNDARY OF SAID ATHLETIC CONSERVATION AREA "11": COURSE (1) - SOUTH 89°07'46" WEST, A DISTANCE OF 76.40 FEET; COURSE (2) - SOUTH 64°58'34" WEST, A DISTANCE OF 27.79 FEET; COURSE (3) - SOUTH 66°03'59" WEST, A DISTANCE OF 19.45 FEET; COURSE (4) - SOUTH 64°46'26" WEST, A DISTANCE OF 17.28 FEET; COURSE (5) - SOUTH 86°35'07" WEST, A DISTANCE OF 22.41 FEET; COURSE (6) - NORTH 78°02'30" WEST, A DISTANCE OF 28.62 FEET; COURSE (7) - SOUTH 86°27'17" WEST, A DISTANCE OF 49.87 FEET; COURSE (8) - NORTH 79°13'17" WEST, A DISTANCE OF 59.25 FEET; COURSE (9) - SOUTH 56°14'01" WEST, A DISTANCE OF 64.09 FEET; COURSE (10) - SOUTH 67°57'52" WEST, A DISTANCE OF 24.08 FEET; COURSE (11) - SOUTH 00°16'08" WEST, A DISTANCE OF 22.14 FEET; COURSE (12) - SOUTH 01°58'48" WEST, A DISTANCE OF 22.78 FEET; THENCE SOUTH 47°18'03" WEST, A DISTANCE OF 14.24 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,030.00 FEET SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PASEO REYES DRIVE (A 60.00 FOOT RIGHT OF WAY); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 137.10 FEET THROUGH A DELTA ANGLE OF 07°37'36", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°30'45" WEST, 137.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°19'33" WEST, 28.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°19'33" WEST, DEPARTING SAID RIGHT OF WAY OF PASEO REYES DRIVE, A DISTANCE OF 10.00 FEET; THENCE NORTH 39°40'30" EAST, A DISTANCE OF 26.48 FEET; THENCE SOUTH 50°35'18" EAST, A DISTANCE OF 4.31 FEET; THENCE NORTH 39°24'42" EAST, A DISTANCE OF 3.48 FEET; THENCE SOUTH 50°35'18" EAST, A DISTANCE OF 5.71 FEET; THENCE SOUTH 39°40'27" WEST, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

LAST FIELD DATE: N/A  
FIELD BOOK AND PAGE: N/A  
PROJECT NO: 667-008-01  
DRAWING NO. 667-008-01.dwg  
SHEET 1 OF 2

**GENERAL NOTES:**

1. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF ATHLETIC CONSERVATION AREA "10" AS BEING NORTH 81°16'25" EAST, OFFICIAL RECORDS BOOK 2051, PAGE 1294.
2. THIS IS NOT A BOUNDARY SURVEY, IT IS A SKETCH AND DESCRIPTION FOR AN 10' UTILITY EASEMENT AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED EXCEPT WHERE VISIBLE SURFACE EVIDENCE EXISTS.
4. NOT ABSTRACTED FOR EASEMENTS. NO ABSTRACT OF TITLE FURNISHED.
5. THIS IS A TWO PAGE DOCUMENT, NOT VALID UNLESS BOTH PAGES ARE PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.



07/12/2023  
DATE OF SIGNATURE

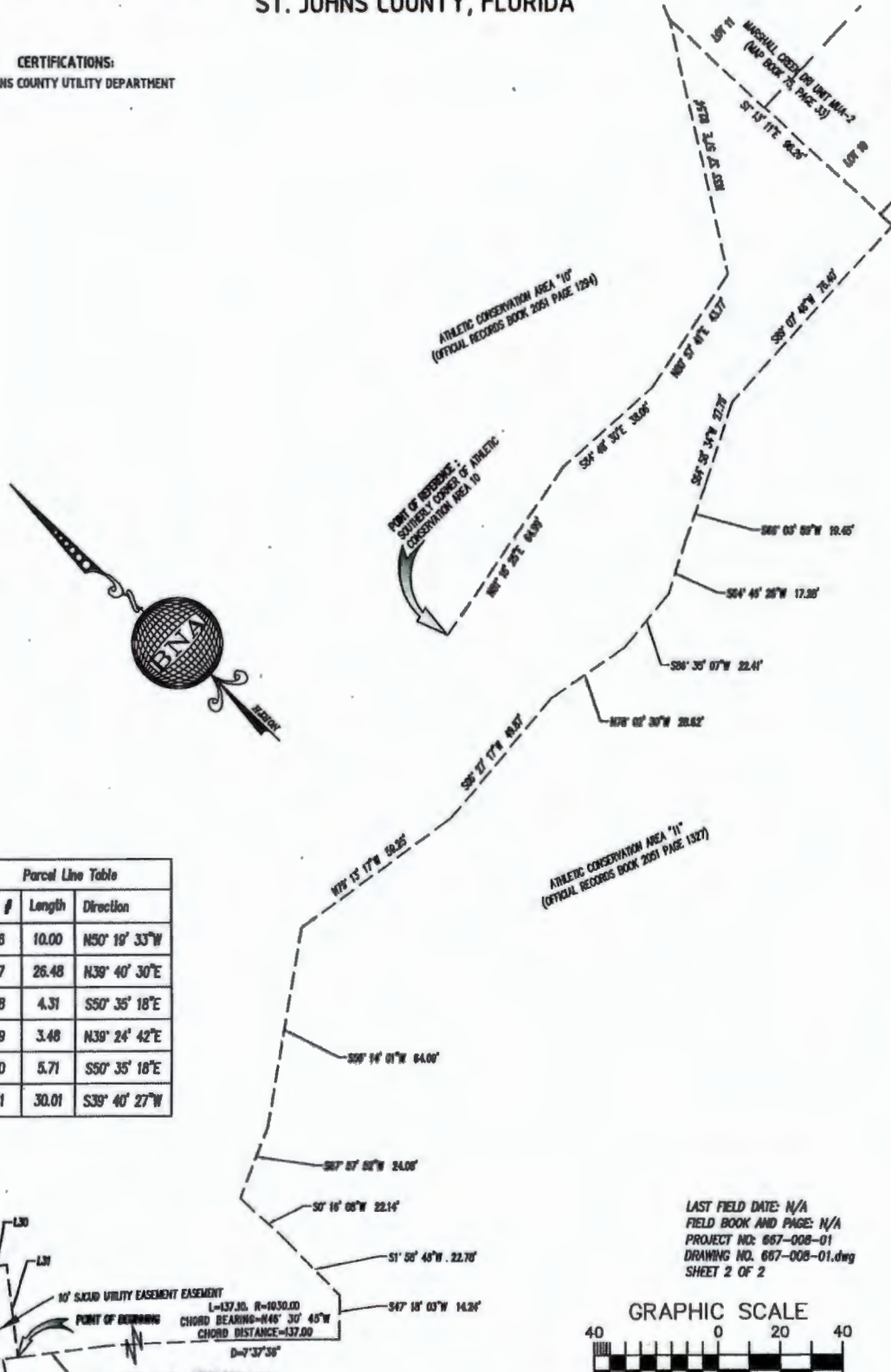
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

**BRADSHAW-NILES and ASSOCIATES, INC.**

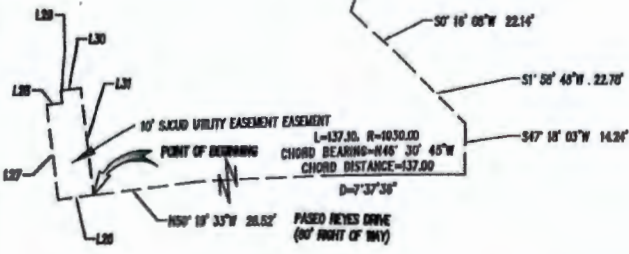
SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS No. 6824  
280 BUSINESS PARK CIR. #410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2591 FAX: (904) 829-5070

# MAP SHOWING SURVEY OF: A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

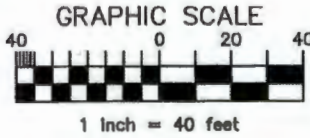
CERTIFICATIONS:  
ST. JOHNS COUNTY UTILITY DEPARTMENT



Parcel Line Table		
Line #	Length	Direction
L26	10.00	N50° 19' 33" W
L27	26.48	N39° 40' 30" E
L28	4.31	S50° 35' 18" E
L29	3.48	N39° 24' 42" E
L30	5.71	S50° 35' 18" E
L31	30.01	S39° 40' 27" W



LAST FIELD DATE: N/A  
FIELD BOOK AND PAGE: N/A  
PROJECT NO: 667-008-01  
DRAWING NO: 667-008-01.dwg  
SHEET 2 OF 2



**BRADSHAW-NILES and ASSOCIATES, INC.**  
SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS No. 6824  
280 BUSINESS PARK CIR. #410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2591 FAX: (904) 829-5070

Exhibit "B" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: PASEO REYES OFFICE @H1005

Home South Rollings, LLC 500 OSCOLA AVE, JACKSONVILLE FLA, FL 32250  
Owners Name and Address, (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 project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

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 21 of JUNE, 2023.

WITNESS:  
[Signature]  
Witness Signature

Wyatt Whipple  
Witness Print Name

OWNER:  
[Signature]  
Owner Signature

LAWRENCE D. Rollings  
Owner 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 21 day of June, 2023, by Lawrence D. Rollings for PASEO REYES as Notary

[Signature]  
Notary Public  
My Commission Expires: May 29, 2027

Personally Known or Produced Identification  
Type of Identification Produced





Exhibit "A" to the Bill Of Sale

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: Paseo Reyes Office Condos  
 Contractor: North Florida Underground Utilities LLC  
 Developer: Rollings Homesouth LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" c900	LF	5	\$ 18.50	\$ 92.50
10" c900	LF	85'	\$ 23.83	\$ 2,025.55
4" c900	LF	20'	\$ 1.80	\$ 36.00
2" dr 11	LF	20'	\$ 1.30	\$ 26.00
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 454.00	\$ 1,090.00
10" Gate Valve	Ea	1	\$ 1,575.00	\$ 1,575.00
2" pollyxpolly Curb stop	Ea	1	\$ 354.00	\$ 354.00
Meter Box	Ea	1	\$ 3,800.00	\$ 3,800.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 8,999.05</b>



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

The undersigned lienor, in consideration of the sum

\$ 8,999.05

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

July 6, 2023 to ROLLINGS HOMESOUTH, LLC  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

PAGEO RENEW OFFICE CONDOS

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 6<sup>th</sup> day of July, 2023.

WITNESS:

[Signature]  
Witness Signature

Benjamin Plante  
Print Witness Name

CONTRACTOR:

[Signature]  
Lienor's Signature

ALEXANDER MILLER  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of July, 2023, by Alexander Miller as Contractor for North Florida Underground Utilities LLC

[Signature]  
Notary Public

My Commission Expires:

Personally Known or Produced Identification Type of Identification Produced Florida Driver's license

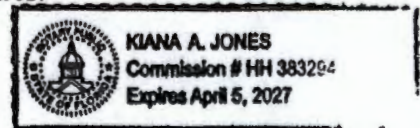


Exhibit "A" to the Final Release Of Lien

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name: Paseo Reyes Office Condos  
 Contractor: North Florida Underground Utilities LLC  
 Developer: Rollings Homesouth LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" c900	LF	5	\$ 18.50	\$ 92.50
10" c900	LF	85'	\$ 23.83	\$ 2,025.55
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<b>Water Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 454.00	\$ 1,090.00
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Meter Box	Ea	1	\$ 3,800.00	\$ 3,800.00
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>8,999.05</b>

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

Date: 6-6-23  
Project Title: Paseo Reyes Office Condos  
FROM: North Florida Underground Utilities, LLC.  
Contractor's Name  
Address: 287 Whisper Ridge DR.  
St. Augustine FL,  
32092  
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:

Kimberly Miller  
Print Contractor's Name

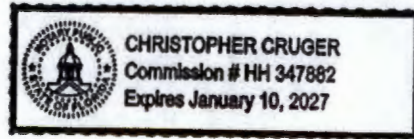
Kimberly Miller  
Contractor's Signature

STATE OF Fl  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 6 day of June, 2023, by  
Kimberly Miller as \_\_\_\_\_ for \_\_\_\_\_

[Signature]  
Notary Public  
My Commission Expires: 1/10/27

Personally Known or Produced Identification  
Type of Identification Produced - FLDL





**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** January 23, 2024  
**SUBJECT:** Paseo Reyes Office Condominiums North – Phase 1 (ASBULT2023000095)

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 Paseo Reyes Office Condominiums North – Phase 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.



2023 Aerial Imagery  
Date: 2/29/2024

**Paseo Reyes Office  
Condominium North - Phase 1**

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



**Land Management  
Systems**  
(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.