

**RESOLUTION NO. 2024-151**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PALENCIA PARCEL MUA5, LOCATED OFF US 1 NORTH.**

**RECITALS**

**WHEREAS**, Palencia Properties, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities for the water and sewer systems to serve Palencia Parcel MUA5, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Palencia Properties, LLC, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Palencia Parcel MUA5, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Gruhn May, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Palencia Parcel MUA5 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, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this

Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and 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 16th day of April, 2024.

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

**Rendition Date** APR 17 2024

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

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

Crystal Smith  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 20<sup>th</sup> day of November, 2023  
by Palencia Properties LLC, with an address of  
790 State Rd 13 St. Johns, FL 32259, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose  
address is 4020 Lewis Speedway, 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 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. This easement is for water 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.

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:

[Signature]  
Witness

By: [Signature]  
Its: Owner

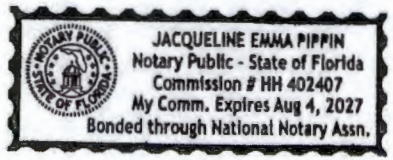
Jacqueline Pippin  
Print Name

[Signature]  
Witness

Robin Landry  
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 20<sup>th</sup> day of November, 2023, by Wayne Meloy as owner for Palencia Properties LLC.



[Signature]  
Notary Public  
My Commission Expires: 08/04/27

Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "A" to the Easement

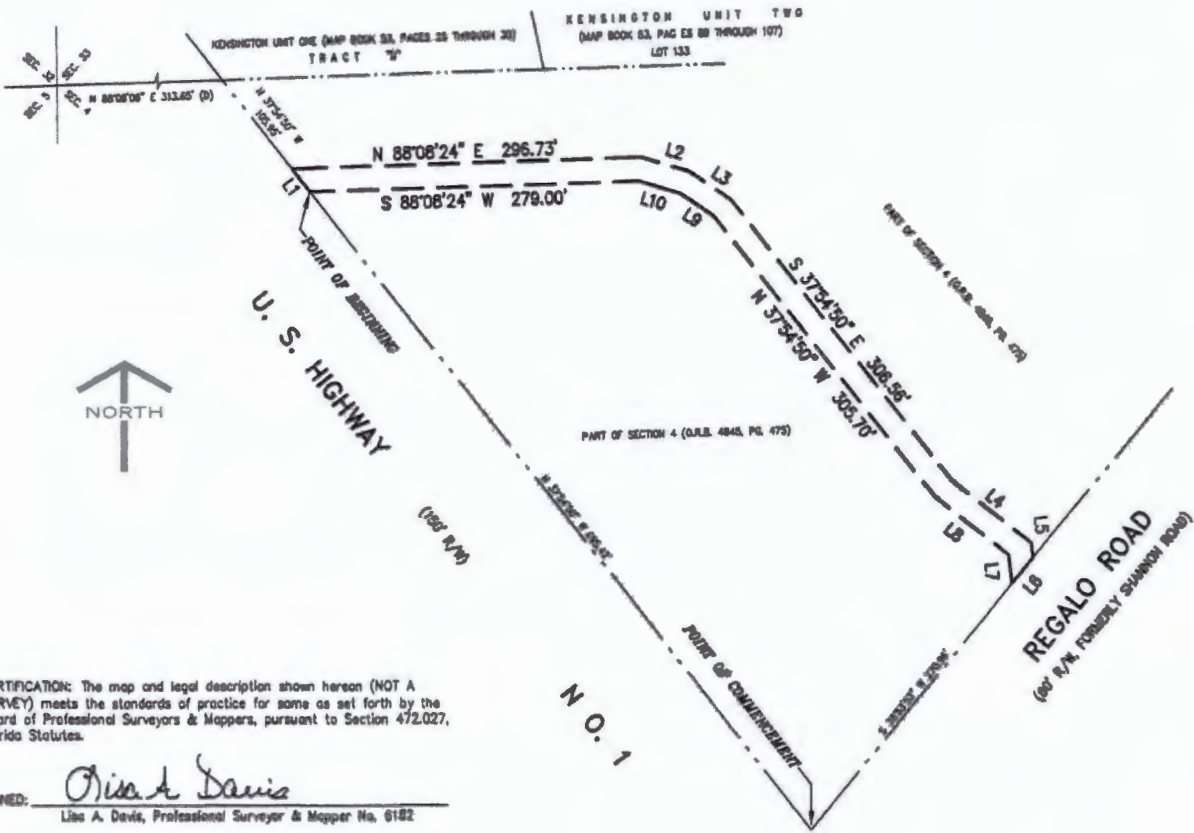
### MAP SHOWING

That certain tract or parcel of land being a part of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, and also being a part of the lands described in Official Records Book 4845, Page 475 of the Public Records of said County and being more particularly described as commencing at the intersection of the Northwesterly right of way line of Regalo Road (a 60 foot right of way as presently established, formerly known as Shannon Road) with the Northeasterly right of way line of U. S. Highway No. 1 (a 150 foot right of way as presently established); thence North 37°54'50" West, along said Northwesterly right of way line, 695.42 feet to a point for the point of beginning; thence continuing along said Northeasterly right of way line of U. S. Highway No. 1, North 37°54'50" West, 24.74 feet; thence departing said Northeasterly right of way line, North 88°08'24" East, 296.73 feet; thence South 73°51'36" East, 42.53 feet; thence South 55°54'50" East, 42.53 feet; thence South 37°54'50" East, 306.56 feet; thence South 51°06'07" East, 87.47 feet; thence South 06°06'07" East, 12.53 feet to a point in said Northwesterly right of way line of Regalo Road; thence South 38°53'53" West, along said Northwesterly right of way line, 28.28 feet; thence departing said Northwesterly right of way line, North 06°06'07" West, 24.24 feet; thence North 51°06'07" West, 81.50 feet; thence North 37°54'50" West, 305.70 feet; thence North 55°54'50" West, 36.20 feet; thence North 73°51'36" West, 36.20 feet; thence South 88°08'24" West, 279.00 feet to the point of beginning.

Date: December 6, 2023

prepared for:  
**PALENCIA PROPERTIES, LLC**

Scale: 1" = 100'



**ABBREVIATIONS**  
 (D) - DEED  
 EMT - EASEMENT  
 FPL - FLORIDA POWER & LIGHT  
 O.R.B. - OFFICIAL RECORDS BOOK  
 PG. - PAGE  
 R/W - RIGHT OF WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°54'50" W	24.74'
L2	S 73°51'36" E	42.53'
L3	S 55°54'50" E	42.53'
L4	S 51°06'07" E	87.47'
L5	S 06°06'07" E	12.53'
L6	S 38°53'53" W	28.28'
L7	N 06°06'07" W	24.24'
L8	N 51°06'07" W	81.50'
L9	N 55°54'50" W	36.20'
L10	N 73°51'36" W	36.20'

**CERTIFICATION:** The map and legal description shown hereon (NOT A SURVEY) meets the standards of practice for same as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes.

SIGNED: *Lias A. Davis*  
 Lias A. Davis, Professional Surveyor & Mapper No. 6182

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

**CROASDELL COMPANY**  
 SITE PLANNING • SITE ENGINEERING • LAND SURVEYING  
 429 East Adams Street, Jacksonville, Florida 32202 • Phone 904.305.8546 • Fax 904.368.7824  
 89A, S 8219 WWW.CROASDELL.NET CROASDELL@GMAIL.COM SINCE 1928

## WATER EASEMENT

That certain tract or parcel of land being a part of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, and also being a part of the lands described in Official Records Book 4845, Page 475 of the Public Records of said County and being more particularly described as commencing at the intersection of the Northwestern right of way line of Regalo Road (a 60 foot right of way as presently established, formerly known as Shannon Road) with the Northeasterly right of way line of U. S. Highway No. 1 (a 150 foot right of way as presently established); thence North  $37^{\circ}54'50''$  West, along said Northeasterly right of way line, 695.42 feet to a point for the point of beginning; thence continuing along said Northeasterly right of way line of U. S. Highway No. 1, North  $37^{\circ}54'50''$  West, 24.74 feet; thence departing said Northeasterly right of way line, North  $88^{\circ}08'24''$  East, 296.73 feet; thence South  $73^{\circ}51'36''$  East, 42.53 feet; thence South  $55^{\circ}54'50''$  East, 42.53 feet; thence South  $37^{\circ}54'50''$  East, 306.56 feet; thence South  $51^{\circ}06'07''$  East, 87.47 feet; thence South  $06^{\circ}06'07''$  East, 12.53 feet to a point in said Northwestern right of way line of Regalo Road; thence South  $38^{\circ}53'53''$  West, along said Northwestern right of way line, 28.28 feet; thence departing said Northwestern right of way line, North  $06^{\circ}06'07''$  West, 24.24 feet; thence North  $51^{\circ}06'07''$  West, 81.50 feet; thence North  $37^{\circ}54'50''$  West, 305.70 feet; thence North  $55^{\circ}54'50''$  West, 36.20 feet; thence North  $73^{\circ}51'36''$  West, 36.20 feet; thence South  $88^{\circ}08'24''$  West, 279.00 feet to the point of beginning.

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: Palencia MUA5

Palencia Properties LLC PO Box 600910 Jacksonville, FL 32260

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 7th of December, 202023.

WITNESS:

Robin Landry  
Witness Signature

Robin Landry  
Witness Print Name

OWNER:

Wayne McCoy  
Owner Signature

Wayne McCoy  
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 7th day of December, 2023, by

Wayne McCoy as owner for Palencia Properties LLC

Jacqueline Emma Pippin

Notary Public  
My Commission Expires: 08/04/23

Personally Known or Produced Identification  
Type of Identification Produced

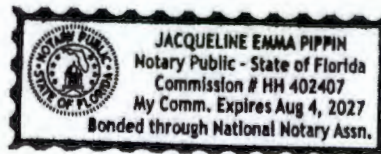




Exhibit "A" to the Bill of Sale

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Palencia Parcel MUA5			
Contractor:	Gruhn May, Inc.			
Developer:	MCCoy & Company			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC, DR 18	LF	802	\$ 100.00	\$ 80,200.00
10" HDPE DR 11	LF	98	\$ 100.00	\$ 9,800.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" MJ gate valve	Ea	2	\$ 5,250.00	\$ 10,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 MJ	Ea	3	\$ 6,000.00	\$ 18,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
6" PVC DR 18	Ea	6	\$ 3,500.00	\$ 21,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 139,500.00</b>

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

Project Name:	Palencia Parcel MUA5			
Contractor:	Gruhn May, Inc.			
Developer:	McCoy & Company			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR 18	LF	20	\$ 350.00	\$ 7,000.00
4" HDPE DR 11	LF	20	\$ 350.00	\$ 7,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" MJ gate valve	Ea	2	\$ 4,500.00	\$ 9,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 23,000.00</b>



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

The undersigned lienor, in consideration of the sum \$162,500.00 one hundred sixty two thousand five hundred <sup>00</sup>/<sub>100</sub>

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

Date 12/27/23 to Mcloy & Company  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
PALENCIA PARCEL MVAS  
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 27 day of December, 2023.

WITNESS;  
[Signature]  
Witness Signature  
Bryan Brown  
Print Witness Name

CONTRACTOR  
[Signature]  
Lienor's Signature  
Gordon Grubn  
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 27th day of December, 2023 by Gordon Grubn as VP for Grubn M&E, Inc.

Brianne Martin  
Notary Public  
My Commission Expires: 4-24-27

Personally Known or Produced Identification  
Type of Identification Produced



Brianne Martin  
Comm.: HH 389865  
Expires: April 24, 2027  
Notary Public - State of Florida

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

Project Name:	Palencia Parcel MUA5			
Contractor:	Gruhn May, Inc.			
Developer:	MCCoy & Company			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC, DR 18	LF	802	\$ 100.00	\$ 80,200.00
10" HDPE DR 11	LF	98	\$ 100.00	\$ 9,800.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" MJ gate valve	Ea	2	\$ 5,250.00	\$ 10,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 MJ	Ea	3	\$ 6,000.00	\$ 18,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
6" PVC DR 18	Ea	6	\$ 3,500.00	\$ 21,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 139,500.00</b>

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

Project Name:	Palencia Parcel MUA5			
Contractor:	Gruhn May, Inc.			
Developer:	McCoy & Company			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR 18	LF	20	\$ 350.00	\$ 7,000.00
4" HDPE DR 11	LF	20	\$ 350.00	\$ 7,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" MJ gate valve	Ea	2	\$ 4,500.00	\$ 9,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 23,000.00</b>

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

Date: 12/12/23  
Project Title: PALENCIA PARCEL MUAS  
FROM: GRUHN MAY, INC.  
Contractor's Name  
Address: 6897 Philips Pkwy. Dr. N.  
JACKSONVILLE, FL.  
32256

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:

Gordon G. Gruhn  
Print Contractor's Name

[Signature]  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 17<sup>th</sup> day of October, 2023, by Gordon G. Gruhn as Vice President for GRUHN MAY, INC.

[Signature]  
Notary Public  
My Commission Expires: May 6, 2024

Personally Known or Produced Identification  
Type of Identification Produced



KENNETH KIRK THOMPSON  
Commission # GG 980974  
Expires May 6, 2024  
Bonded Thru Budget Notary Services



2023 Aerial Imagery  
Date: 3/13/2024

**Palencia Parcel MUA5**  
**Easement for Utilities,**  
**Bill of Sale with**  
**Schedule of Values,**  
**Final Release of Lien**  
**and Warranty**



**Land Management**  
**Systems**  
(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.