

RESOLUTION NO. 2025-301

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE SABAL ESTATES PHASE 2.

RECITALS

WHEREAS, KB Home Jacksonville, LLC, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Sabal Estates Phase 2 attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, KB Home Jacksonville, 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 and sewer systems to serve Sabal Estates Phase 2 attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Co. Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Sabal Estates Phase 2, 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 2nd day of September, 2025.

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

Rendition Date SEP 02 2025

By: _____

Krista Joseph, Chair

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

By: _____

Crystal Smith
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 24th day of April, 2025 by KB Home Jacksonville, LLC., with an address of 10475 Fortune Parkway, Suite 100, Jacksonville, FL.32256, 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, alienate, 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 water distribution system, gravity sewer collection system & 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. This easement is for water and 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.

(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) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain 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. Grantee hereby preserves all rights, privileges and immunities of the Grantee as set forth in 768.28, Florida Statutes.

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 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this

Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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

Signed, sealed and delivered

In the presence of:

[Signature]

Witness Signature

Benson Turner

Print Name

By: [Signature]

Print Name: Scott Blunck

Title: VP of Land Development

10475 Fortune Parkway, Suite 100

Jacksonville, Fl. 32256

Witness Address **REQUIRED BUSINESS OR PERSONAL**

[Signature]

Witness Signature

Kathy Saunders

Print Name

10475 Fortune Parkway, Suite 100

Jacksonville, Fl. 32256

Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 23rd day of April, 2025, by VP of Land Dev Scott Blunck who is VP of Land Dev of L B Home. Such person is personally known to me or has produced _____ as identification.



Bajae W. Woodruff
Comm.: HH 364485
Expires: February 20, 2027
Notary Public - State of Florida

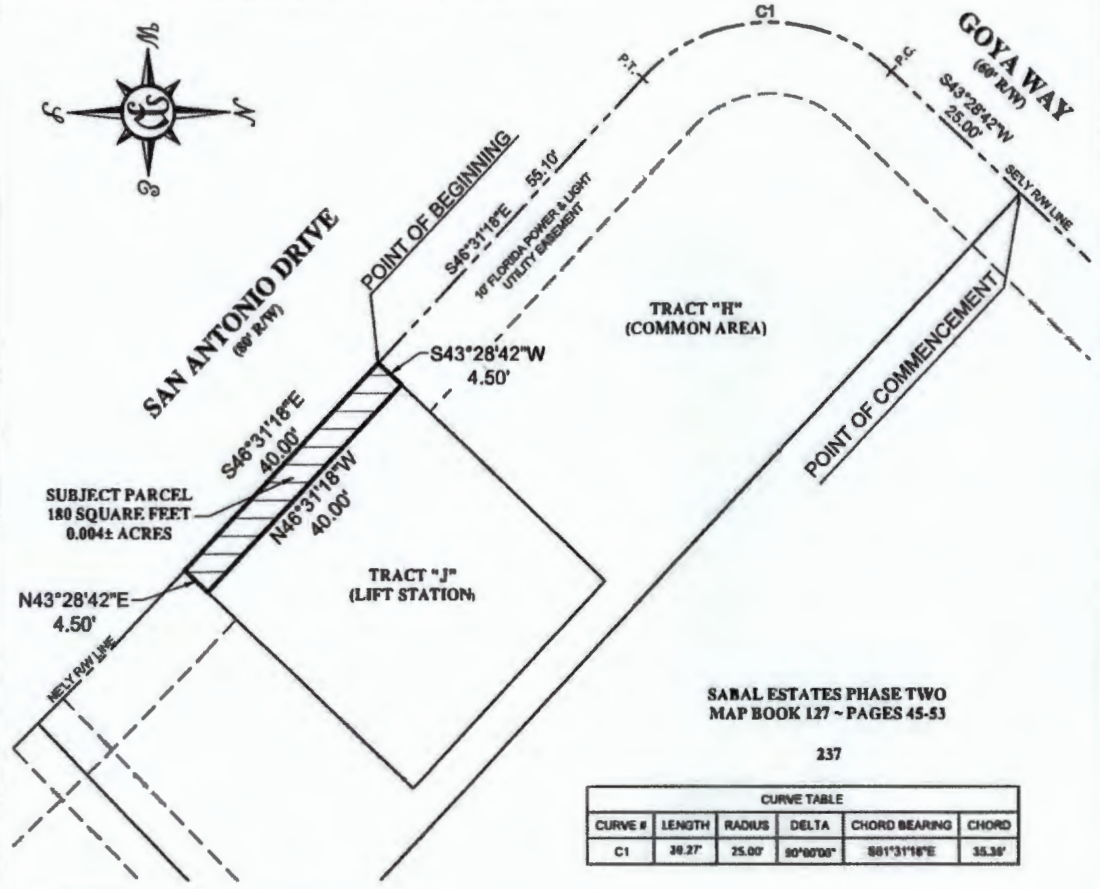
[Signature]
Notary Public
My Commission Expires: 2/20/27

MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF TRACT "H", AS SHOWN ON THE PLAT OF SABAL ESTATES - PHASE TWO TRACT "J" AND "H" REPLAT, AS RECORDED ON THE PLAT THEREOF, RECORDED IN MAP BOOK 129 PAGE 79, LYING IN SECTION 41, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 237, AS SHOWN ON THE PLAT OF SABAL ESTATES - PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 127, PAGES 45 THROUGH 53, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, SAID POINT ALSO LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOYA WAY (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 43°28'42" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°31'18" EAST, 35.36 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAN ANTONIO DRIVE (A 80 FOOT RIGHT OF WAY), AND A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°31'18" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 55.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46°31'18" EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 43°28'42" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 4.50 FEET; THENCE NORTH 46°31'18" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 43°28'42" WEST, A DISTANCE OF 4.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 180 SQUARE FEET AND/OR 0.004± ACRES, MORE OR LESS.



- GENERAL NOTES:**
- (1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RW LINE OF SAN ANTONIO DRIVE, SABAL ESTATES - PHASE TWO AS S46°31'18"E.
 - (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, OR RESTRICTIONS.
 - (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 - (4) THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

LEGEND	
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
DL	ONLINE
-	BREAK LINE
R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
RL	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
M	MEASURED
D	DEED
F	FENCE

SCALE 1"=20'

01-31-2025
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB - 6715

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

PROJECT: Sabal Estates Phase 2

KB Home Jacksonville, LLC., 10990 Wilshire Boulevard, 7th Floor, Los Angeles, CA 90024

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 2nd of MAY, 2025.

WITNESS:

Michelle Smith
Witness Signature

MICHELLE SMITH
Witness Print Name

OWNER:

Scott A Blunck
Owner Signature

Scott Blunck
Owner Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 2nd day of MAY, 2025, by SCOTT BLUNCK as V.P. OF LAND DEVELOPMENT for KB HOME.

Michelle Smith
Notary Public
My Commission Expires: 12/5/25

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Sabal Estates - Phase 2

Contractor: Vallencourt Construction Company Inc.

Developer: KB Homes

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	10" DR11 HDPE Water Main	LF	40	\$ 103.36	\$ 4,134.40
	10" DR18 PVC Water Main	LF	720	\$ 99.03	\$ 71,301.60
	10" Fusible PVC Water Main	LF	50	\$ 103.41	\$ 5,170.50
	8" DR18 PVC Water Main	LF	7280	\$ 57.84	\$ 421,075.20
	8" Fusible PVC Water Main	LF	230	\$ 71.28	\$ 16,394.40
	6" DR18 PVC Water Main	LF	140	\$ 86.39	\$ 12,094.60
	2" SCH 40 PVC Water Main	LF	300	\$ 12.38	\$ 3,714.00
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	1	\$ 4,954.44	\$ 4,954.44
	8" Gate Valve	EA	10	\$ 3,330.55	\$ 33,305.50
	6" Gate Valve	EA	14	\$ 2,308.76	\$ 32,322.64
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	14	\$ 5,321.24	\$ 74,497.36
	2" Flushing Hydrant	EA	2	\$ 1,669.30	\$ 3,338.60
					\$ -
					\$ -
(1)	Services (Size and Type)				
	1" Single Water Service	EA	99	\$ 1,098.19	\$ 108,720.81
	2" Double Water Service	EA	24	\$ 1,518.47	\$ 36,443.28
	Lift Station Service	EA	1	\$ 6,242.32	\$ 6,242.32
					\$ -
Total Water System Cost					\$ 833,709.65

Note: Asset Type (1) Water Pipeline and Appurteances

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum Two million four hundred seventy five thousand two hundred thirty seven dollars and ninety cents (\$2,475,237.90)

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

4/21/2025 to KB Homes
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Sabal Estates Phase 2

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 21st day of April, 2025.

WITNESS: [Signature]
Witness Signature
Christain J. Taylor
Print Witness Name

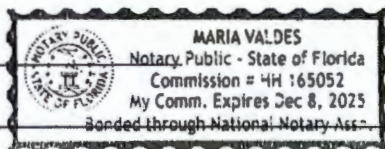
CONTRACTOR: [Signature]
Lienor's Signature
Michael A. Vallencourt
Print Lienor's Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 21st day of April, 2025, by Michael A. Vallencourt II as Vice President for Vallencourt Construction Company, Inc.

[Signature]
Notary Public
My Commission Expires: December 8, 2025

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Sabal Estates - Phase 2
 Contractor: Vallencourt Construction Company Inc.
 Developer: KB Homes

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
8" HDPE DR 11 Force Main	LF	40	\$ 95.21	\$ 3,808.40
6" PVC DR 18 Force Main	LF	2180	\$ 61.09	\$ 133,176.20
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valves	EA	2	\$ 2,346.96	\$ 4,693.92
		0	\$ -	\$ -
		0	\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC 0-6'	LF	1197	\$ 42.37	\$ 50,716.89
8" SDR 26 PVC 6-8'	LF	2684	\$ 47.94	\$ 128,670.96
8" SDR 26 PVC 8-10'	LF	1441	\$ 51.42	\$ 74,096.22
8" SDR 26 PVC 10-12'	LF	954	\$ 61.87	\$ 59,023.98
8" SDR 26 PVC 12-14'	LF	821	\$ 70.24	\$ 57,667.04
8" SDR 26 PVC 14-16'	LF	476	\$ 75.81	\$ 36,085.56
8" DR 18 PVC 16-18'	LF	82	\$ 92.40	\$ 7,576.80
			\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	147	\$ 1,262.95	\$ 185,653.65
			\$ -	\$ -
Manholes (Size and Type)				
Type A				
0-6 Feet Deep	EA	8	\$ 6,037.13	\$ 48,297.04
6-8 Feet Deep	EA	11	\$ 7,429.35	\$ 81,722.85
8-10 Feet Deep	EA	4	\$ 8,133.57	\$ 32,534.28
10-12 Feet Deep	EA	3	\$ 9,611.47	\$ 28,834.41
12-14 Feet Deep	EA	1	\$ 10,860.04	\$ 10,860.04
14-16 Feet Deep	EA	0	\$ -	\$ -
Type A - Lined				
Lined Manhole 0-6' Deep	EA	2	\$ 10,007.54	\$ 20,015.08
Lined Manhole 6-8' deep	EA	1	\$ 10,235.37	\$ 10,235.37
Lined Manhole 8-10' deep	EA	1	\$ 10,518.36	\$ 10,518.36
Lined Manhole 10-12' deep	EA	1	\$ 13,923.45	\$ 13,923.45
Lined Manhole 12-14' deep	EA	1	\$ 19,175.03	\$ 19,175.03
Lined Manhole 14-16' deep	EA	1	\$ 22,511.80	\$ 22,511.80
Lined Manhole 16-18' deep	EA	2	\$ 26,491.12	\$ 52,982.24
Lift Station				
Mechanical Equipment	LS	1	\$ 189,581.55	\$ 189,581.55
Process Piping	LS	1	\$ 112,287.62	\$ 112,287.62
Process Structure	LS	1	\$ 131,400.00	\$ 131,400.00
Process Electrical Equipment	LS	1	\$ 115,479.51	\$ 115,479.51
Other Improvements	LS	0	\$ -	\$ -
Total Sewer System Cost				\$ 1,641,528.25

\$0.00
 \$ 548,748.68
 (\$548,748.68)

\$ 2,475,237.90

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

Date: 3/28/25
Project Title: Sabal Estates Phase 2
FROM: Vallencourt Construction Company, Inc.
Contractor's Name
Address: 449 Center Street
Green Cove Springs, FL
32043

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:

Stan R. Bates
Print Contractor's Name

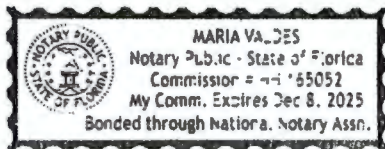
AWB
Contractor's Signature

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 28th day of March, 2025, by
Stan Bates as Vice President for
Vallencourt Construction Co Inc

Maria Valdes
Notary Public
My Commission Expires: Dec 8, 2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 22, 2025
SUBJECT: Sabal Estates a/k/a San Antonio Phase Two (ASBUILT 2025000047)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance.

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

Sangria Ln

Goya Way

San Antonio Dr



Imagery Date: 12/2024

Date: 7/29/2025

**Sabal Estates a/k/a/
San Antonio Phase Two**

**Easement for Utilities,
Bill of Sale, Release
of Lien & Warranty**



Land Management
Systems

Real Estate Division
(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.