

RESOLUTION NO. 2017- 161

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO (2) SPECIAL WARRANTY DEEDS CONVEYING LIFT STATION SITES, THREE (3) SPECIAL WARRANTY DEEDS CONVEYING UTILITY TRACTS, THREE (3) EASEMENTS FOR ACCESS AND UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEMS TO SERVE CREEKSIDE AT TWIN CREEKS PHASE 1A, 1C AND 1D LOCATED OFF US 1 NORTH AND CR 210.**

**RECITALS**

**WHEREAS**, Twin Creeks Ventures, LLC, a Florida limited liability company, has executed and presented to the County two (2) Special Warranty Deeds conveying lift station sites, attached hereto as Exhibits "A" and "B", three (3) Special Warranty Deeds conveying utility tracts, attached hereto as Exhibits "C", "D", and "E", and three (3) Easements for Access and Utilities, attached hereto as Exhibits "F", "G" and "H", incorporated by reference and made a part hereof, to serve Creekside at Twin Creeks Phase 1A, 1C and 1D located off US 1 North and CR 210; and

**WHEREAS**, Creekside at Twin Creeks Community Development District has executed a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit "I", 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 "J," 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 Special Warranty Deeds, Easement for Utilities, and Bill of Sale and Schedule of Values 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 Special Warranty Deeds and Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16<sup>th</sup> day of May, 2017.

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

By: \_\_\_\_\_  
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

RENDITION DATE 5/19/17



EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:  
Zelica M. Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated the 8<sup>th</sup> day of December, 2016, is by and from **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, whose address is One Town Center, Suite 600, Boca Raton, Florida 33486, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**Tract G (Lift Station), CREEKSIDE AT TWIN CREEKS - PHASE 1A, according to the map or plat thereof, recorded in Map Book 79, Page 64, of the Public Records St. Johns County, Florida;**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it except easements, restrictions and reservations of record and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016, and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

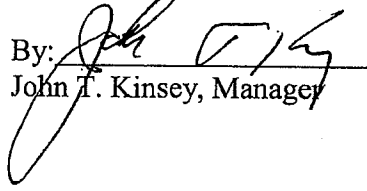
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

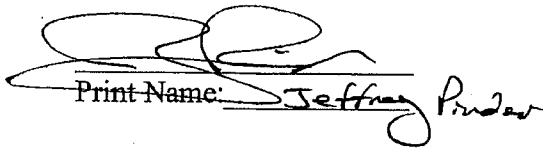
Signed, sealed and delivered  
in our presence:



Print Name: Bryan Kinsey

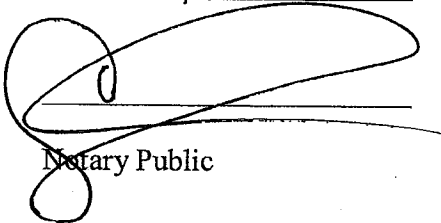
Twin Creeks Ventures LLC, a  
Florida limited liability company

By:   
John T. Kinsey, Manager

  
Print Name: Jeffrey Pinder

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as manager of Twin Creeks Ventures LLC, a Florida limited liability company who is personally known to me or has produced None as identification.

  
Notary Public

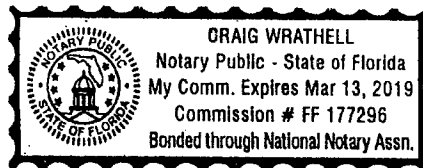


EXHIBIT "B" TO RESOLUTION

This Instrument Prepared By:  
Zelica M. Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated the 8<sup>TH</sup> day of December, 2016, is by and from **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, whose address is One Town Center, Suite 600, Boca Raton, Florida 33486, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**Tract T (Lift Station), CREEKSIDE AT TWIN CREEKS - PHASE 1A, according to the map or plat thereof, recorded in Map Book 79, Page 64, of the Public Records St. Johns County, Florida;**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it except easements, restrictions and reservations of record and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016, and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

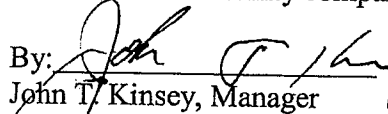
**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

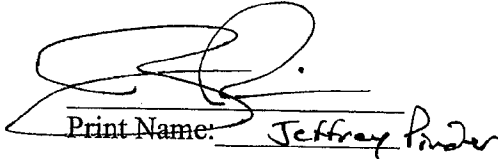
Signed, sealed and delivered  
in our presence:



Print Name: John T. Kinsey

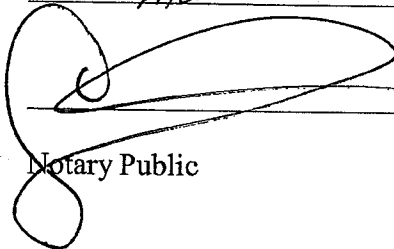
Twin Creeks Ventures LLC, a  
Florida limited liability company

By:   
John T. Kinsey, Manager

  
Print Name: Jeffrey Pinder

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as manager of Twin Creeks Ventures LLC, a Florida limited liability company who is personally known to me or has produced NA as identification.

  
Notary Public

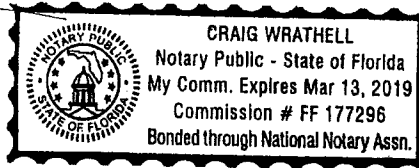


EXHIBIT "C" TO RESOLUTION

This Instrument Prepared By:  
Zelica M. Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated the 3<sup>rd</sup> day of December, 2016, is by and from **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, whose address is One Town Center, Suite 600, Boca Raton, Florida 33486, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:


**Tract Q (Utility), CREEKSIDE AT TWIN CREEKS -  
PHASE 1A, according to the map or plat thereof,  
recorded in Map Book 79, Page 64, of the Public  
Records St. Johns County, Florida;**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

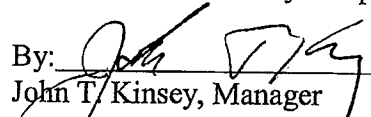
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it except easements, restrictions and reservations of record and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016, and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

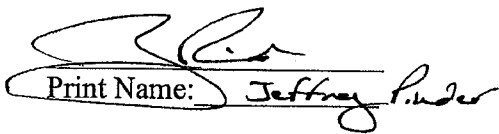
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
Print Name: Brandon Kinsey

Twin Creeks Ventures LLC, a  
Florida limited liability company

By:   
John T. Kinsey, Manager

  
Print Name: Jeffrey Pinder

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as manager of Twin Creeks Ventures LLC, a Florida limited liability company who is personally known to me or has produced N/A as identification.

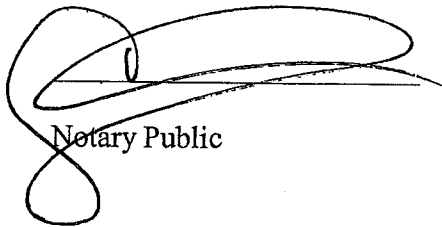
  
Notary Public



EXHIBIT "D" TO RESOLUTION

This Instrument Prepared By:  
Zelica M. Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated the 9<sup>TH</sup> day of December, 2016, is by and from **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, whose address is One Town Center, Suite 600, Boca Raton, Florida 33486, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**Tract U-1 (Utility), CREEKSIDE AT TWIN CREEKS  
- PHASE 1C, according to the map or plat thereof,  
recorded in Map Book 80, Page 65, of the Public  
Records St. Johns County, Florida;**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it except easements, restrictions and reservations of record and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016, and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Bryan Kinsey

Print Name: Bryan Kinsey

Twin Creeks Ventures LLC, a Florida limited liability company

By: John T. Kinsey  
John T. Kinsey, Manager

Omar Kiem  
Print Name: OMAR KIEM

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2016, by John T. Kinsey, as manager of Twin Creeks Ventures LLC, a Florida limited liability company who is personally known to me or has produced NA as identification.

[Signature]  
Notary Public

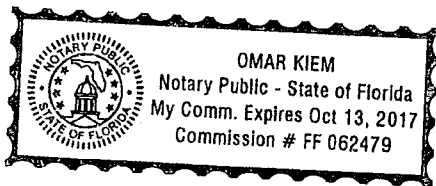


EXHIBIT "E" TO RESOLUTION

This Instrument Prepared By:  
Zelica M. Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, FL 33434

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated the 8<sup>th</sup> day of December, 2016, is by and from **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, whose address is One Town Center, Suite 600, Boca Raton, Florida 33486, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:


**Tract U-2(Utility), CREEKSIDE AT TWIN CREEKS -  
PHASE 1C, according to the map or plat thereof,  
recorded in Map Book 80, Page 55, of the Public  
Records St. Johns County, Florida;**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

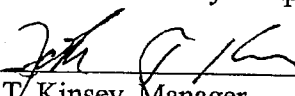
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it except easements, restrictions and reservations of record and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016, and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

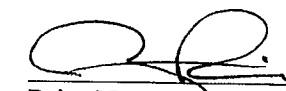
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
Print Name: Bryan Kinsey

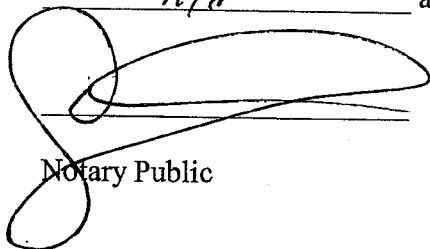
Twin Creeks Ventures LLC, a  
Florida limited liability company

By:   
John T. Kinsey, Manager

  
Print Name: Jeffrey Buder

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8th day of December, 2016, by John T. Kinsey, as manager of Twin Creeks Ventures LLC, a Florida limited liability company who is personally known to me or has produced n/a as identification.

  
Notary Public

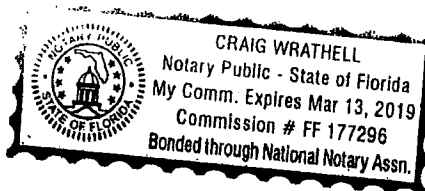


EXHIBIT "F" TO RESOLUTION

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 8<sup>TH</sup> day of December, 2016 by **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, with an address of 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, 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, reuse system and 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. 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) 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 sewer force mains and 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.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 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:

Bryan Kinsey  
Witness

Bryan Kinsey  
Print Name

[Signature]  
Witness

Jeffrey Pinder  
Print Name

**TWIN CREEKS VENTURES LLC**, a  
Florida limited liability company

By: [Signature]  
John T. Kinsey  
Its: Manager

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as Manager of Twin Creeks Ventures LLC, a Florida limited liability company, who is personally known to me or has produced n/a as identification.

[Signature]  
Notary Public



EXHIBIT "A"

EASEMENT AREA

The platted road rights of way of Sweet Oak Way, Silver Creek Place, and Broomsedge Circle as shown on the Plat of Creekside at Twin Creeks – Phase 1A, as recorded in Map Book 79, Pages 64 through 82, of the Public Records of St. Johns County, Florida.

EXHIBIT "B"

INGRESS/EGRESS AREA

The platted road rights of way of Sweet Oak Way, Silver Creek Place, and Broomsedge Circle as shown on the Plat of Creekside at Twin Creeks – Phase 1A, as recorded in Map Book 79, Pages 64 through 82, of the Public Records of St. Johns County, Florida.

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 8<sup>th</sup> day of December, 2016 by **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, with an address of 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, 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, reuse system and 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. 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) 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 sewer force mains and 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.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 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:

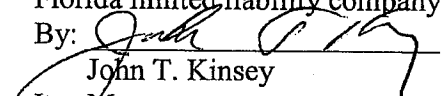
  
Witness

Bryan Kibbey  
Print Name

  
Witness

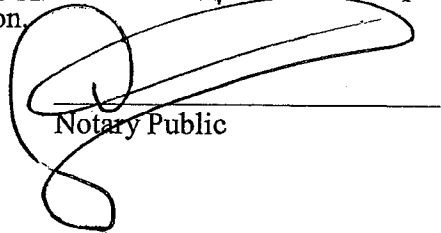
Jeffrey Puder  
Print Name

**TWIN CREEKS VENTURES LLC**, a  
Florida limited liability company

By:   
John T. Kinsey  
Its: Manager

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as Manager of Twin Creeks Ventures LLC, a Florida limited liability company, who is personally known to me or has produced n/a as identification.

  
Notary Public

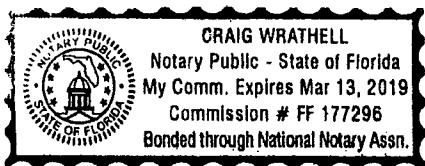


EXHIBIT "A"

EASEMENT AREA

The platted road rights of way of Heron Oaks Drive, Silver Sage Lane, Catesby Lane, Eagle Ridge Place, and Broomsedge Circle as shown on the Plat of Creekside at Twin Creeks – Phase 1C, as recorded in Map Book 80, Pages 55 through 65, of the Public Records of St. Johns County, Florida.

EXHIBIT "B"

INGRESS/EGRESS AREA

The platted road rights of way of Heron Oaks Drive, Silver Sage Lane, Catesby Lane, Eagle Ridge Place, and Broomsedge Circle as shown on the Plat of Creekside at Twin Creeks – Phase 1C, as recorded in Map Book 80, Pages 55 through 65, of the Public Records of St. Johns County, Florida.

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 5<sup>th</sup> day of December, 2016 by **TWIN CREEKS VENTURES LLC**, a Florida limited liability company, with an address of 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, 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 reuse 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 sewer force mains and 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.

(c) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 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:

*Bryan Kinsey*  
Witness

Bryan Kinsey  
Print Name

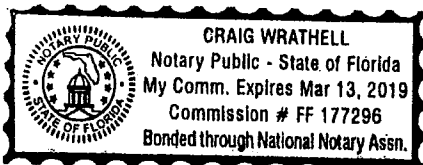
*[Signature]*  
Witness

Jeffrey Pinder  
Print Name

**TWIN CREEKS VENTURES LLC**, a  
Florida limited liability company  
By: *[Signature]*  
John T. Kinsey  
Its: Manager

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by John T. Kinsey, as Manager of Twin Creeks Ventures LLC, a Florida limited liability company, who is personally known to me or has produced n/a as identification.



*[Signature]*  
Notary Public

EXHIBIT "A"

EASEMENT AREA

The platted road right-of-way of Silver Sage Lane as shown on the Plat of Creekside at Twin Creeks – Phase 1D, as recorded in Map Book 81, Pages 54 through 60, of the Public Records of St. Johns County, Florida.

EXHIBIT "B"

INGRESS/EGRESS AREA

The platted road right-of-way of Silver Sage Lane as shown on the Plat of Creekside at Twin Creeks – Phase 1D, as recorded in Map Book 81, Pages 54 through 60, of the Public Records of St. Johns County, Florida.

EXHIBIT "I" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
**for**  
**Creekside at Twin Creeks Phase 1**

Creekside at Twin Creeks Community Development District, 2300 Glades Road, Suite 410 West, Boca Raton, FL 33431 (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 dedicated utility infrastructure for Creekside at Twin Creeks Phase 1A, 1C, 1D

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 28 of Oct, 2016

**WITNESS:**

[Signature]  
Witness Signature

Robert E. Furlong  
Print Witness Name

**OWNER:**

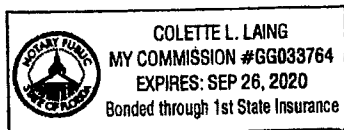
[Signature]  
Owner's Signature

John T. Kinsey  
Print Owner's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2016, by John Kinsey who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public





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

Project Name: Creekside at Twin Creeks Phase 1 A  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
24" HDPE DR-11 pipe	LF	150	\$ 199.56	\$ 29,934.00
20" HDPE DR-11 pipe	LF	100	\$ 185.60	\$ 18,560.00
16" HDPE DR-11 pipe	LF	60	\$ 99.35	\$ 5,961.00
10" HDPE DR-11 pipe	LF	300	\$ 67.90	\$ 20,370.00
20" DR 25 PVC pipe	LF	3710	\$ 63.19	\$ 234,434.90
16" DR 25 PVC pipe	LF	260	\$ 48.95	\$ 12,727.00
12" DR 18 PVC pipe	LF	3060	\$ 46.36	\$ 141,861.60
8" DR 18 PVC pipe	LF	3085	\$ 19.51	\$ 60,188.35
6" DR 18 PVC pipe	LF	450	\$ 11.74	\$ 5,283.00
4" DR 18 PVC pipe	LF	140	\$ 10.89	\$ 1,524.60
<b>Water Valves (Size and Type)</b>				
20" Gate Valve	Ea	7	\$ 13,065.00	\$ 91,455.00
16" Gate Valve	Ea	3	\$ 2,081.00	\$ 6,243.00
12" Gate Valve	Ea	3	\$ 2,081.00	\$ 6,243.00
8" Gate Valve	Ea	12	\$ 1,227.00	\$ 14,724.00
6" Gate Valve	Ea	20	\$ 802.00	\$ 16,040.00
<b>Hydrants Assembly (Size and Type)</b>				
6" M & H (Includes valve)	Ea	20	\$ 3,805.00	\$ 76,100.00
2" Flushing Hydrants	Ea	2	\$ 1,002.00	\$ 2,004.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Single	Ea	6	\$ 550.00	\$ 3,300.00
1.5" Poly Double	Ea	54	\$ 748.00	\$ 40,392.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 787,345.45</b>



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

Project Name: Creekside at Twin Creeks Phase 1A  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
16" DR 25 PVC Pipe	LF	3960	\$ 37.35	\$ 147,906.00
8" DR 25 PVC Pipe	LF	3480	\$ 28.95	\$ 100,746.00
4" DR 25 PVC Pipe	LF	290	\$ 11.48	\$ 3,329.20
20" DR 11 HDPE Pipe	LF	80	\$ 145.71	\$ 11,656.80
10" DR 11 HDPE Pipe	LF	30	\$ 67.90	\$ 2,037.00
8" DR 11 HDPE Pipe	LF	70	\$ 58.86	\$ 4,120.20
6" DR 11 HDPE Pipe	LF	60	\$ 34.87	\$ 2,092.20
<b>Sewer Valves (Size and Type)</b>				
16" Gate Valve	Ea	6	\$ 4,981.00	\$ 29,886.00
8" Gate Valve	Ea	5	\$ 1,480.00	\$ 7,400.00
6" Gate Valve	Ea	1	\$ 802.00	\$ 802.00
4" Gate Valve	Ea	4	\$ 661.00	\$ 2,644.00
2" Air Release Valve	Ea	3	\$ 4,565.00	\$ 13,695.00
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR 26 PVC	LF	1678	\$ 41.35	\$ 69,385.30
8" SDR 26 PVC	LF	3478	\$ 33.00	\$ 114,774.00
<b>Laterals (Size and Type)</b>				
6" SDR 35 PVC	EA	114	\$ 553.00	\$ 63,042.00
<b>Manholes (Size and Type)</b>				
48" Type A" Manhole	EA	26	\$ 4,515.00	\$ 117,390.00
48" Type B" Manhole	EA	1	\$ 10,677.00	\$ 10,677.00
60" Type B" Manhole	EA	1	\$ 10,677.00	\$ 10,677.00
<b>Lift Station #1</b>				
Mechanical Equipment	Lump Sum	1	\$ 70,696.00	\$ 70,696.00
Process Piping	Lump Sum	1	\$ 39,589.00	\$ 39,589.00
Process Structure	Lump Sum	1	\$ 55,578.00	\$ 55,578.00
Process Electrical Equipment	Lump Sum	1	\$ 57,537.00	\$ 57,537.00
Other Improvements	Lump Sum	1	\$ 59,385.00	\$ 59,385.00
<b>Lift Station #2</b>				
Mechanical Equipment	Lump Sum	1	\$ 72,710.00	\$ 72,710.00
Process Piping	Lump Sum	1	\$ 40,717.00	\$ 40,717.00
Process Structure	Lump Sum	1	\$ 57,624.00	\$ 57,624.00
Process Electrical Equipment	Lump Sum	1	\$ 58,168.00	\$ 58,168.00
Other Improvements	Lump Sum	1	\$ 61,623.00	\$ 61,623.00
<b>Total Sewer System Cost</b>				<b>\$ 1,285,886.70</b>



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

Project Name: Creekside at Twin Creeks Phase 1A  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18 PVC pipe	LF	3560	\$ 37.86	\$ 134,781.60
8" DR 18 PVC pipe	LF	170	\$ 18.51	\$ 3,146.70
6" DR 18 PVC pipe	LF	2490	\$ 11.74	\$ 29,232.60
4" DR 18 PVC pipe	LF	1000	\$ 10.89	\$ 10,890.00
16" HDPE DR-11 (Open Cut)	LF	60	\$ 99.35	\$ 5,961.00
10" HDPE DR-11 (Open Cut)	LF	220	\$ 67.90	\$ 14,938.00
8" HDPE DR-11 (Open Cut)	LF	30	\$ 67.28	\$ 2,018.40
6" HDPE DR-11 (Open Cut)	LF	30	\$ 41.32	\$ 1,239.60
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve	Ea	9	\$ 2,081.00	\$ 18,729.00
8" Gate Valve	Ea	2	\$ 1,227.00	\$ 2,454.00
10" Gate Valve	Ea	2	\$ 1,654.00	\$ 3,308.00
6" Gate Valve	Ea	8	\$ 802.00	\$ 6,416.00
4" Gate Valve	Ea	2	\$ 565.00	\$ 1,130.00
10" Backflow Preventer Assembly	Ea	2	\$ 17,395.80	\$ 34,791.60
<b>Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Services (Size and Type)</b>				
1" Poly Single	Ea	31	\$ 572.00	\$ 17,732.00
1.5" Poly Double	Ea	39	\$ 768.00	\$ 29,952.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 316,720.50</b>



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

Project Name: Creekside at Twin Creeks Phase 1 C  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
16" HDPE DR-11 pipe (Open Cut)	LF	60	\$ 99.35	\$ 5,961.00
10" HDPE DR-11 pipe (Open Cut)	LF	90	\$ 67.90	\$ 6,111.00
12" DR 18 PVC pipe	LF	1128	\$ 49.32	\$ 55,632.96
8" DR 18 PVC pipe	LF	3164	\$ 18.18	\$ 57,521.52
6" DR 18 PVC pipe	LF	280	\$ 11.74	\$ 3,287.20
4" DR 18 PVC pipe	LF	340	\$ 10.89	\$ 3,702.60
2" HDPE DR-11 (Open Cut)	LF	400	\$ 8.94	\$ 3,576.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
12" Gate Valve	Ea	3	\$ 2,081.00	\$ 6,243.00
8" Gate Valve	Ea	8	\$ 1,227.00	\$ 9,816.00
6" Gate Valve	Ea	9	\$ 802.00	\$ 7,218.00
4" Gate Valve	Ea	1	\$ 661.00	\$ 661.00
	Ea	0	\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" M & H (Includes valve)	Ea	8	\$ 3,805.00	\$ 30,440.00
2" Flushing Hydrants	Ea	2	\$ 1,002.00	\$ 2,004.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Single	Ea	9	\$ 550.00	\$ 4,950.00
1.5" Poly Double	Ea	42	\$ 748.00	\$ 31,416.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 228,540.28</b>



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

Project Name: Creekside at Twin Creeks Phase 1C  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18 PVC pipe	LF	1056	\$ 40.48	\$ 42,746.88
8" DR 18 PVC pipe	LF	450	\$ 21.13	\$ 9,508.50
6" DR 18 PVC pipe	LF	1222	\$ 14.36	\$ 17,547.92
4" DR 18 PVC pipe	LF	1481	\$ 13.51	\$ 20,008.31
2" HDPE DR-11 (Open Cut)	LF	500	\$ 8.94	\$ 4,470.00
10" HDPE DR-11 Pipe (Open Cut)	LF	60	\$ 67.90	\$ 4,074.00
8" HDPE DR-11 Pipe (Open Cut)	LF	60	\$ 67.28	\$ 4,036.80
6" HDPE DR-11 Pipe (Open Cut)	LF	20	\$ 41.32	\$ 826.40
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve	Ea	3	\$ 2,081.00	\$ 6,243.00
8" Gate Valve	Ea	1	\$ 1,227.00	\$ 1,227.00
6" Gate Valve	Ea	2	\$ 802.00	\$ 1,604.00
4" Gate Valve	Ea	1	\$ 602.22	\$ 602.22
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
2" Flushing Hydrants	Ea	3	\$ 877.00	\$ 2,631.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Single	Ea	33	\$ 572.00	\$ 18,876.00
1.5" Poly Double	Ea	31	\$ 768.00	\$ 23,808.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 158,210.03</b>



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

Project Name: Creekside at Twin Creeks Phase 1C  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 25 PVC	LF	729	\$ 35.20	\$ 25,660.80
6" DR 25 PVC	LF	330	\$ 13.56	\$ 4,474.80
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
8" Gate Valve	Ea	1	\$ 1,480.00	\$ 1,480.00
6" Gate Valve	Ea	2	\$ 1,480.00	\$ 2,960.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR 26 PVC	LF	1738	\$ 40.53	\$ 70,441.14
8" SDR 26 PVC	LF	2337	\$ 32.18	\$ 75,204.66
<b>Laterals (Size and Type)</b>				
6" SDR 35 PVC	EA	101	\$ 553.00	\$ 55,853.00
<b>Manholes (Size and Type)</b>				
48" Type A" Manhole	EA	19	\$ 4,515.00	\$ 85,785.00
48" Type B" Manhole	EA	0	\$ 10,677.00	\$ -
60" Type B" Manhole	EA	3	\$ 10,677.00	\$ 32,031.00
<b>Lift Station #1</b>				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
<b>Lift Station #2</b>				
Mechanical Equioment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 353,890.40</b>



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

Project Name: Creekside at Twin Creeks Phase 1 D  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC pipe	LF	1175	\$ 19.91	\$ 23,394.25
4" DR 18 PVC pipe	LF	162	\$ 10.89	\$ 1,764.18
2" HDPE DR-11 pipe (Open Cut)	LF	150	\$ 8.94	\$ 1,341.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Gate Valve	Ea	3	\$ 804.00	\$ 2,412.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" M & H (Includes valve)	Ea	3	\$ 3,805.00	\$ 11,415.00
2" Flushing Hydrants	Ea	1	\$ 1,002.00	\$ 1,002.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Single	Ea	3	\$ 550.00	\$ 1,650.00
1.5" Poly Double	Ea	19	\$ 748.00	\$ 14,212.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 57,190.43</b>



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

Project Name: Creekside at Twin Creeks Phase 1D  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR 26 PVC	LF	131	\$ 41.35	\$ 5,416.85
8" SDR 26 PVC	LF	770	\$ 33.00	\$ 25,410.00
<b>Laterals (Size and Type)</b>				
6" SDR 35 PVC	EA	28	\$ 571.00	\$ 15,988.00
<b>Manholes (Size and Type)</b>				
48" Type A" Manhole	EA	6	\$ 4,515.82	\$ 27,094.92
48" Type B" Manhole	EA	0	\$ -	\$ -
60" Type B" Manhole	EA	0	\$ -	\$ -
<b>Lift Station #1</b>				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
<b>Lift Station #2</b>				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 73,909.77</b>



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

Project Name: Creekside at Twin Creeks Phase 1D  
 Contractor: AJ Johns, Inc.  
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" DR 18 PVC pipe	LF	1013	\$ 13.95	\$ 14,131.35
4" DR 18 PVC pipe	LF	130	\$ 13.36	\$ 1,736.80
6" HDPE DR-11 (Open Cut)	LF	20	\$ 43.79	\$ 875.80
2" HDPE DR-11 pipe	LF	400	\$ 8.94	\$ 3,576.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
2" Flushing Hydrants	Ea	1	\$ 877.00	\$ 877.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Services (Size and Type)</b>				
1" Poly Single	Ea	17	\$ 572.00	\$ 9,724.00
1.5" Poly Double	Ea	11	\$ 768.00	\$ 8,448.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>39,368.95</b>



EXHIBIT "J" TO RESOLUTION

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

Utility Department

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INTEROFFICE MEMORANDUM

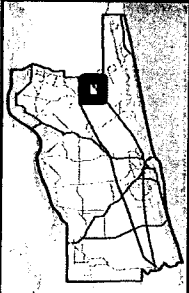
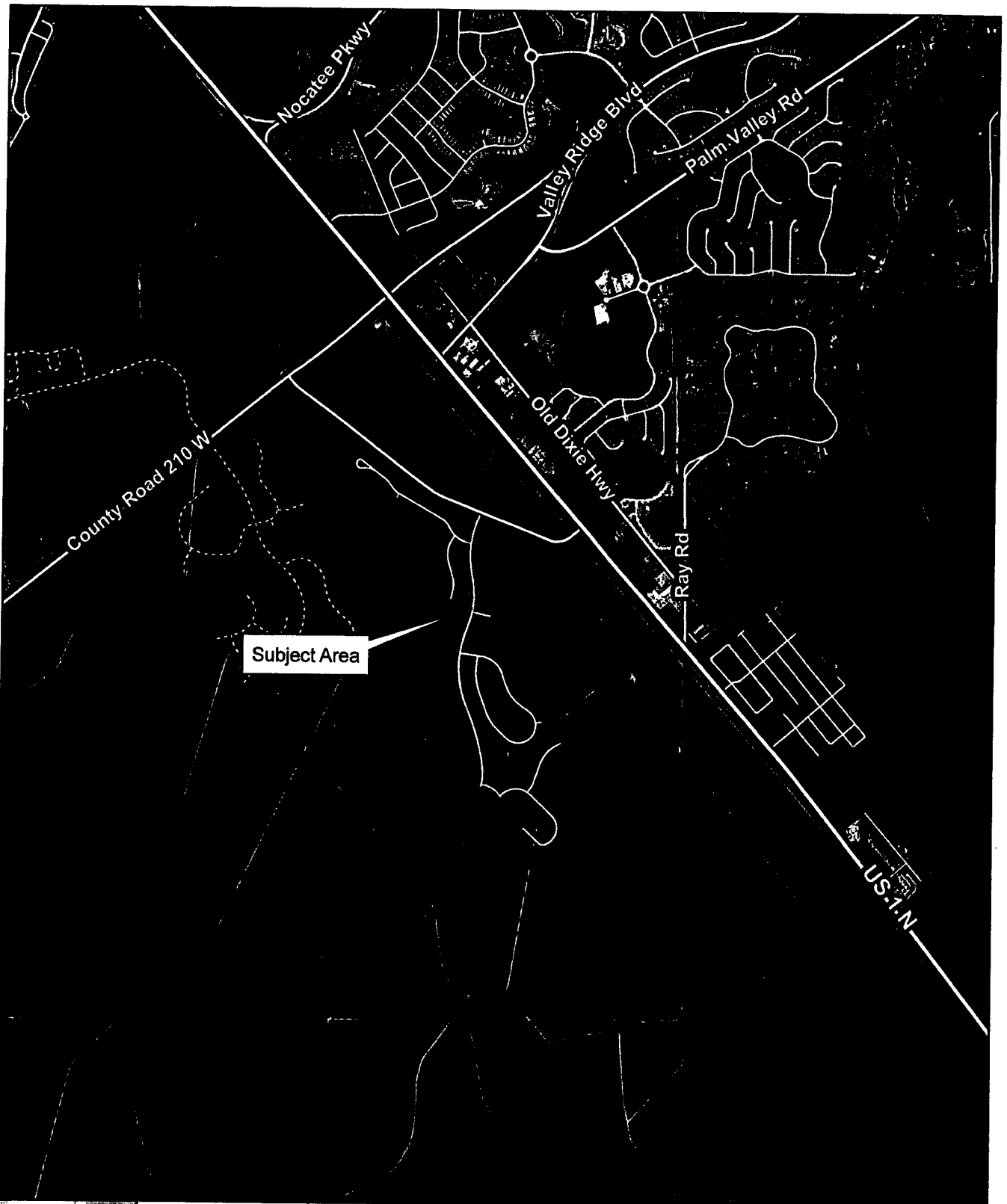
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: New Twin Creeks Ph 1A, 1C & 1D - Creekside  
DATE: March 21, 2017

Please present the Easement, Special Warranty Deeds, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of New Twin Creeks Ph 1A, 1C & 1D – Creekside.

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

0 500 1,000

Feet

April 19, 2017

**Easement for Utilities,  
Special Warranty Deed,  
and Bill of Sale**

*Creekside at Twin Creeks  
Phase 1A, 1C & 1D*

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0764

**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.

