3	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 28, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution accepting an Easement for Utilities, Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water system to serve Valvoline Oil-Beacon Lake.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

4th Avenue Partners Delaware, LLC has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Valvoline Oil-Beacon Lake. Robinson and Jacobs Grading, Inc. has executed and presented to the County a Final Release of Lien and Warranty for work performed at Valvoline Oil-Beacon Lake. St. Johns Utility Department has reviewed the documents mentioned above and requests final approval by the BOCC, as stated in a memo attached.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2026-_____, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and a Warranty associated with the water system to serve Valvoline Oil-Beacon Lake.

For Administration Use Only:
Legal: Lex Taylor 11/3/2026 **OMB: LF 11/3/2026** **Admin: JDD 11/3/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE VALVOLINE OIL-BEACON LAKE LOCATED OFF OF BEACON LAKE PARKWAY.

RECITALS

WHEREAS, 4th Avenue Partners Delaware, LLC a foreign limited liability company, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Valvoline Oil-Beacon Lake, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, Robinson and Jacobs Grading, Inc. a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Valvoline Oil-Beacon Lake, 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**,** scriveners 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 _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:_____
Chair

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

_____
Deputy Clerk

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

Exhibit "A" to the Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 17th day of November, 2025 by 4th AVENUE PARTNERS, LLC, a Delaware limited liability company, with an address of 7900 Glades Road, Suite 600, Boca Raton, Florida 33434, 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 underground water distribution system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water meter 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 meter 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 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 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.

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:

Witness Signature

Kim Mareira
Print Name

7900 Glades Rd. #600

Boca Raton, FL 33434
Witness Address **REQUIRED** BUSINESS OR PERSONAL

Witness Signature

Laurie Frankel
Print Name

7900 Glades Rd. #600

Boca Raton, FL 33434
Witness Address **REQUIRED** BUSINESS OR PERSONAL

4th AVENUE PARTNERS, LLC

By:

Print Name: Ian Weiner

Title: Authorized Person

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me before me by means of ☑ physical presence or ☐ online notarization, this 17th day of November, 2025, by Ian Weiner, who is the Authorized Person of 4th Avenue Partners, LLC. Such person is ☑ personally known to me or ☐ has produced _____ as identification.

KIMBERLY NIZER MAREIRA
Notary Public - State of Florida
Commission # HH 634394
My Comm. Expires May 25, 2029
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 05/25/2029

EXHIBIT "A"

EASEMENT AREA

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT 10, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 37°37'34" EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 10, A DISTANCE OF 230.12 FEET; THENCE SOUTH 37°37'34" EAST, A DISTANCE OF 112.12 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT 10; THENCE SOUTH 82°10'56" EAST, A DISTANCE OF 166.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BEACON LAKE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN MAP BOOK 99 PAGES 22 THROUGH 41), SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET HAVING A CENTRAL ANGLE OF 23°24'57", A CHORD LENGTH OF 168.43 FEET BEARING NORTH 09°57'15" EAST; THENCE ALONG THE ARC OF SAID CURVE 169.60 FEET TO THE POINT OF BEGINNING (POB) OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 68°20'17" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF TERMINATION.

THE ABOVE-DESCRIBED LINE REPRESENTS THE CENTERLINE OF A 6.00-FOOT-WIDE EASEMENT, HAVING AN OFFSET OF 3.00 FEET ON EACH SIDE OF SAID CENTERLINE.

CONTAINING 30 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS ON AN ASSUMED BASIS. MORE PARTICULARLY THE NE LINE OF TRACT 10 AS DESCRIBED, BEARING SOUTH 37°37'34" EAST.
2. OTHER MATTERS OF RECORD AFFECTING LANDS MAY BE FOUND IN THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.
3. SEE SHEET 2 OF 2 FOR SKETCH. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED WITH SKETCH AS SHOWN ON SHEETS 2 OF 2 OF THIS DOCUMENT.
4. THE CALCULATED CALL TO THE WEST LINE OF BEACON LAKE PARKWAY IS SHOWN ON THE PLAT AS 146.78 FEET BUT LOT CALCULATIONS PLACE THIS TIE AS 166.42 FEET AS SHOWN.

LEGEND

R=	RADIUS
Δ=	CENTRAL ANGLE
L=	ARC LENGTH
CH=	CHORD
F.D.O.T	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
R/W	RIGHT OF WAY
S.C.R.	ST. JOHNS COUNTY RECORDS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Kurt Staffinger

Digitally signed by Kurt Staffinger
DN: C=US, E=kstaffinger@bowman.com, O=Bowman, CN=Kurt Staffinger
Location: WATER METER ESMT, ST JOHNS CO
Reason: Special Purpose/Legal Descr & Sketch
Contact Info: 321-255-5434
Date: 2025.10.29 18:59:25-04'00'

KURT STAFFLINGER License Number 5496 STATE OF FLORIDA Professional Surveyor and Mapper

KURT STAFFLINGER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5496

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc.
1410 N Westshore BLVD., Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

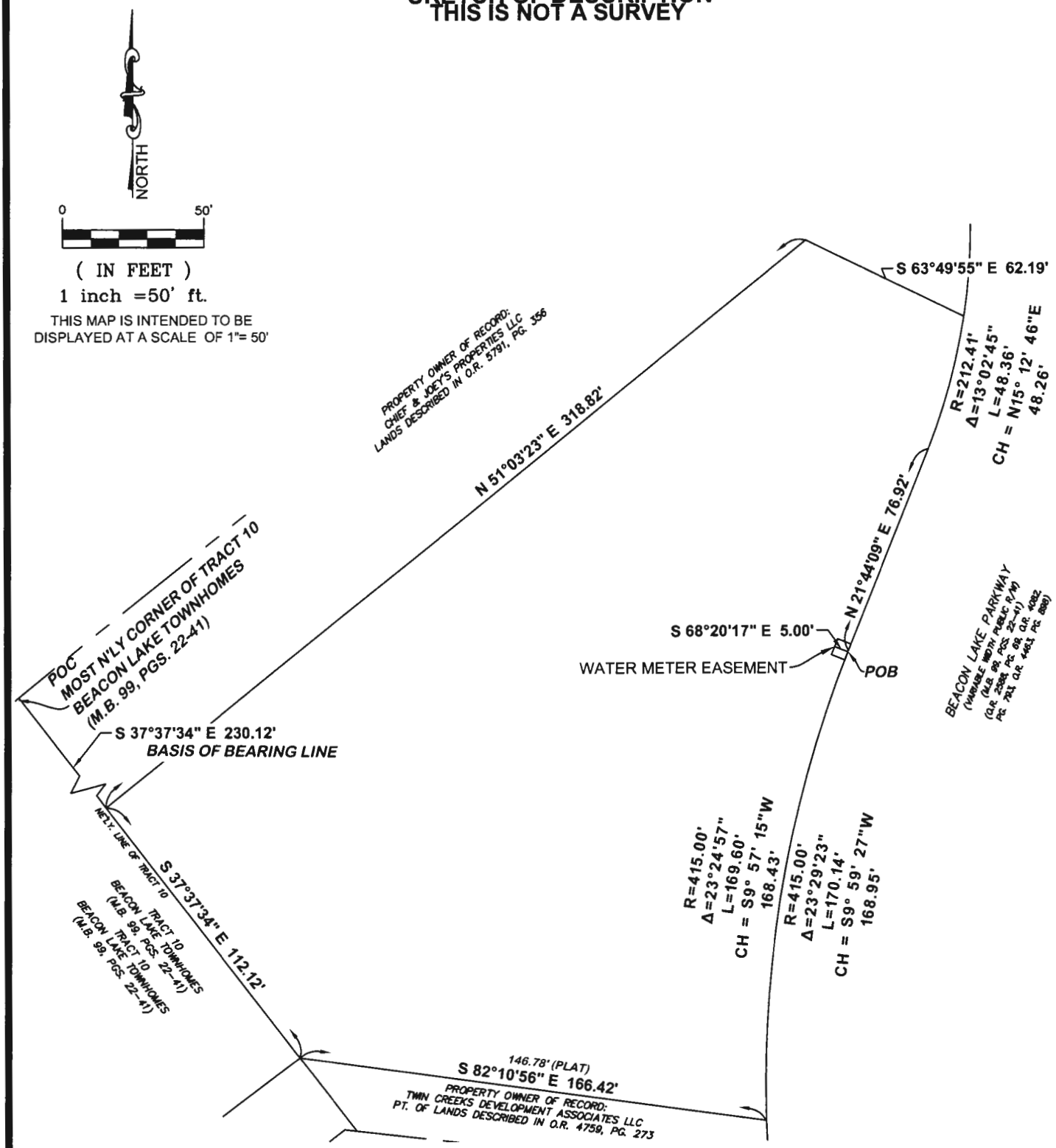
Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
SJCUD WATER METER EASEMENT
BEACON LAKE PARKWAY & CR 210,
ST. JOHNS, FL.

ST. JOHNS COUNTY FLORIDA

PROJECT NO. 010014-01-269	REVISED DATE:	DATE: 10/29/2025
020 VALVOLINE BEACON LAKE	SCALE:	SHEET 1 OF 2

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc.
1410 N Westshore BLVD., Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
SJCUD WATER METER EASEMENT
BEACON LAKE PARKWAY & CR 210,
ST. JOHNS, FL.

ST. JOHNS COUNTY — FLORIDA

PROJECT NO. 010014-01-269	REVISED DATE:	DATE: 10/29/2025
020 VALVOLINE BEACON LAKE	SCALE: 1"=50'	SHEET 2 OF 2

Exhibit "B" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3F - CLOSEOUT - BILL OF SALE

PROJECT: Valvoline Instant Oil Change - Beacon Lake

4th Avenue Partners LLC, 7900 Glades Road, Suite 600, Boca Raton, Florida 33434

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 5th of March, 2026.

WITNESS:

Witness Signature

Kim Nizer Mareira

Witness Print Name

OWNER:

Owner Signature

Ian Weiner, Authorized Person

Owner Print Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 5th day of March, 2026, by Ian Weiner as Authorized Person for 4th Avenue Partners, LLC.

Notary Public

My Commission Expires: 05/25/2029

Personally Known or Produced Identification

Type of Identification Produced

KIMBERLY NIZER MAREIRA
Notary Public - State of Florida
Commission # HH 634394
My Comm. Expires May 25, 2029
Bonded through National Notary Assn.

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

Project Name:	Valvoline Instant Oil Change - Beacon Lake
Contractor:	Robinson & Jacobs Grading Inc.
Developer:	4th Avenue Partners, LLC

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	17	$ 25.40	$ 431.80
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
10"X2" Tapping Saddle & Corp.	Ea	1	$ 921.28	$ 921.28
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 1,353.08

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 $ 1,353.08

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

3/13/2026 (Date) to 4th Avenue Partners, LLC (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Valvoline Instant Oil Change -Beacon Lake
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 13th day of March, 2026.

WITNESS:

Witness Signature

Print Witness Name

CONTRACTOR:

Lienor's Signature

Kelly Jacobs
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 13th day of March, 2026 by Kelly Jacobs as Treasurer for Robinson + Jacobs, Grading, Inc.

Notary Public
My Commission Expires: 5/24/2026

Personally Known or Produced Identification
~~Type of Identification~~ Produced

JENNIFER EBITZ
Notary Public - State of Florida
Commission # HH 267813
My Comm. Expires May 24, 2026
Bonded through National Notary Assn.

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

Project Name:	Valvoline Instant Oil Change - Beacon Lake
Contractor:	Robinson & Jacobs Grading Inc.
Developer:	4th Avenue Partners, LLC

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE DR9	LF	17	$ 25.40	$ 431.80
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
10"X2" Tapping Saddle & Corp.	Ea	1	$ 921.28	$ 921.28
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 1,353.08

Exhibit "D" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3E – CLOSEOUT - WARRANTY

Date: 3/6/2026

Project Title: Valvoline - Beacon Lake

FROM: Robinson & Jacobs Grading Inc.
Contractor's Name

Address: 102 Midnight Lane
San Mateo, FL, 32187

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:

Austin Jacobs
Print Contractor's Name

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 6th day of March, 2026 by Austin Jacobs as Secretary for Robinson & Jacobs Grading, Inc..

Notary Public
My Commission Expires: 5/24/2026

Personally Known or Produced Identification
Type of Identification Produced

JENNIFER EBITZ
Notary Public - State of Florida
Commission # HH 267813
My Comm. Expires May 24, 2026
Bonded through National Notary Assn.

Exhibit "E" to the Resolution

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: August 12, 2026

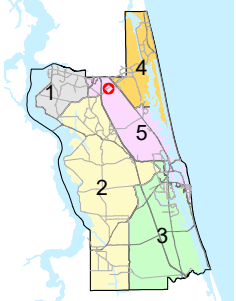
SUBJECT: Valvoline Oil – Beacon Lake (ASBULT 2026000037)

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 Valvoline Oil – Beacon Lake.

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.





Imagery Date: 1/2026

Date: 10/28/2026

Valvoline Oil-Beacon Lake

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.