

RESOLUTION NO. 2025-321

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 SYSTEM TO SERVE BEAVER TOYOTA.

RECITALS

WHEREAS, Beaver Motors Inc., has executed and presented to the County an Easement for Utilities associated with the water system to serve Beaver Toyota, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Beaver Motors Inc., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water systems to serve Beaver Toyota, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Coastal Utility Constructors of Jacksonville Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work associated with the water system to serve Beaver Toyota, 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 September, 2025.

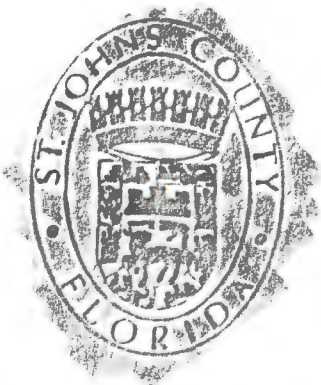
Rendition Date SEP 16 2025

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

By: Clay Murphy
Clay Murphy, Vice-Chair

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

By: Crystal Smith
Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 26 day of July, 2023
by Beaver Motors, Inc., with an address of
2995 US HWY 1 South St. Augustine, FL, 32084, 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

Nick Reutner
Print Name

[Signature]
Witness Signature

Kaley Wade
Print Name

By: [Signature]

Print Name: Michael D. Beaver

Its: President

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 04 day of

July, 2020, by
Michael D. Beaver as President
for Beaver Automotive

[Signature]

Notary Public
My Commission Expires: _____



KIMBERLEE RAGSDALE
Notary Public
State of Florida
Comm# HH262620
Expires 9/6/2026

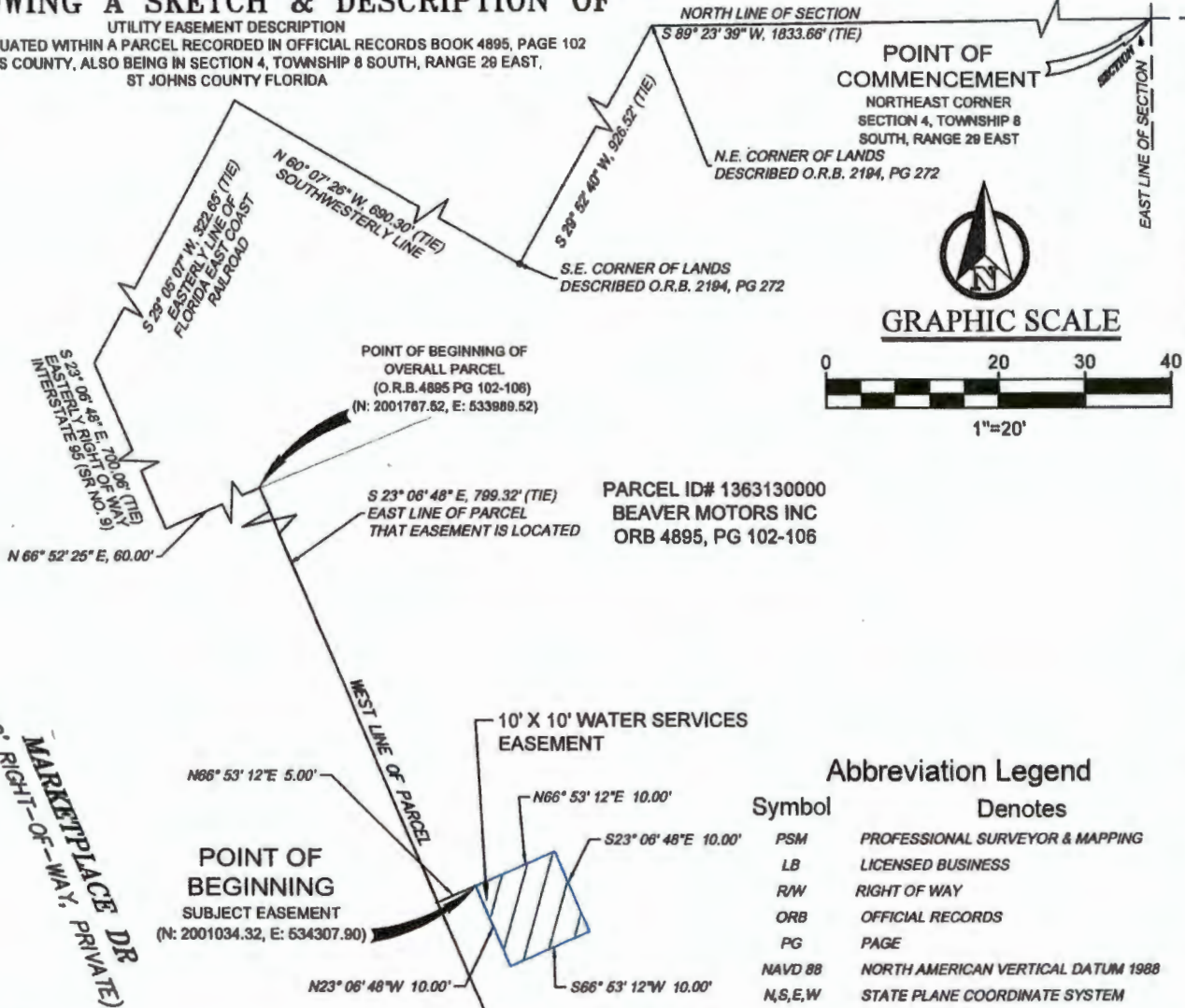
Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"
EASEMENT AREA

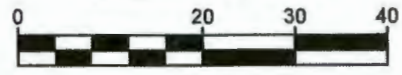
MAP SHOWING A SKETCH & DESCRIPTION OF

UTILITY EASEMENT DESCRIPTION

AN EASEMENT SITUATED WITHIN A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4895, PAGE 102 OF ST JOHNS COUNTY, ALSO BEING IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY FLORIDA



GRAPHIC SCALE



Abbreviation Legend	
Symbol	Denotes
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N,S,E,W	STATE PLANE COORDINATE SYSTEM

- NOTES**
1. THIS IS NOT A BOUNDARY SURVEY.
 2. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON (NAD 83) NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. U.S. SURVEY FEET.

10' X 10' UTILITY EASEMENT DESCRIPTION
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COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE S 89° 23' 39" W, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1833.66 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2194, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 29° 52' 40" W, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED A DISTANCE OF 926.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2194, PAGE 272; THENCE N 60° 07' 26" W, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED A DISTANCE OF 690.30 FEET TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S 29° 05' 07" W, ALONG SAID EASTERLY LINE A DISTANCE OF 322.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE S 23° 06' 48" E, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 95 A DISTANCE OF 700.08 FEET; THENCE N 66° 52' 25" E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL SAID EASEMENT IS LOCATED AND AS RECORDED IN OFFICIAL RECORDS BOOK 4895, PAGE 102; THENCE S 23° 06' 48" E, ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 799.32 FEET; THENCE N 66° 53' 12" E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT; THENCE FROM SAID POINT OF BEGINNING N 66° 53' 12" E, A DISTANCE OF 10.00 FEET; THENCE S 23° 06' 48" E, A DISTANCE OF 10.00 FEET; THENCE S 66° 53' 12" W, A DISTANCE OF 10.00 FEET; THENCE N 23° 06' 48" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

RDF
8/21/23



Flint Surveying & Mapping, Inc.
 111 NATURE WALK PRKWAY #102
 ST JOHNS, FL 32092
 PHONE (904) 392-5048
 LICENSED PROFESSIONAL
 FLORIDA LB #77334 LB #6630

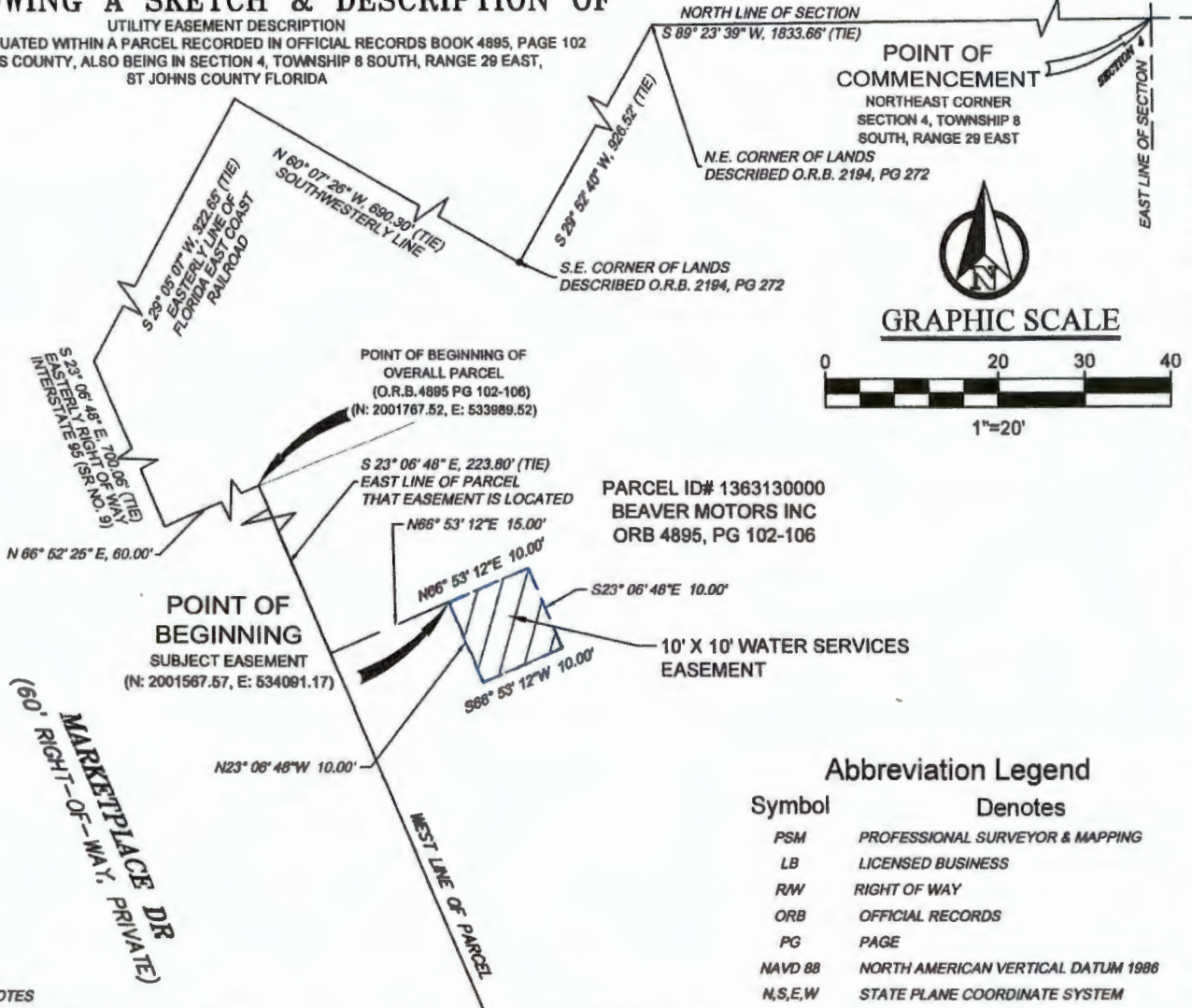
PROJECT NO:	23-0248
MAP DATE:	08/21/2023
SURVEY DATE:	N/A
CHECKED BY:	RDF
DRAWN BY:	RDF
FIELD WORK:	N/A
PAGE:	1 OF 1

RUSSELL D. FLINT, Florida PSM LB # 8528
 Not Valid Without The Digital Signature of A Florida Licensed
 Surveyor & Mapper

MAP SHOWING A SKETCH & DESCRIPTION OF

UTILITY EASEMENT DESCRIPTION

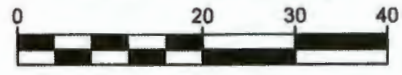
AN EASEMENT SITUATED WITHIN A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4895, PAGE 102 OF ST JOHNS COUNTY, ALSO BEING IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY FLORIDA



POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST



GRAPHIC SCALE



PARCEL ID# 1363130000
BEAVER MOTORS INC
ORB 4895, PG 102-106

POINT OF BEGINNING SUBJECT EASEMENT
(N: 2001567.57, E: 534091.17)

Abbreviation Legend

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R. D. Flint
8/21/23



Flint Surveying & Mapping, Inc.

111 NATURE WALK PRKWAY #102
ST JOHNS, FL 32092
PHONE (904) 302-5948

LICENSED PROFESSIONAL
FLORIDA LB #17824 LB #0568

PROJECT NO: 23-0248

MAP DATE: 08/21/2023

SURVEY DATE: N/A

CHECKED BY: RDF

DRAWN BY: RDF

FIELD WORK: N/A

PAGE: 1 OF 1

RUSSELL D. FLINT, Florida PSM LB # 8528
Not Valid Without The Digital Signature of A Florida Licensed
Surveyor & Mapper

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

PROJECT: Beaver Toyota

Beaver Motors Inc., 2995 US Highway 1 South, St. Augustine, FL 32084

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 6th of Feb, 2025.

WITNESS:

[Signature]

Witness Signature

NICHOLAS REUTER

Witness Print Name

OWNER:

[Signature]

Owner Signature

MICHAEL BEAVER

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 06 day of February, 2025, by Michael Beaver as owner for Beaver Toyota.

[Signature]
Notary Public
My Commission Expires: 4-22-25

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:

Beaver Toyota

Contractor:

Coastal Utility Constructors of Jacksonville Inc

Developer:

Beaver Motors Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4in PVC	LF	36	\$ 49-00	\$ 1,764 - 00
3in PVC	LF	2	\$ 18 -00	\$ 36- 00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4in Gate Valves	Ea	6	\$ 1,450-00	\$ 8,700-00
4in x 3in reducers	Ea	4	\$ 75-00	\$ 300-00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3in meter box assemblies	Ea	2	\$ 2,500-00	\$ 5,000-00
962 Marketplace Dr mtr # 96090314	Ea		\$ -	\$ -
982 Marketplace Dr mtr # 96090315	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 15,800-00

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 Fifteen Thousand Eight Hundred Dollars
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 31, 2023 to Beaver Motors Inc
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Beaver Toyota

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 11th day of NOVEMBER, 2024.

WITNESS:

[Signature]
Witness Signature

LOVE EBNILE
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature

JOE MAGUIRE, VP.
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 11th day of NOVEMBER, 2024, by

JOE MAGUIRE as VICE PRESIDENT for
COASTAL UTILITY CONSTRUCTORS OF JACKSONVILLE INC

[Signature]
Notary Public

My Commission Expires: 3/4/25

Personally Known or Produced Identification
Type of Identification Produced



Kyette Stalvey
Notary Public
State of Florida
Comm# HH368564
Expires 3/4/2025

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Beaver Toyota
Contractor:	Coastal Utility Constructors of Jacksonville Inc
Developer:	Beaver Motors Inc

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4in PVC	LF	36	\$ 49-00	\$ 1,764 - 00
3in PVC	LF	2	\$ 18 -00	\$ 36-00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4in Gate Valves	Ea	6	\$ 1,450-00	\$ 8,700-00
4in x 3in reducers	Ea	4	\$ 75-00	\$ 300-00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3in meter box assemblies	Ea	2	\$ 2,500-00	\$ 5,000-00
962 Marketplace Dr mtr # 96090314	Ea		\$ -	\$ -
982 Marketplace Dr mtr # 96090315	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 15,800-00

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

Date: 02/28/2025
Project Title: Beaver Toyota
FROM: Coastal Utility Constructors Of Jacksonville Inc
Contractor's Name
Address: 821 Mamie Rd
Jacksonville FL 32205

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:

Joe Maguire
Print Contractor's Name

Joe Maguire
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 3rd day of March, 2025, by Joe Maguire as Vice President for Coastal Utility Constructors of Jax

Krystal Stalvey
Notary Public
My Commission Expires: 3/4/29

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: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 30, 2025
SUBJECT: Beaver Toyota (ASBULT 2025000083)

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 of Beaver Toyota.

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



Imagery Date: 12/2024

Date: 8/5/2025

Beaver Toyota
**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.