

RESOLUTION NO. 2024-88

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 BENCHIP ‘PARCEL A’ – GAS STATION LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Blackfin 207, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities and a Bill of Sale with Schedule of Values conveying all personal property associated with the water and sewer systems to serve Benchip ‘Parcel A’, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, Black Sands Development Group, PLLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Benchip ‘Parcel A’ – Gas Station, 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.

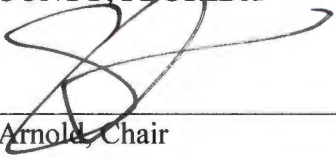
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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.

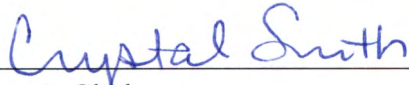
PASSED AND ADOPTED this 5th day of March, 2024.

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

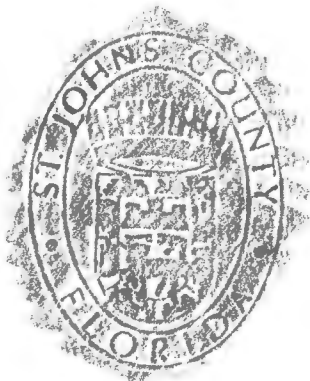
By: _____


Sarah Arnold, Chair

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


Deputy Clerk

Rendition Date: MAR 05 2024



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 22 day of February, 2023 by **Blackfin 207, LLC**, with an address of **4440 PGA Blvd, Suite 600, Palm Beach Gardens, FL 33410**, 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:

[Signature]
Witness Signature

By: [Signature]

Print Name: Nathan Landers

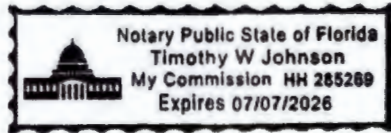
Tyler Bell
Print Name
[Signature]
Witness Signature

Its: Manager

Seth Swisher
Print Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of February, 2023, by Nathan Landers as Manager for Blackfin 207, LLC.



[Signature]
Notary Public
My Commission Expires: 7/7/2026

Personally Known or Produced Identification
Type of Identification Produced



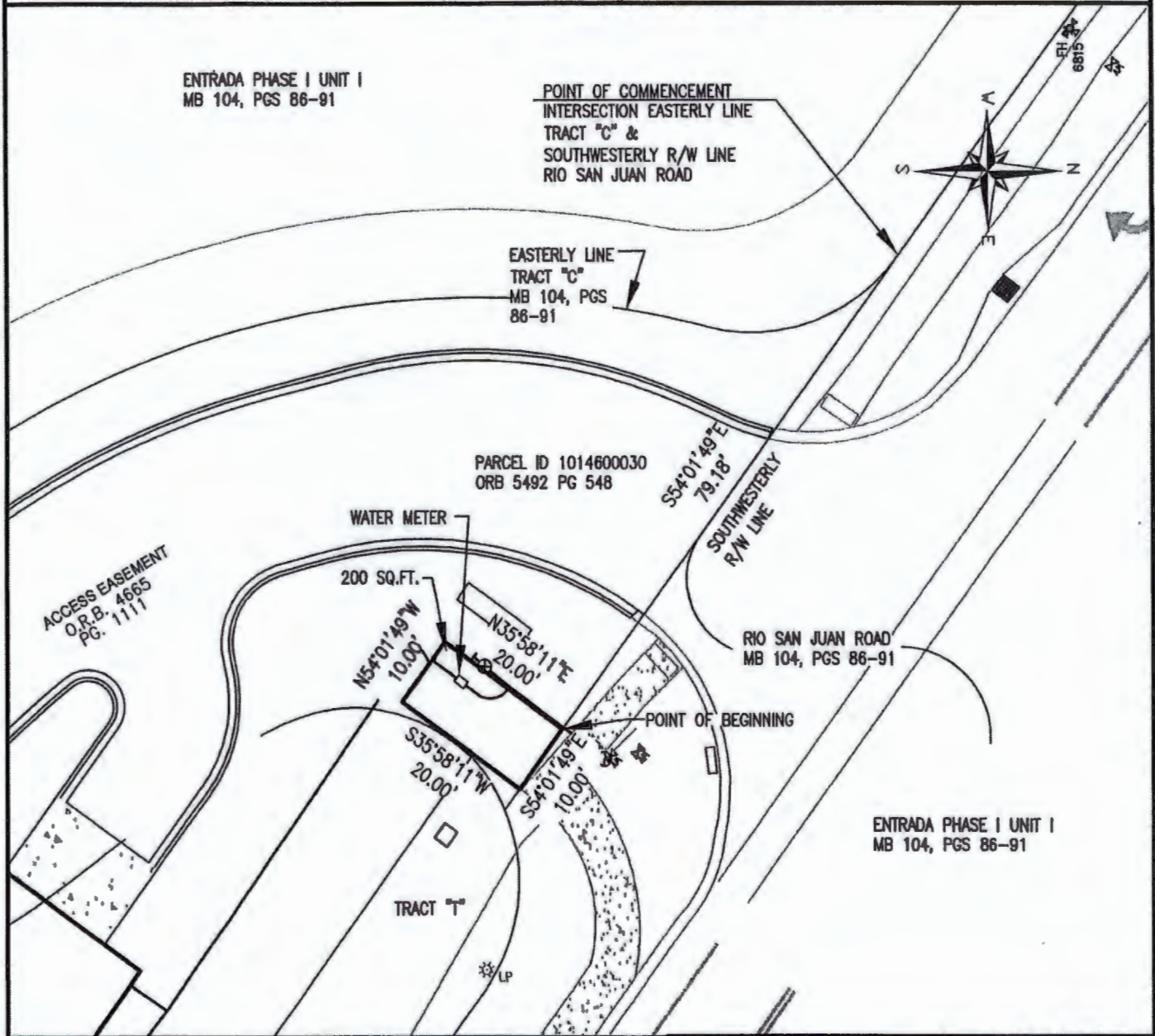
SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

Copyright © 2023 Sliger & Associates, Inc.
www.sligerassociates.com



SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

FOR: BLACKFIN PARTNERS INVESTMENTS, INC.
DESCRIPTION: PROPOSED UTILITY EASEMENT

JOB #23-0519

SCALE: 1"=20'

FIELD BOOK: 1497

PAGE: 42

ABBREVIATIONS

(P)	PLATTED DIMENSION
(D)	DEEDED DIMENSION
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
ID	IDENTIFICATION
A/C	AIR CONDITIONER
R/W	RIGHT OF WAY
CL	CENTERLINE
CA	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
MB	MAP BOOK
PGS	PAGES

SHEET 1 OF 2

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
■	PERMANENT REFERENCE MONUMENT
△	PERMANENT CONTROL POINT
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

Copyright © 2023 Sliger & Associates, Inc.
www.sligerassociates.com

SURVEYORS NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE ASSUMED NORTH WITH THE BEARING ON THE SOUTHWESTERLY LINE OF THE PORTION OF RIO SAN JUAN ROAD, ENTRADA PHASE I UNIT I, MAP BOOK 104, PAGES 86-91, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ADJOINING THE SUBJECT PROPERTY BEING S54°01'49"E.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
5. DESCRIPTION PREPARED BY SLIGER & ASSOCIATES, INC. 12-5-2022

A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5492, PAGE 548, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF TRACT "C", ENTRADA PHASE I UNIT I AS RECORDED IN MAP BOOK 104, PAGES 86 THROUGH 91, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RIO SAN JUAN ROAD, SAID ENTRADA PHASE I UNIT I; THENCE RUN S54°01'49"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 79.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S54°01'49"E ALONG SAID RIGHT OF WAY LINE, 10.00 FEET; THENCE S35°58'11"W, 20.00 FEET; THENCE N54°01'49"W, 10.00 FEET; THENCE N35°58'11"E, 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 200 SQUARE FEET.

REFERENCE:

TYPE OF SURVEY	CERTIFIED TO	SURVEY DATE	JOB NUMBER
SKETCH OF DESCRIPTION	BLACKFIN PARTNERS INVESTMENTS, INC.	JUNE 7, 2023	23-0519
NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE			

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

FOR: BLACKFIN PARTNERS INVESTMENTS, INC.

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION	JUNE 7, 2023	23-0519	KHIII	JZ	MM
BOUNDARY SURVEY					
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECERTIFICATION					
PROPOSED HOUSE LOCATION					

I HEREBY CERTIFY THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL S MURPHY
Digitally signed by
MICHAEL S MURPHY
Date: 2023.06.07
14:58:21 -04'00'

J.E. ZAPERT, P.L.S. NO. 4046
MICHAEL S. MURPHY, P.S.M. NO. 6208

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

PROJECT: Benchip Outparcel

Blackfin 207, LLC, 4440 PGA Boulevard, Suite 600, Palm Beach Gardens, FL 33410

Owners Name and Address, (the "Seller")

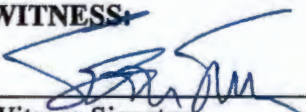
for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of 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 22 of February, 2023.

WITNESS:



Witness Signature

Seth Swisher

Witness Print Name

OWNER:



Owner Signature

Nathan Landers


Owner Print Name

STATE OF Florida

COUNTY OF Pinellas

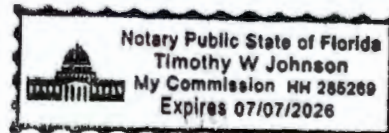
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 22 day of February, 2023, by

Nathan Landers as Manager _____ for
Blackfin 207, LLC



Notary Public
My Commission Expires: 7/7/2026

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: _____
 Contractor: _____
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" WM DR-18 PVC	LF	165	\$ 54.49	\$ 8,990.85
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" SJCUD Water Meter	Ea	1	\$ -	\$ -
8"x2" MJ Tee	Ea	1	\$ 10,509.50	\$ 10,509.50
8" 90deg MJ Bend	Ea	2	incl above	
8" 45deg MJ Bend	Ea	2	incl above	
8" Stub Valve	Ea	1	\$ 8,457.51	\$ 8,457.51
Hydrants Assembly (Size and Type)				
6" Fire Hydrant Assembly/Fittings	Ea	1	\$ 9,381.35	\$ 9,381.35
6" PVC DR-14 C900 Fireline	Ea	20	\$ 42.38	\$ 847.60
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost \$ 38,186.81	

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

Project Name: _____
 Contractor: _____
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR 9 PVC directional drill incl	LF	90	\$ 101.89	\$ 9,170.10
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	2	\$ 1,132.11	\$ 2,264.22
10" x 2" Wet Tap sleeve & valve	Ea	1	\$ 7,457.51	\$ 7,457.51
2" Check Valve	Ea	1	\$ 846.18	\$ 846.18
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	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		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 19,738.01



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

The undersigned lienor, in consideration of the sum
\$57,924.82

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

5/31/23 to Blackfin 207, LLC
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Benchip Outparcel

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 31st day of May, 2023.

WITNESS:

Krista Worsham

Witness Signature

Krista Worsham

Print Witness Name

OWNER:

Black Sands Development Group, PLLC
[Signature]

Lienor's Signature

Allison R Worsham

Print Lienor's Name

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 6th day of July, 2023, by

Allison Worsham as Operations Director for

Black Sands Development Group, PLLC

Michelle Velez Stewart
Notary Public

My Commission Expires: Mar. 29, 2025

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: _____
 Contractor: _____
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" WM DR-18 PVC	LF	165	\$ 54.49	\$ 8,990.85
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" SJCUD Water Meter	Ea	1	\$ -	\$ -
8"x2" MJ Tee	Ea	1	\$ 10,509.50	\$ 10,509.50
8" 90deg MJ Bend	Ea	2	incl above	
8" 45deg MJ Bend	Ea	2	incl above	
8" Stub Valve	Ea	1	\$ 8,457.51	\$ 8,457.51
Hydrants Assembly (Size and Type)				
6" Fire Hydrant Assembly/Fittings	Ea	1	\$ 9,381.35	\$ 9,381.35
6" PVC DR-14 C900 Fireline	Ea	20	\$ 42.38	\$ 847.60
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 38,186.81

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

Project Name: _____
 Contractor: _____
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR 9 PVC directional drill incl	LF	90	\$ 101.89	\$ 9,170.10
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	2	\$ 1,132.11	\$ 2,264.22
10" x 2" Wet Tap sleeve & valve	Ea	1	\$ 7,457.51	\$ 7,457.51
2" Check Valve	Ea	1	\$ 846.18	\$ 846.18
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	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		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 19,738.01

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

Date: 7-6-2023
Project Title: 7-11 #42154 (St. Augustine)
FROM: Black Sands Development Group, PLLC
Contractor's Name
Address: 156 Big Ben Drive
Daytona Beach, FL
32117
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:

Allison R Worsham
Print Contractor's Name

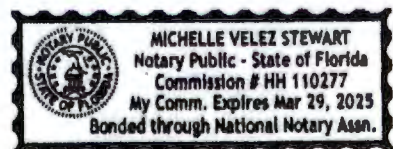
[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 6th day of July, 20 23, by Allison Worsham as Operations Director for Black Sands Development Group, PLLC

Michelle Velez Stewart
Notary Public
My Commission Expires: Mar. 29, 2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: January 11, 2024
SUBJECT: Benchip 'Parcel A' – Gas Station (ASBULT2023000040)

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 Benchip 'Parcel A' – Gas Station.

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.



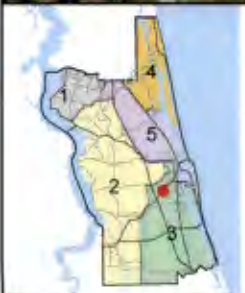
Subject Property

Rio San Juan Rd

State Road 207

State Road 207

Wildwood Dr



2023 Aerial Imagery
Date: 2/7/2024

**Benchip 'Parcel A' -
Gas Station**

**Easement for Utilities,
Bill of Sale, 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.