

RESOLUTION NO. 2015- 265

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND BILL OF SALE FOR WATER AND SEWER SERVICE TO PLANTATION AT PONTE VEDRA UNIT 13.**

**RECITALS**

**WHEREAS**, Elacora Plantation, LLC, a foreign limited liability company has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for water and sewer service to serve Plantation at Ponte Vedra Unit 13; and

**WHEREAS**, Elacora Plantation, LLC has also executed a Bill of Sale and Schedule of Values, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer system; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C," incorporated by reference and made a part hereof; and

**WHEREAS**, it is in the best interest of the County to accept the Easement for the health, safety and welfare of the citizens.

**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 and Bill of Sale attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are scrivener's, typographical 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.

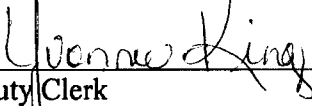
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15<sup>th</sup> day of September, 2015.

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

By:   
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

RESOLUTION DATE September 17, 2015



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 20<sup>TH</sup> day of APRIL, 2015 by ELACORA PLANTATION, LLC, with an address of 371 EASTWIND PARKWAY, SUITE 200, LOUISVILLE, CO 80027 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 distribution system, gravity sewer collection 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. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** 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. (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) **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.

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: Brian Paul  
Its: Manager

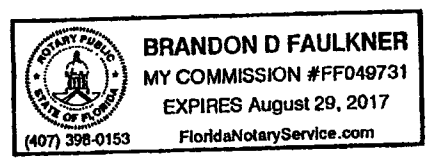
Douglas G. Miller  
Print Name

[Signature]  
Witness

JIM ARSENAULT  
Print Name

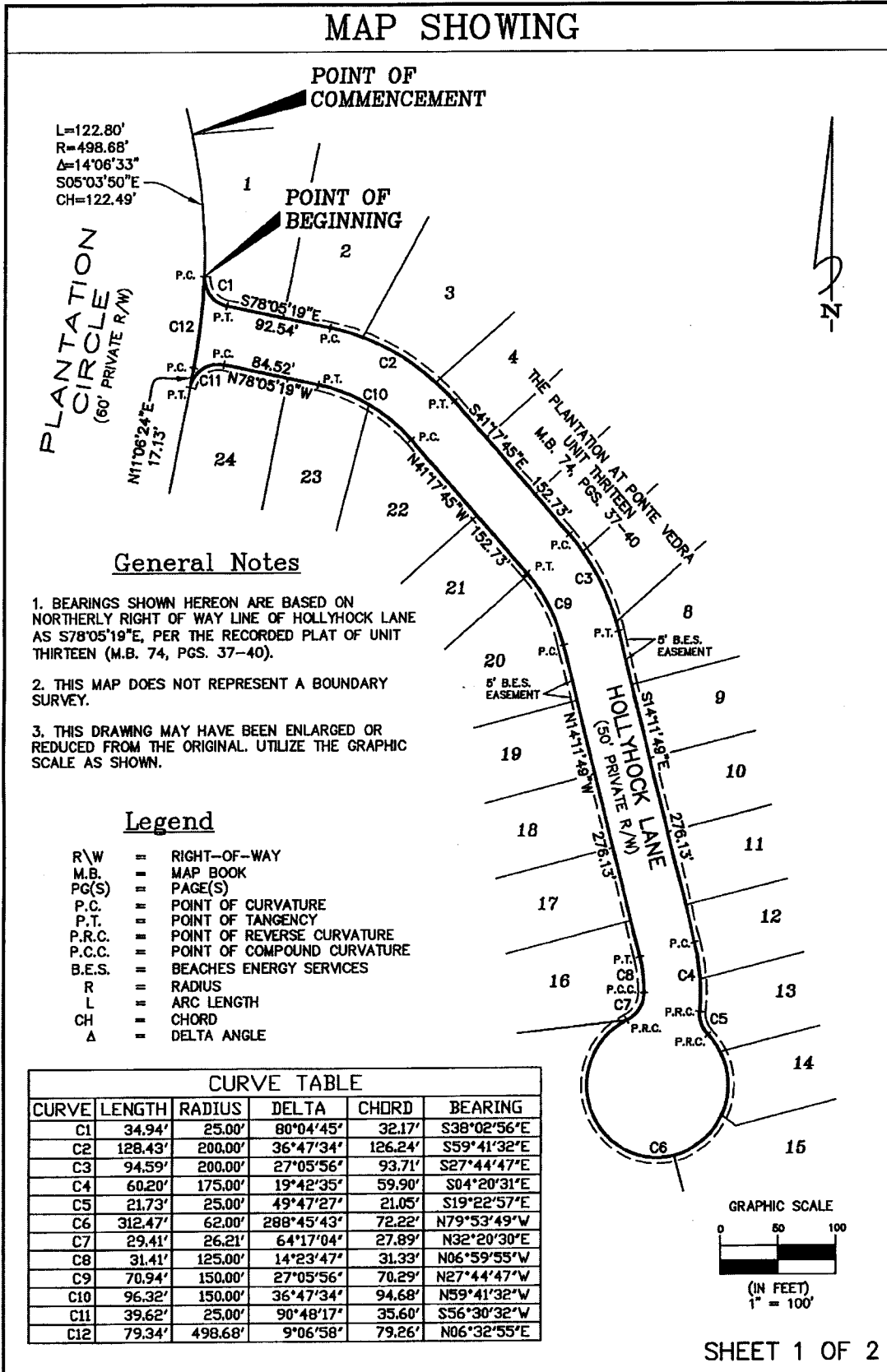
State of FL  
County of DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of APRIL, 2015, by BRIAN PAUL who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

# MAP SHOWING



### General Notes

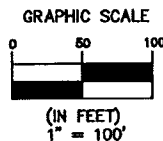
1. BEARINGS SHOWN HEREON ARE BASED ON NORTHERLY RIGHT OF WAY LINE OF HOLLYHOCK LANE AS S78°05'19"E, PER THE RECORDED PLAT OF UNIT THIRTEEN (M.B. 74, PGS. 37-40).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

### Legend

- R\W == RIGHT-OF-WAY
- M.B. == MAP BOOK
- PG(S) == PAGE(S)
- P.C. == POINT OF CURVATURE
- P.T. == POINT OF TANGENCY
- P.R.C. == POINT OF REVERSE CURVATURE
- P.C.C. == POINT OF COMPOUND CURVATURE
- B.E.S. == BEACHES ENERGY SERVICES
- R == RADIUS
- L == ARC LENGTH
- CH == CHORD
- Δ == DELTA ANGLE

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	34.94'	25.00'	80°04'45"	32.17'	S38°02'56"E
C2	128.43'	200.00'	36°47'34"	126.24'	S59°41'32"E
C3	94.59'	200.00'	27°05'56"	93.71'	S27°44'47"E
C4	60.20'	175.00'	19°42'35"	59.90'	S04°20'31"E
C5	21.73'	25.00'	49°47'27"	21.05'	S19°22'57"E
C6	312.47'	62.00'	288°45'43"	72.22'	N79°53'49"W
C7	29.41'	26.21'	64°17'04"	27.89'	N32°20'30"E
C8	31.41'	125.00'	14°23'47"	31.33'	N06°59'55"W
C9	70.94'	150.00'	27°05'56"	70.29'	N27°44'47"W
C10	96.32'	150.00'	36°47'34"	94.68'	N59°41'32"W
C11	39.62'	25.00'	90°48'17"	35.60'	S56°30'32"W
C12	79.34'	498.68'	9°06'58"	79.26'	N06°32'55"E



SHEET 1 OF 2

JOB NO. 2015-189  
 DRAFTER JRS  
 DATE 04-20-15  
 SCALE 1"=100'  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.  
 THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3350 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

HOLLYHOCK LANE (A 50 FOOT PRIVATE RIGHT OF WAY), AS SHOWN ON THE PLAT OF THE PLANTATION AT PONTE VEDRA UNIT THIRTEEN, AS RECORDED IN MAP BOOK 74, PAGES 37 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1, AS SHOWN ON SAID PLAT OF THE PLANTATION AT PONTE VEDRA UNIT THIRTEEN, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PLANTATION CIRCLE (A 60 FOOT PRIVATE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 498.68 FEET, AN ARC DISTANCE OF 122.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°03'50" EAST, 122.49 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HOLLYHOCK LANE, AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, SOUTHERLY, WESTERLY, NORTHERLY, NORTHWESTERLY, AND SOUTHWESTERLY, ALONG THE NORTHEASTERLY, EASTERLY, SOUTHERLY, WESTERLY, AND NORTHWESTERLY RIGHT OF WAY LINES OF SAID HOLLYHOCK LANE, RUN THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°02'58" EAST, 32.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 78°05'19" EAST, 92.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 128.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°41'32" EAST, 128.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 41°17'45" EAST, 152.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 94.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°44'47" EAST, 93.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 14°11'49" EAST, 276.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 7: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 60.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°20'31" EAST, 59.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 8: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 21.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°22'57" EAST, 21.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 9: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 312.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°53'49" WEST, 72.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 10: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 26.21 FEET, AN ARC DISTANCE OF 29.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°20'30" EAST, 27.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 11: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 31.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°59'55" WEST, 31.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 12: NORTH 14°11'49" WEST, 276.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 13: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 70.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°44'47" WEST, 70.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 14: NORTH 41°17'45" WEST, 152.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 15: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 96.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°41'32" WEST, 94.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 16: NORTH 78°05'19" WEST, 84.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 17: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°30'32" WEST, 35.60 FEET TO SAID EASTERLY RIGHT OF WAY OF PLANTATION CIRCLE, AND THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°06'24" EAST, ALONG LAST SAID LINE, 17.13 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 498.68 FEET, AN ARC DISTANCE OF 79.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°32'55" EAST, 79.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRES, MORE OR LESS

SHEET 2 OF 2

JOB NO. 2015-189  
 DRAFTER JRS  
 DATE 04-20-15  
 SCALE 1"=100'  
 CHECKED BY: \_\_\_\_\_

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY, P.S.M. CERT. NO. 3377





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**PLANTATION AT PONTE VEDRA UNIT 13**

Elacora Plantation, LLC, (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:

In accordance with Exhibit "A"

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 14th of April, 2015.

WITNESS:

[Handwritten Signature]  
Witness Signature

Michael S Bowks  
Print Witness Name

OWNER:

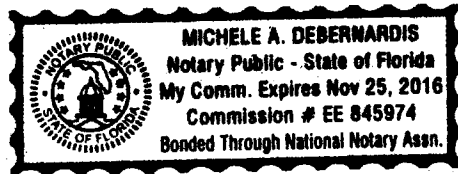
[Handwritten Signature]  
Owner's Signature

DOUGLAS G. MAIER  
Print Owner's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of April, 2015, by Douglas G. Maier who is personally known to me or has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
Notary Public





**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: PLANTATION AT PONTE VEDRA UNIT 13  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: ELACORA PLANTATION, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6"	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Manholes (Class and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>8" DR 26</b>				
	LF	973	\$ 37.00	\$ 36,001.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>6" DR 35</b>				
	EA	24	\$ 600.00	\$ 14,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>4-6 foot deep Type A</b>				
	EA	5	\$ 5,000.00	\$ 25,000.00
<b>6-8 foot deep Type A</b>				
	EA	2	\$ 7,299.50	\$ 14,599.00
<b>8-10 foot deep</b>				
	EA		\$ -	\$ -
<b>10-12 foot deep</b>				
	EA		\$ -	\$ -
<b>&gt; 12 foot deep</b>				
	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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>\$ 90,000.00</b>

*Exhibit "A"*  
*Page 1 of 2*



# St. Johns County Utility Department

T

## Schedule of Values

Project Name: PLANTION AT PONTE VEDRA UNIT 13  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: ELACORA PLANTATION, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18	LF	800	\$ 25.00	\$ 20,000.00
8" DR 11 Direct Drill	LF	65	\$ 65.00	\$ 4,225.00
4" DR 18	LF	275	\$ 12.00	\$ 3,300.00
2" DR 9	LF	285	\$ 8.00	\$ 2,280.00
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" TAP VALVE	Ea	1	\$ 2,200.00	\$ 2,200.00
6" GATE VALVE	Ea	1	\$ 1,400.00	\$ 1,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" FIRE HYDRANT	Ea	1	\$ 2,600.00	\$ 2,600.00
2" Flush Hydrant	ea	1	\$ 1,265.00	\$ 1,265.00
			\$ -	\$ -
<b>Services (Size and Type)</b>				
SINGLE 1" SERVICE	Ea	2	\$ 590.00	\$ 1,180.00
DOUBLE 1" SERVICE	Ea	11	\$ 1,050.00	\$ 11,550.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 50,000.00</b>

Exhibit 'A'  
 Page 2 of 2



**St. Johns County Board of County Commissioners**

Utility Department

---

**INTEROFFICE MEMORANDUM**

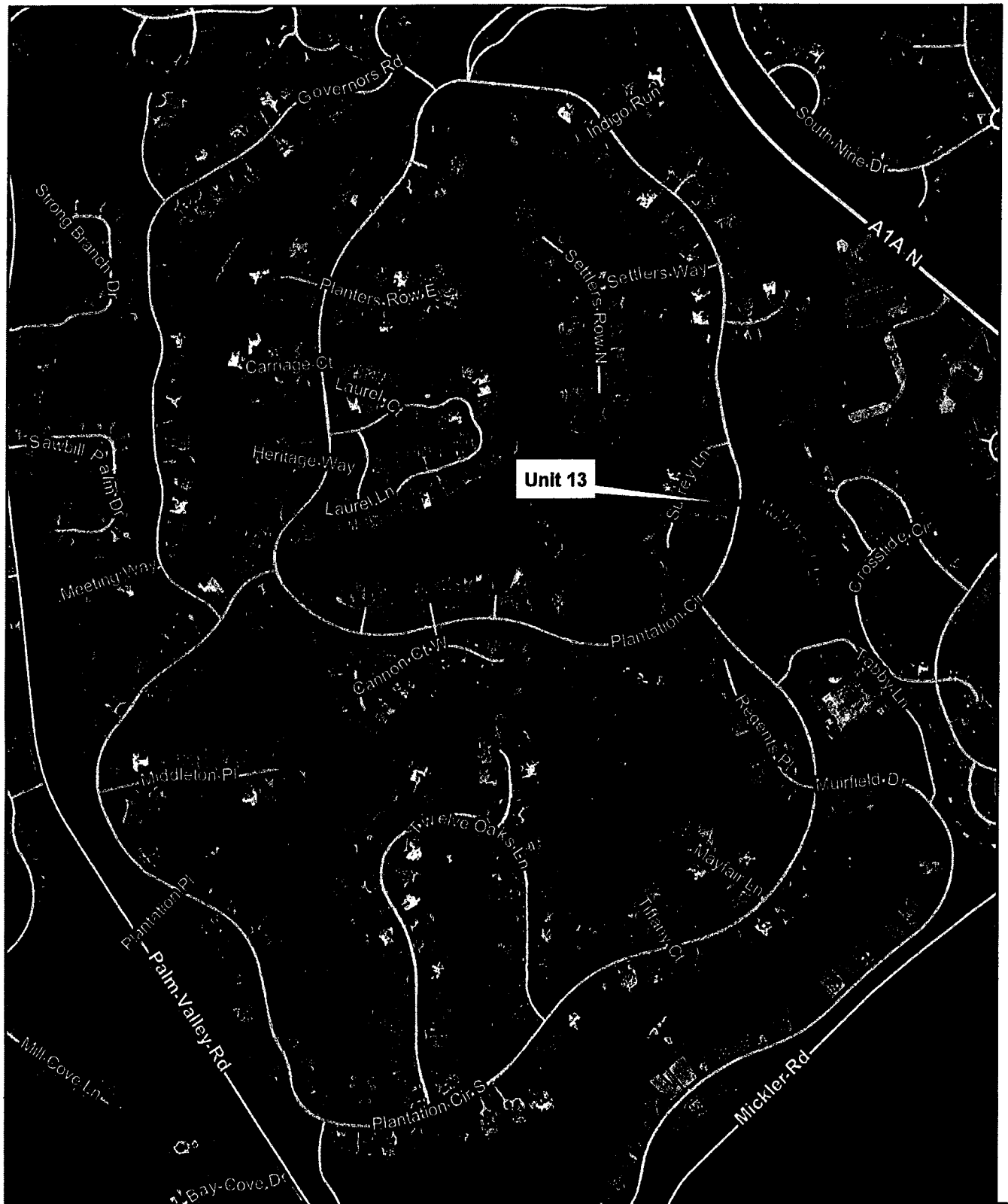
---

**TO:** Nanette Bradbury, Real Estate Coordinator  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** The Plantation Unit 13  
**DATE:** August 12, 2015

Please present the Easement, Bill of Sale, and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of the Plantation Unit 13.

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.



  
 2013 Aerial Imagery  
 0 10000  
 Feet  
 August 17, 2015

## Plantation at Ponte Vedra Easement for Utilities

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0762  
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.

