

RESOLUTION NO. 2018- 197

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEMS TO SERVE WINDWARD RANCH PHASES THREE AND FOUR LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Lennar Homes, LLC, a limited liability company, has executed and presented to the County an Easement for Utilities, and a Bill of Sale and Schedule of Values, attached hereto as Exhibits "A", and "B", incorporated by reference and made a part hereof, conveying all personal property associated with the reuse, water and sewer systems to serve Windward Ranch Phases Three and Four located off State Road 16; and

WHEREAS, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Windward Ranch Phase Three, attached hereto as Exhibits "C" and "D", and a Final Release of Lien and a Warranty for work performed at Windward Ranch Phase Four, attached hereto as Exhibits "E", and "F", 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 "G," 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 and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the 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 17th day of July, 2018.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

Robert L. Platt
Deputy Clerk

RENDITION DATE 7/19/2018



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 14 day of March, 2018 by Lennar Homes LLC, with an address of 9440 Philips Highway, Suite 7, Jacksonville, FL 32256, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, 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. 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 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.

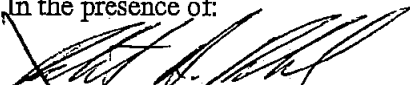
3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, 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.

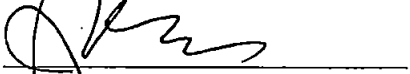
5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

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.

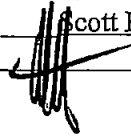
Signed, sealed and delivered
In the presence of:


Witness

Robert A. Deal
Print Name

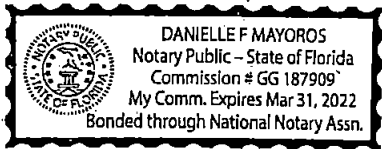

Witness

Judy Frade
Print Name

By: Scott Keiling
Its: 

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 14 day of March, 2018, by Scott Keiling who is personally known to me or has produced _____ as identification.




Notary Public

EXHIBIT "A"

EASEMENT AREA

Being those private rights of ways depicted as Windward Ranch Phase Three and Four as recorded per the attached Plat being Map Book 86, Page 18 through 23, recorded in the Public Records of St. Johns County, Florida.

WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 18

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

Windward Ranch Phase Three

A tract of land being a portion of the South 1/2 of Section 36, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of Lot 131, according to the plat of Windward Ranch Phase Two, as recorded in Map Book 78, pages 10 through 21 of the Public Records of St. Johns County, Florida; thence along the westerly boundary of said plot, the following eleven (11) courses: (1) thence S32°31'14"E, for 125.00 feet to the point of radial intersection with a curve concave to the Southeast; (2) thence southwesterly along the arc of said curve, having a radius of 140.00 feet, a central angle of 17°46'50", an arc length of 43.45 feet and a chord bearing S48°33'20"W, for 43.27 feet to the point of reverse curvature of a curve concave to the Northwest; (3) thence southwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 76°42'57", an arc length of 33.47 feet and a chord bearing S70°03'24"W, for 31.03 feet; (4) thence S28°42'00"W, radial to last said curve, for 50.00 feet to the point of radial intersection with a curve concave to the Southwest; (5) thence southwesterly along the arc of said curve, having a radius of 420.00 feet, a central angle of 07°42'38", an arc length of 56.56 feet and a chord bearing S59°43'39"E, for 55.52 feet; (6) thence S34°07'30"W, radial to last said curve, for 125.00 feet; (7) thence S50°02'28"E, for 59.52 feet; (8) thence S43°25'55"E, for 60.70 feet; (9) thence S28°43'30"E, for 61.86 feet; (10) thence S24°50'45"E, for 63.00 feet; (11) thence N87°54'36"W, for 282.84 feet; thence N21°00'00"E, bearing said westerly boundary, for 355.10 feet to the point of radial intersection with a curve concave to the Southwest; thence northeasterly along the arc of said curve, having a radius of 420.00 feet, a central angle of 08°31'23", an arc length of 62.48 feet and a chord bearing N1°03'41"W, for 62.42 feet; thence N14°36'37"E, radial to last said curve, for 127.21 feet; thence N64°17'41"E, for 73.65 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 1.43 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

TOGETHER WITH:

Windward Ranch Phase Four

A tract of land being a portion of the South 1/2 of Section 36, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

BEGIN at the Southeast corner of Lot 297, according to the plat of Windward Ranch Phase Two, as recorded in Map Book 78, pages 10 through 21 of the Public Records of St. Johns County, Florida; thence along the southerly boundary of said plot, the following twenty (20) courses: (1) thence N21°04'47"E, for 127.87 feet to the point of intersection with a curve concave to the Northwest; (2) thence northeasterly along the arc of said curve, having a radius of 225.00 feet, a central angle of 07°30'21", an arc length of 28.47 feet and a chord bearing N40°28'11"E, for 28.45 feet to the point of reverse curvature of a curve concave to the Southeast; (3) thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 75°32'30", an arc length of 32.96 feet and a chord bearing N74°30'15"E, for 30.83 feet to the point of reverse curvature of a curve concave to the Northeast; (4) thence southwesterly along the arc of said curve, having a radius of 325.00 feet, a central angle of 09°21'30", an arc length of 2.04 feet and a chord bearing S67°54'17"E, for 2.04 feet; (5) thence N21°54'55"E, radial to last said curve, for 50.00 feet to the point of radial intersection with a curve concave to the Northwest; (6) thence northwesterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 03°45'21", an arc length of 18.27 feet and a chord bearing N68°10'55"W, for 18.26 feet; (7) thence N23°35'50"E, for 121.48 feet; (8) thence S06°44'10"E, for 18.69 feet; (9) thence N72°22'27"E, for 112.53 feet; (10) thence N67°51'32"E, for 67.49 feet; (11) thence N65°20'35"E, for 67.49 feet; (12) thence N62°49'40"E, for 67.49 feet; (13) thence N60°10'45"E, for 54.53 feet; (14) thence S51°26'27"E, for 11.04 feet; (15) thence S22°23'34"E, for 58.18 feet; (16) thence S17°42'49"E, for 70.11 feet; (17) thence S23°58'19"E, for 135.28 feet; (18) thence N59°00'23"E, for 34.24 feet to the point of curvature of a curve concave to the Northeast; (19) thence northeasterly along the arc of said curve, having a radius of 710.00 feet, a central angle of 41°30'07", an arc length of 510.77 feet and a chord bearing N30°13'49"E, for 495.53 feet to the point of tangency; (20) thence N16°37'18"E, for 55.82 feet to the Southeast corner of Windward Ranch Boulevard, according to the plat of Windward Ranch Phase One, as recorded in Map Book 75, pages 43 through 56 of the Public Records of St. Johns County, Florida; thence along the westerly boundary of said plot, the following fourteen (14) courses: (1) thence S71°22'44"E, for 80.00 feet; (2) thence N18°37'18"E, for 17.97 feet to the point of curvature of a curve concave to the Southeast; (3) thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 59°44'20", an arc length of 28.07 feet and a chord bearing N48°23'30"E, for 28.90 feet; (4) thence S12°00'00"W, for 53.02 feet; (5) thence S78°00'00"E, for 40.00 feet; (6) thence N10°00'00"E, for 55.50 feet to the point of intersection with a curve concave to the Northwest; (7) thence southwesterly along the arc of said curve, having a radius of 400.00 feet, a central angle of 03°29'04", an arc length of 26.49 feet and a chord bearing S52°41'29"E, for 25.49 feet; (8) thence S27°00'36"W, for 131.05 feet; (9) thence S42°03'14"W, for 81.23 feet; (10) thence S37°00'10"W, for 63.00 feet; (11) thence S15°23'00"W, for 76.38 feet; (12) thence S08°47'44"E, for 101.98 feet; (13) thence S43°23'27"E, for 55.56 feet; (14) thence S15°52'02"E, for 210.90 feet; thence S72°03'20"W, bearing said westerly boundary, for 750.10 feet; thence N15°41'34"W, for 150.06 feet to the point of radial intersection with a curve concave to the Northwest; thence northwesterly along the arc of said curve, having a radius of 55.00 feet, a central angle of 109°59'49", an arc length of 45.00 feet and a chord bearing N18°18'32"E, for 40.98 feet to the point of compound curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 03°49'07", an arc length of 18.33 feet and a chord bearing N37°32'56"W, for 18.32 feet; thence S57°49'13"W, for 108.85 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 9.01 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

ADOPTION AND DEDICATION

This is to certify that Lennor Hance, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereinafter be known as Windward Ranch Phases Three and Four, and the Owner has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The roads designated as Sabal Virent Drive and Windward Ranch Boulevard are hereby dedicated to the Windward Ranch Homeowners' Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns.

Tracts "A", "B" and "C" (Conservation); Tracts "D" and "E" (Park) are hereby dedicated to the Association, its successors and assigns.

Owner hereby reserves the right of ingress and egress over all property and easements dedicated to the Association for the purpose of constructing and maintaining sewer, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

The Association, its successors and assigns does hereby grant to the present and future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery and pick-up services, fire protection and rescue services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by said owners to serve the land shown on this plat, holders of mortgage liens on such lands and such persons as owners may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across said roads, subject to the preceding provisions and reasonable non-discriminatory regulations imposed by the Association, its successors and assigns.

The Owner hereby irrevocably and without reservation dedicates to St. Johns County, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance and use of utilities, together with the right of ingress and egress to and over said road rights-of-way designated herein.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the site and accurate property of the undersigned Owner, its successors and assigns, if any, of said easements. The undersigned Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to the Association, or other such entity and will assume all obligation of maintenance and operation thereof upon the plat.




Any utility easements shown herein shall also be easements for the construction, installation, maintenance and operation of cable television services in the manner and subject to the provisions of Section 177.001(28) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. However, any cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "TPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in connection with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical services.

Owner hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body, police, but having jurisdiction over the lands involved, to dedicate to the public or any part of the lands or easements remaining privately owned by it.

In witness whereof, the Owner has caused this plat and dedication to be executed by its duly selected officers, acting by and with the authority of the Board of Directors.

OWNER: Lennor Hance, LLC
Florida limited liability company

BY:  Christy King, Vice President
 Christy King, Vice President
 GIGI DAKAMAY, Print Name

STATE OF FLORIDA, COUNTY OF DADE

The foregoing instrument was acknowledged before me this 16 day of May, A.D., 2017, by Sabal Kellins, Vice President, Lennor Hance, LLC, the being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: March 31, 2018

Commission Number: 66009116

 DANIELLE P. MAYORES
MY COMMISSION EXPIRES: 03/31/2018
FLORIDA STATE NOTARY PUBLIC

 Danielle P. Mayores
Notary Public, State of Florida at Large

Name: Danielle P. Mayores


CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Windward Ranch Phases Three and Four, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this 19 day of May, A.D., 2017.

 Sabal Kellins
Director of the Growth Management Department


CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Windward Ranch Phases Three and Four, has been examined and accepted by the Board of County Commissioners of St. Johns County, Florida on this 20 day of May, A.D., 2017.

 Board of County Commissioners
Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Windward Ranch Phases Three and Four, has been examined and approved by the Office of the St. Johns County Attorney on this 14th day of June, A.D., 2017.

 County Attorney
Office of the County Attorney

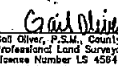
CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 86, Page 18 of the Public Records of St. Johns County, Florida, on this 17th day of June, A.D., 2017.

 Clerk of the Circuit Court

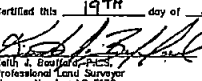
CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Motting, by the Office of the County Surveyor for St. Johns County, Florida on this 15th day of May, A.D., 2017.

 County Surveyor
God Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number LS 4584

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, plotted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monument (PRM), Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.001, Florida Statutes; and Chapter 31-17, Florida Administrative Code.

Certified this 19th day of May, A.D., 2017.
 Surveyor
Kelli J. Goulet, P.S.M.
Professional Land Surveyor
License Number LS 5172



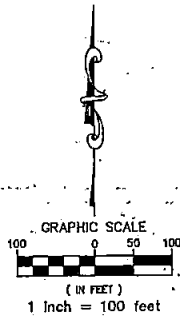
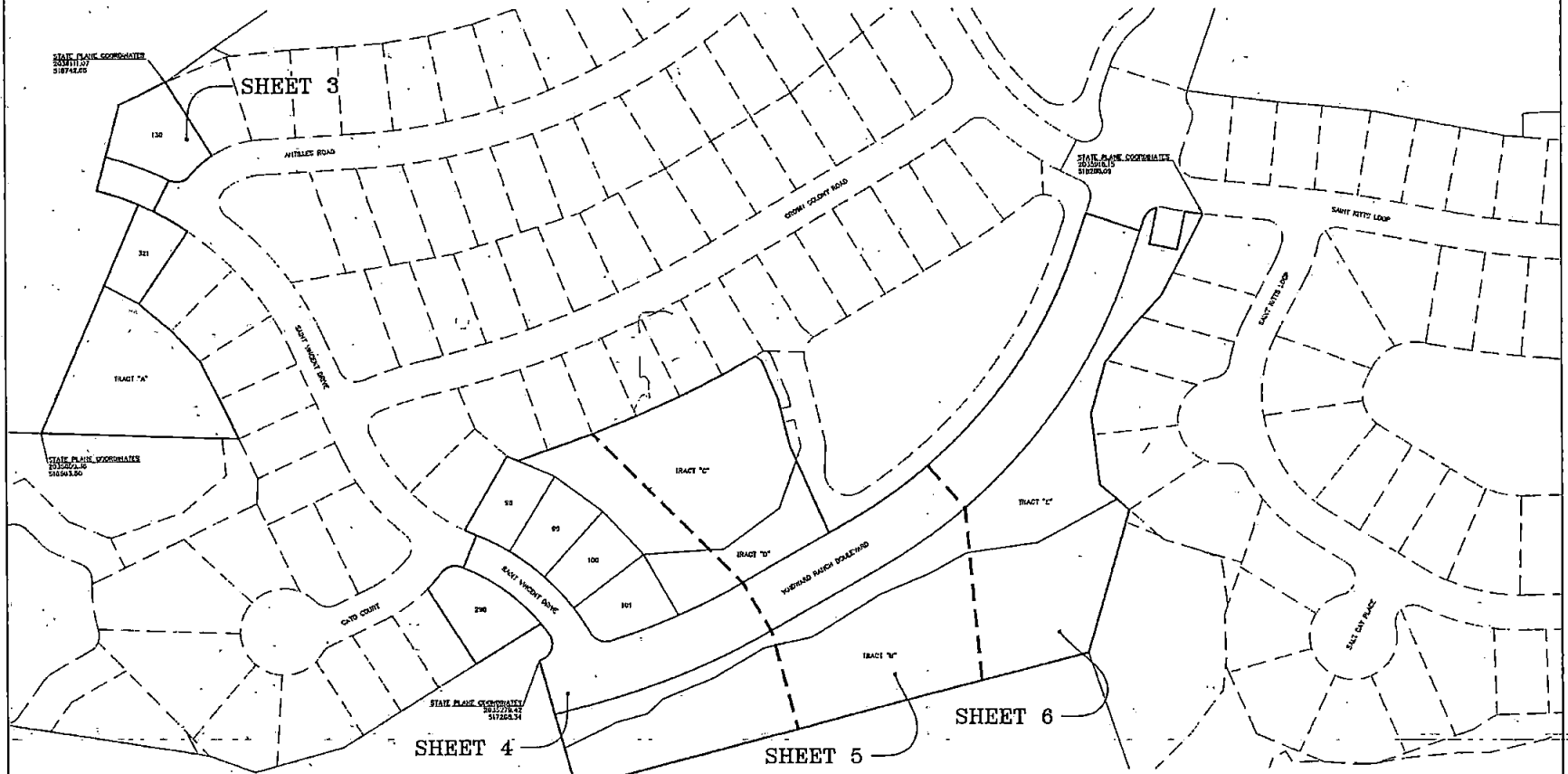
PREPARED BY:
BARTRAM TRAI SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LI #899
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 315 SUITE 100
GREEN COVE SPRINGS, FL 32042
(904) 284-2224 FAX (904) 284-2250

WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 19

SHEET 2 OF 6 SHEETS



LEGEND	
O.R.	DENOTES OFFICIAL RECORDS BOOK
M.B.	DENOTES MAP BOOK
PC(S)	DENOTES PAGE(S)
UDE	DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
SWMF	DENOTES STORMWATER MANAGEMENT FACILITY
UDAE	DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
PC	DENOTES POINT OF CURVATURE
PRC	DENOTES POINT OF REVERSE CURVATURE
PT	DENOTES POINT OF TANGENCY
PI	DENOTES POINT OF INTERSECTION
PCQ	DENOTES POINT OF COMPOUND CURVATURE
RP	DENOTES RADIAL POINT
BLVD	DENOTES BOULEVARD
(NR)	DENOTES NON-RADIAL
	DENOTES RADIAL
	DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB8991"
(R)	DENOTES FOUND 4"x4" CONCRETE MONUMENT "BTS PRM LB8991"
□	DENOTES FOUND OR SET NAIL & DISC "BTS PCF LB8991"
DEV	DENOTES DEVELOPMENT
R/W	DENOTES RIGHT-OF-WAY
FL&L	DENOTES FLORIDA POWER & LIGHT
□	DENOTES WETLANDS
□	DENOTES UNDISTURBED UPLAND BUFFER

- GENERAL NOTES**
- Bearings are based upon the West line of Lot 131, according to the plot of Windward Ranch Phase Two, as recorded in Map Book 78, pages 10-21 of the Public Records of St. Johns County, Florida, being S32°31'14"E.
 - All drainage easements are unobstructed unless otherwise noted.
 - The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
 - All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television service shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

- NOTICE: This plot, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.
- Current law provides that no construction, mining, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plot without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and re-certified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 9901) in U.S. survey feet and are for GIS purposes only.
- Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
- That Grant of Easement for Shared Retention Pond, recorded in Official Records Book 3865, page 1, is Mankel in nature and not plottable.



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #9991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1801 COUNTY ROAD 316 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2268



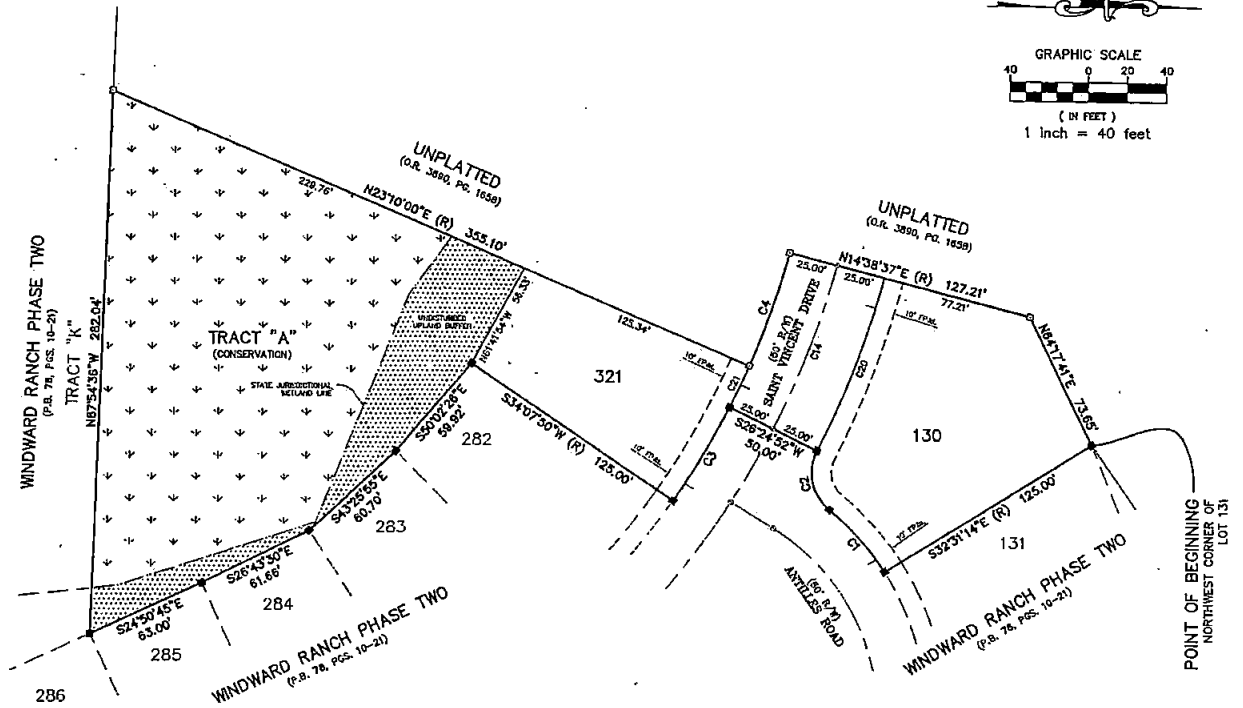
WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 20

SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table				
Curve #	Radius	Delta	Arc	Chord Bearing
C1	140.00'	17°46'50"	43.45'	S40°35'20"W
C2	25.00'	76°42'57"	33.47'	S70°03'24"W
C3	420.00'	07°42'58"	56.59'	S39°43'39"E
C4	420.00'	08°31'23"	62.40'	N71°05'41"W
C14	445.00'	11°46'15"	81.42'	S89°26'10"E
C20	470.00'	11°46'15"	80.39'	S89°26'10"E
C21	420.00'	03°14'52"	23.81'	N65°12'34"W



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LP #8991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 100
 GREEN COVE SPRINGS, FL 32045
 (904) 284-2224 FAX (904) 284-2258



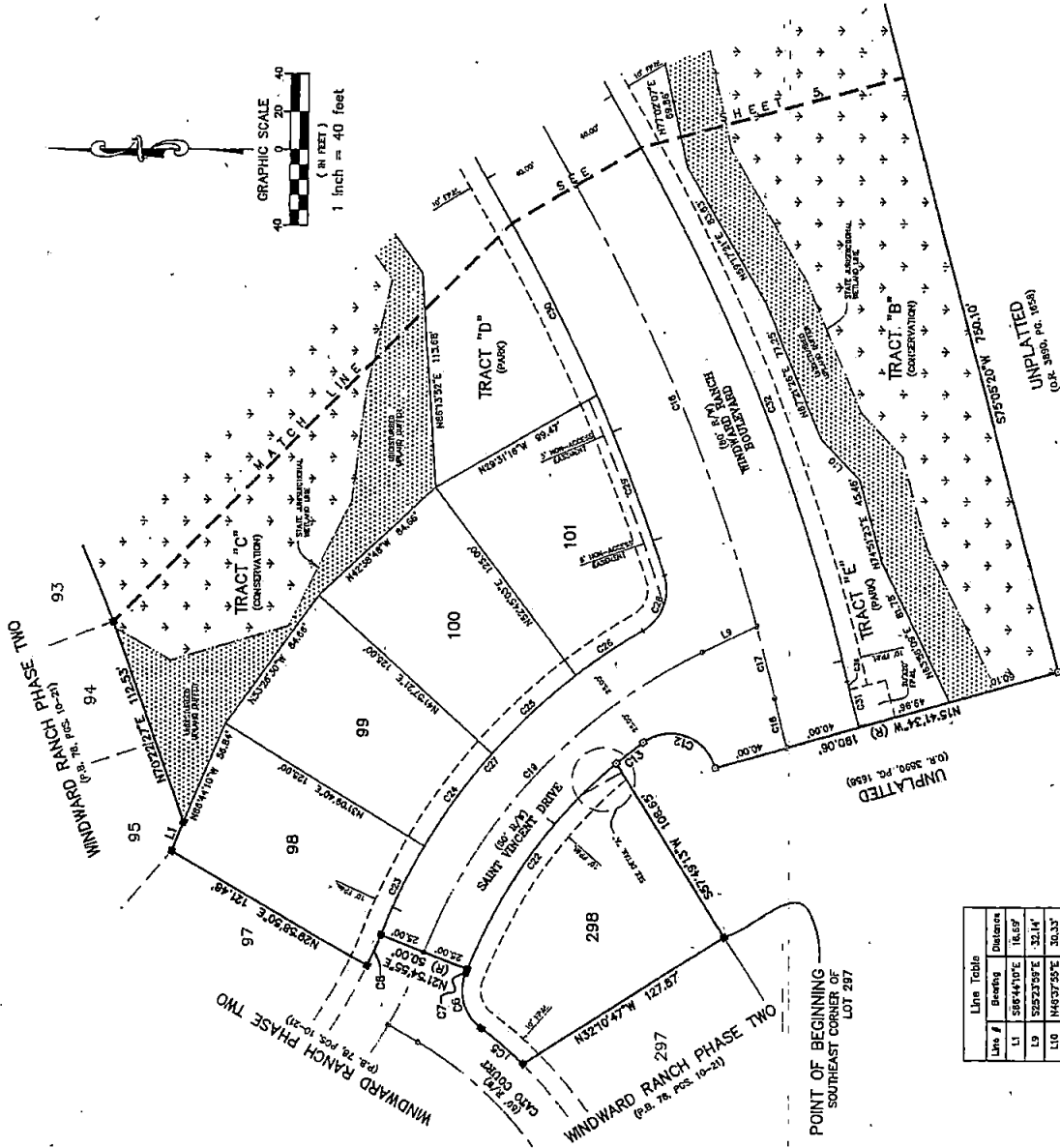
WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 24

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



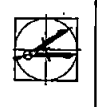
Curve Table

Curve #	Radius	Delta	Area	Chord	Chord Bearing
C5	226.00	07°20'21"	29.47	29.45	M48°28'11"E
C6	25.00	75°32'30"	32.85	30.85	M73°30'16"E
C7	325.00	00°21'30"	2.04	2.04	M07°54'17"E
C8	275.00	03°48'21"	18.27	18.26	M86°10'55"W
C9	275.00	107°59'45"	48.00	40.80	M18°10'33"E
C10	275.00	03°49'07"	18.33	18.33	M07°33'56"W
C11	885.00	14°45'38"	253.78	253.78	M07°13'17"E
C12	845.00	02°16'50"	39.20	39.24	M75°15'43"E
C13	800.00	02°54'33"	28.97	28.97	M75°15'43"E
C14	300.00	42°41'06"	223.46	218.37	M64°44'22"E
C15	275.00	09°14'45"	22.45	22.38	M32°27'43"W
C16	325.00	10°47'41"	61.23	61.14	M52°35'00"W
C17	275.00	28°34'30"	137.16	135.74	M32°47'48"W
C18	325.00	07°25'05"	43.05	43.00	M42°30'48"W
C19	325.00	39°25'16"	217.94	213.85	M48°32'27"W
C20	25.00	78°06'53"	34.00	31.50	M04°51'16"E
C21	845.00	06°11'50"	102.21	102.10	M80°07'22"E
C22	345.00	06°11'04"	102.00	101.95	M82°53'55"E
C23	610.00	02°34'33"	25.18	25.17	M73°33'43"W
C24	1025.00	17°02'26"	304.80	304.76	M02°21'41"E
C25	275.00	05°10'43"	24.86	24.85	M42°05'31"W
C26	560.00	02°27'11"	4.43	4.43	M76°52'47"W

Line Table

Line #	Bearing	Distance
L1	S86°44'10"E	16.89
L2	S25°23'56"E	32.14
L3	N46°37'55"E	30.33

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1601 COUNTY ROAD 316 SUITE 108
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2550



UNPLATTED
(O.R. 2890, P.C. 1044)

UNPLATTED
(O.R. 2890, P.C. 1698)

POINT OF BEGINNING
 SOUTHEAST CORNER OF
 LOT 287

FLORIDA LICENSE NUMBER 2832 - 11/13/2014 EXPIRES 11/13/2017

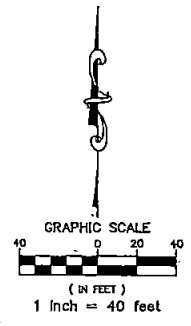
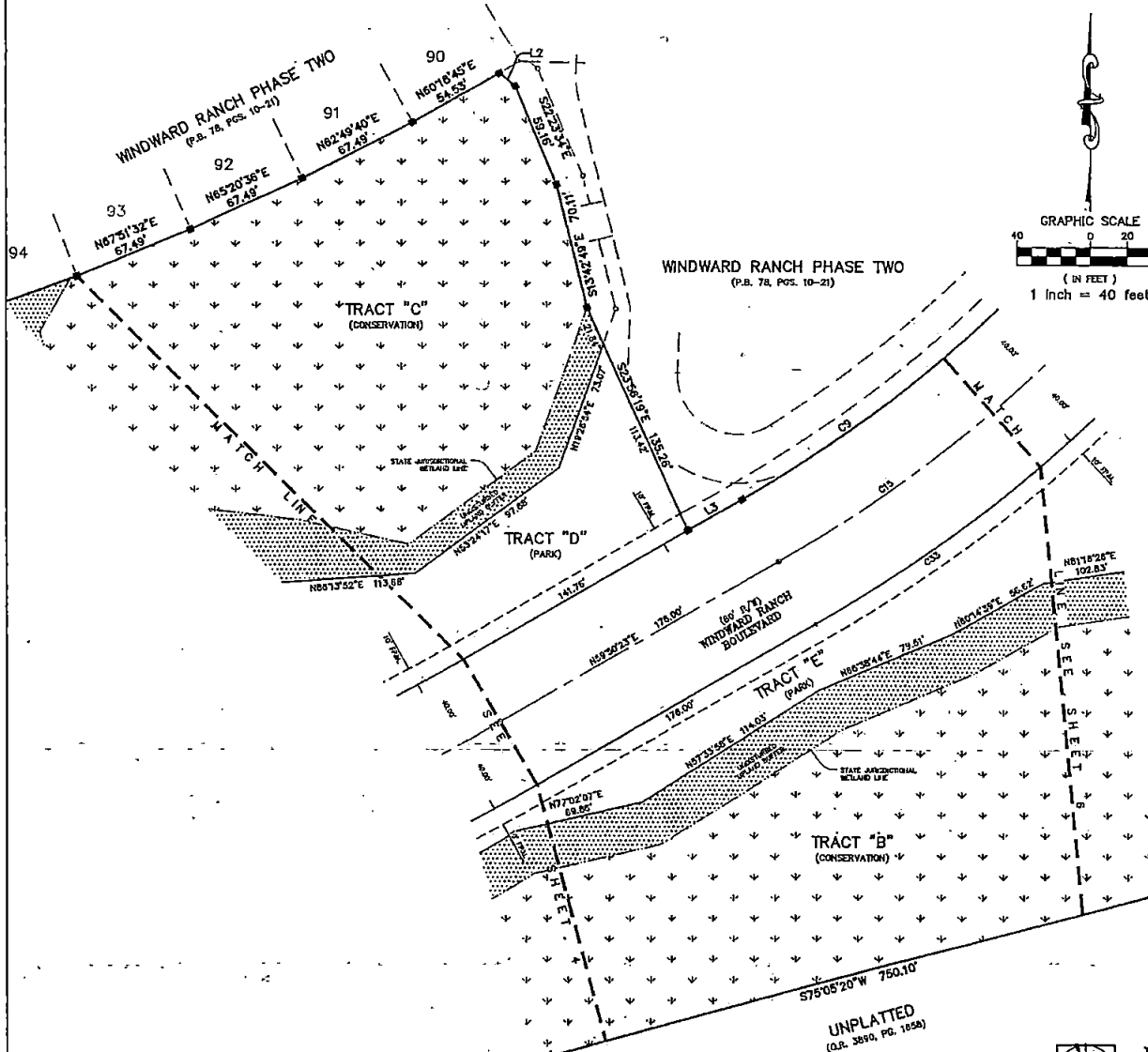
WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 22

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L2	S51°28'27\"E	11.04'
L3	N59°50'23\"E	34.24'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C9	710.00'	41°13'07\"	510.77'	499.83'	N38°13'49\"E
C15	750.00'	41°13'07\"	539.55'	527.88'	N38°13'49\"E
C33	790.00'	41°13'07\"	568.33'	556.15'	N38°13'49\"E

UNPLATTED
(O.R. 3890, PG. 1858)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 26994
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 316 SUITE 105
GREEN COVE SPHINX, FL 32043
(904) 284-2224 FAX (904) 284-2258

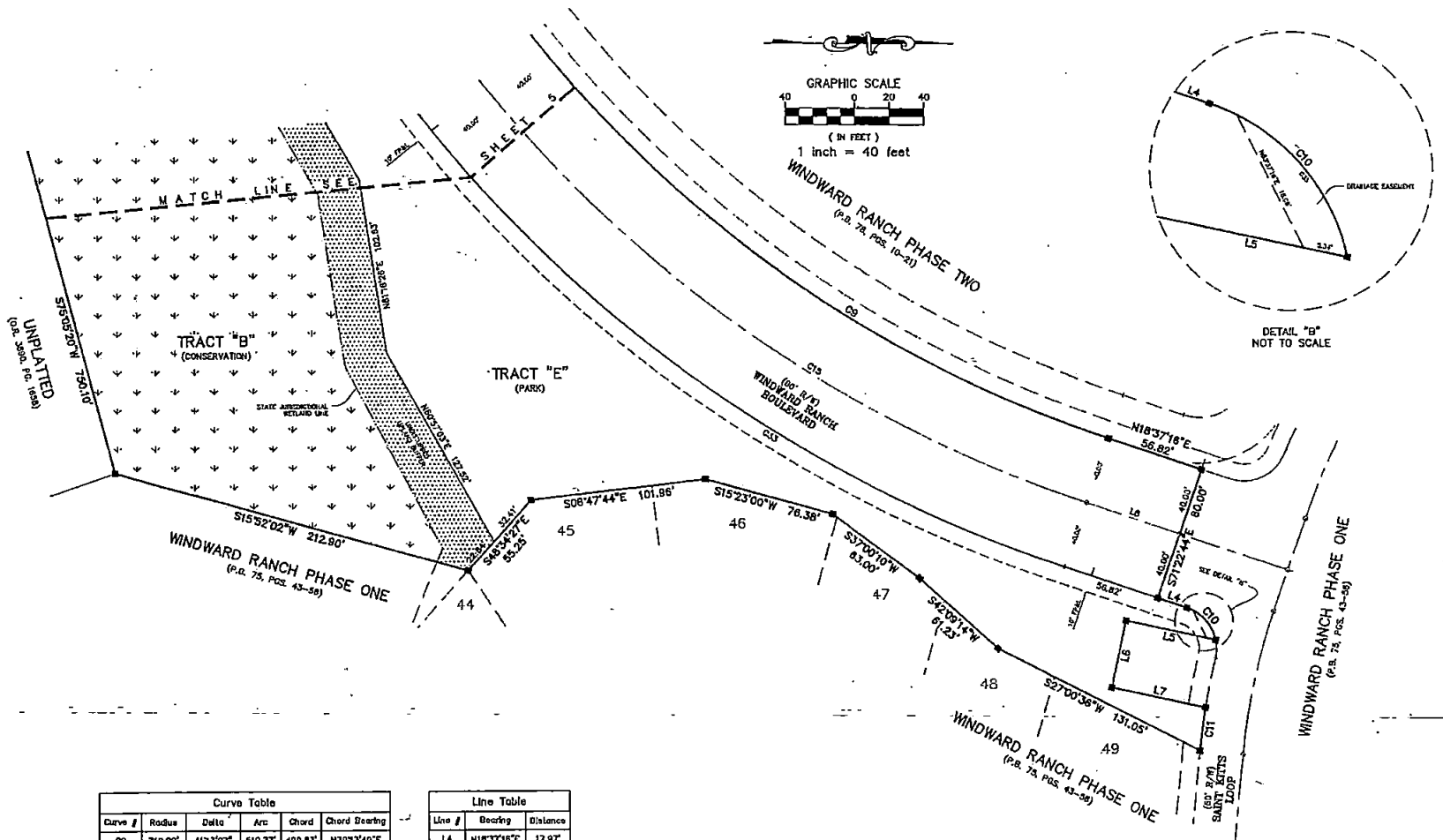
WINDWARD RANCH PHASE THREE AND FOUR

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 86 PAGE 23

SHEET 6 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C9	710.00'	41°3'07"	510.77'	498.83'	N39°13'49"E
C10	25.00'	89°44'28"	23.07'	24.00'	N48°29'30"E
C11	400.00'	03°59'04"	25.49'	25.49'	S82°41'29"E
C15	750.00'	41°3'07"	539.95'	527.89'	N39°13'49"E
C33	780.00'	41°3'07"	568.33'	556.15'	N39°13'49"E
C35	25.00'	51°37'56"	22.53'	21.77'	S52°32'47"W

Line Table		
Line #	Bearing	Distance
L4	N18°37'16"E	17.97'
L5	S12°00'00"W	53.02'
L6	S78°00'00"E	40.00'
L7	N12°00'00"E	55.50'
L8	N18°37'16"E	56.82'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6891
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 516 SUITE 106
 GREEN COVE SPRINGS, FL 32045
 (904) 284-2224 FAX (904) 284-2250



EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

(Windward Ranch Phase 3 & 4 (fka. Encanta PUD))


(Lennar Homes, LLC; 9440 Philips Highway, Suite 7, Jacksonville, FL 32256), (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)

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 15 of MAY, 2017.

WITNESS:

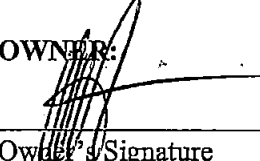


Witness Signature

Robert A. Deahl

Print Witness Name

OWNER:



Owner's Signature

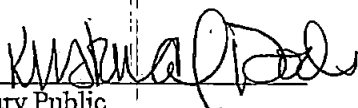
Scott Keiling

Print Owner's Name

State of FL
County of DUVAL

The foregoing instrument was acknowledged before me this 15th day of MAY 2017, 2007, by SCOTT KEILING who is personally known to me or has produced _____ as identification.





Notary Public

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 3
 Contractor: Vallencourt Construction Company Inc
 Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Main (Size, Type, Pipe Class)	LF			\$ -
					\$ -
	8" DR18 PVC	LF	100	\$ 24.34	\$ 2,434.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(2)	Gate Valve (Size and Type)	EA			\$ -
					\$ -
	8" Gate Valve	EA	1	\$ 1,300.55	\$ 1,300.55
					\$ -
					\$ -
					\$ -
(3)	Hydrant Assembly (Size and Type)	EA			\$ -
					\$ -
	Flushing Hydrant	EA	1	\$ 950.25	\$ 950.25
					\$ -
					\$ -
(4)	Service (Size and Type)	EA			\$ -
					\$ -
	1" Double Water Service	EA	1	\$ 822.10	\$ 822.10
					\$ -
					\$ -
Total Water System Cost					\$ 5,506.90

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Windward Ranch Phase 3

Contractor:

Valencourt Construction Company

Developer:

Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	100	\$ 24.34	\$ 2,434.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 1,300.55	\$ 1,300.55
Flushing Hydrant	Ea	1	\$ 950.25	\$ 950.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1" Double Water Service	Ea	1	\$ 822.10	\$ 822.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Reuse System Cost	\$ 5,506.90



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Phase 4

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	14" HDPE SDR11	LF	50	\$ 65.21	\$ 3,260.50
	12" DR18 PVC	LF	1050	\$ 49.87	\$ 52,363.50
	8" DR18 PVC	LF	300	\$ 27.63	\$ 8,289.00
	6" DR18 PVC	LF	40	\$ 20.00	\$ 800.00
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	3	\$ 2,241.63	\$ 6,724.89
	8" Gate Valve	EA	1	\$ 1,169.99	\$ 1,169.99
	6" Gate Valve	EA	3	\$ 778.56	\$ 2,335.68
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	3	\$ 2,209.74	\$ 6,629.22
	Flushing Hydrant	EA	1	\$ 823.43	\$ 823.43
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	4	\$ 641.25	\$ 2,565.00
					\$ -
					\$ -
Total Water System Cost					\$ 84,961.21

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 4

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
6" PVC DR18 Force Main	LF	1020	\$ 19.01	\$ 19,390.20
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
Air Release Valves	EA	1	\$ 3,472.53	\$ 3,472.53
6" Gate Valve	EA	3	\$ 814.61	\$ 2,443.83
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 Sewer Main	LF	82.00	\$ 46.77	\$ 3,835.14
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
6" Sewer Laterals	EA	2	\$ 576.58	\$ 1,153.16
				\$ -
				\$ -
Manholes (Size and Type)				
Type A MH	EA	1	\$ 3,963.01	\$ 3,963.01
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 34,257.87



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Windward Ranch Phase 4

Contractor:

Vallencourt Construction Company

Developer:

Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
14" HDPE SDR 11	LF	60	\$ 65.21	\$ 3,912.60
12" DR18 PVC	LF	960	\$ 45.89	\$ 44,054.40
8" DR18 PVC	LF	145	\$ 35.75	\$ 5,183.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	2	\$ 2,177.24	\$ 4,354.48
8" Gate Valve	Ea	1	\$ 1,181.85	\$ 1,181.85
Flushing Hydrant	Ea	2	\$ 824.41	\$ 1,648.82
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
Single Service	Ea	4	\$ 599.07	\$ 2,396.28
Double Water Service	Ea	2	\$ 704.82	\$ 1,409.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	64,141.82

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$11,013.80 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 02-28-2017 to Lennar Homes to the following described property:

See Exhibit A Ph. 3

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 20th of June, 2017.

WITNESS:

[Signature]
Witness Signature

Gabriel Powers
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Michael Vallencourt II
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 20th day of June, 2017, by Michael Vallencourt II who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

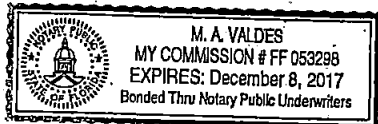


EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 3

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
					\$ -
	8" DR18 PVC	LF	100	\$ 24.34	\$ 2,434.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
					\$ -
	8" Gate Valve	EA	1	\$ 1,300.55	\$ 1,300.55
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
					\$ -
	Flushing Hydrant	EA	1	\$ 950.25	\$ 950.25
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
					\$ -
	1" Double Water Service	EA	1	\$ 822.10	\$ 822.10
					\$ -
					\$ -
Total Water System Cost					\$ 5,506.90

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Windward Ranch Phase 3
Contractor:	Vallencourt Construction Company
Developer:	Lenhar

Reuse Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
8" DR18 PVC	LF	100	\$ 24.34	\$ 2,434.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 1,300.55	\$ 1,300.55
Flushing Hydrant	Ea	1	\$ 950.25	\$ 950.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Double Water Service	Ea	1	\$ 822.10	\$ 822.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 5,506.90

EXHIBIT "D" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 05-28-2017

Project Title: Windward Ranch Phase 3
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.
1701 Blanding Blvd
Middleburg, FL 32068

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:




Contractor's Signature

Michael Vallencourt II

Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 20th day of June, 2017, by Michael Vallencourt II who is personally known to me ~~or has produced~~ — ~~as~~ — identification:


Notary Public

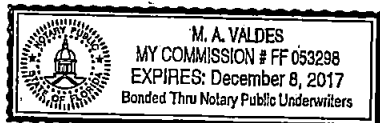


EXHIBIT "E" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$183,360.90 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 05-30-2017 to Lennar Homes to the following described property:

See Exhibit A Ph. 4

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 18th of May 2017.

WITNESS:

Gabriel Powers
Witness Signature

Gabriel Powers
Print Witness Name

OWNER:

Michael Vallencourt II
Lienor's Signature

Michael Vallencourt II
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 18th day of ~~February~~ May, 2017, by Michael A. Vallencourt, II who is personally known to me or has produced _____ as identification.

Sandra R. Day
Notary Public



EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Phase 4

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	14" HDPE SDR11	LF	50	\$ 65.21	\$ 3,260.50
	12" DR18 PVC	LF	1050	\$ 49.87	\$ 52,363.50
	8" DR18 PVC	LF	300	\$ 27.63	\$ 8,289.00
	6" DR18 PVC	LF	40	\$ 20.00	\$ 800.00
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	3	\$ 2,241.63	\$ 6,724.89
	8" Gate Valve	EA	1	\$ 1,169.99	\$ 1,169.99
	6" Gate Valve	EA	3	\$ 778.56	\$ 2,335.68
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	3	\$ 2,209.74	\$ 6,629.22
	Flushing Hydrant	EA	1	\$ 823.43	\$ 823.43
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	4	\$ 641.25	\$ 2,565.00
					\$ -
					\$ -
Total Water System Cost					\$ 84,961.21

Note: Asset Type (1) Water Pipeline and Appurtenances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 4

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
6" PVC DR18 Force Main	LF	1020	\$ 19.01	\$ 19,390.20
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
Air Release Valves	EA	1	\$ 3,472.53	\$ 3,472.53
6" Gate Valve	EA	3	\$ 814.61	\$ 2,443.83
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 Sewer Main	LF	82.00	\$ 46.77	\$ 3,835.14
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
6" Sewer Laterals	EA	2	\$ 576.58	\$ 1,153.16
				\$ -
				\$ -
Manholes (Size and Type)				
Type A MH	EA	1	\$ 3,963.01	\$ 3,963.01
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station				
Mechanical Equipment				\$ -
Process Piping				\$ -
Process Structure				\$ -
Process Electrical Equipment				\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 34,257.87



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:

Windward Ranch Phase 4

Contractor:

Valencourt Construction Company

Developer:

Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
14" HDPE SDR 11	LF	60	\$ 65.21	\$ 3,912.60
12" DR18 PVC	LF	960	\$ 45.89	\$ 44,054.40
8" DR18 PVC	LF	145	\$ 35.75	\$ 5,183.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	2	\$ 2,177.24	\$ 4,354.48
8" Gate Valve	Ea	1	\$ 1,181.85	\$ 1,181.85
Flushing Hydrant	Ea	2	\$ 824.41	\$ 1,648.82
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
Single Service	Ea	4	\$ 599.07	\$ 2,396.28
Double Water Service	Ea	2	\$ 704.82	\$ 1,409.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 64,141.82

EXHIBIT "F" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 05-18-2017

Project Title: Windward Ranch Phase 4
St. Johns County, Florida

FROM: Vallencourt Construction Company Inc.
1701 Blanding Blvd
Middleburg, FL 32068

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:

Contractor's Signature

Michael Vallencourt II

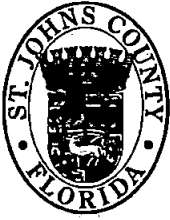
Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 18 day of May, 2017, by Michael A. Vallencourt, II who is personally known to me or has produced _____ as identification.



Notary Public



St. Johns County Board of County Commissioners

Utility Department

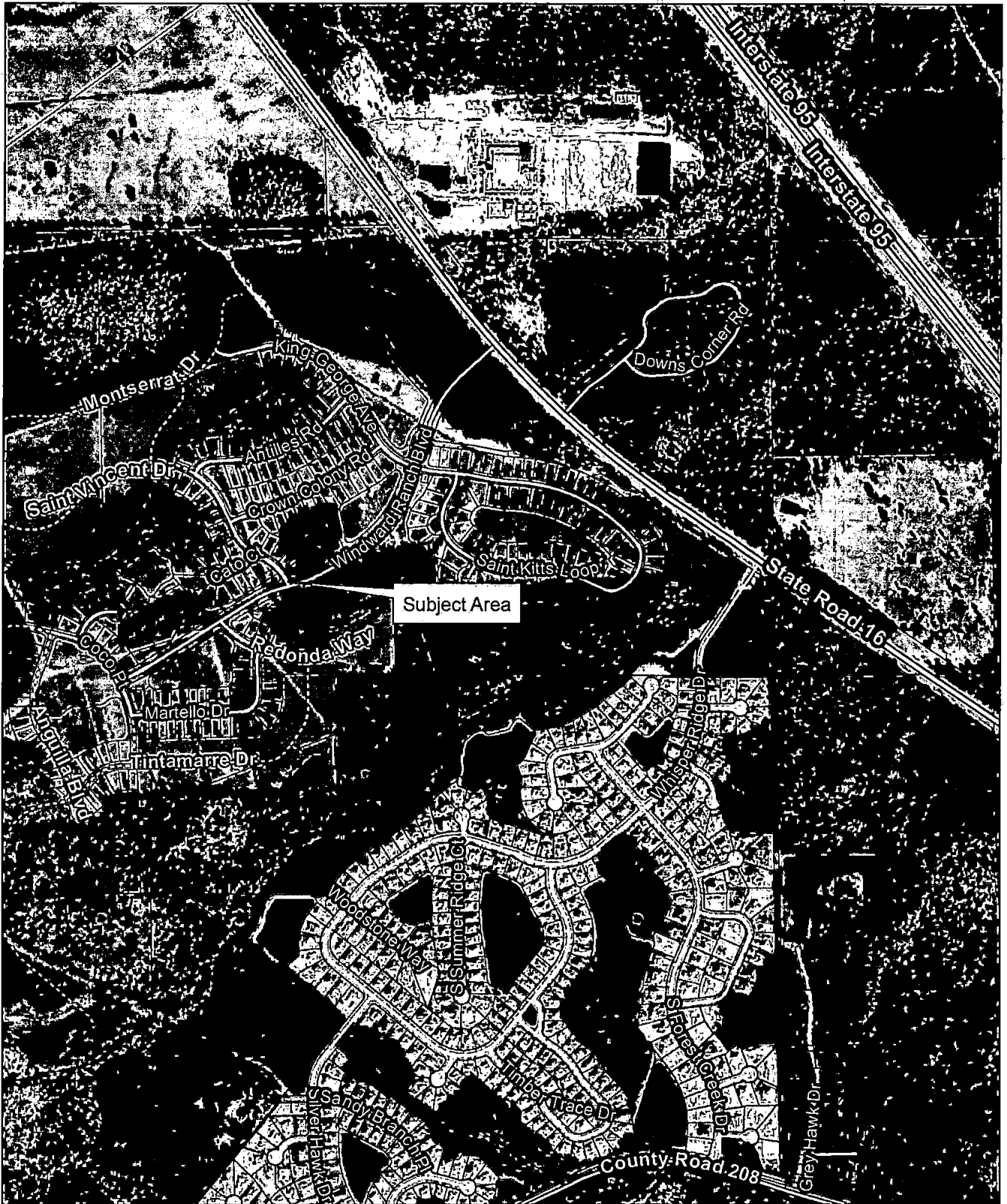
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Windward Ranch Phases Three and Four
DATE: March 27, 2018

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Windward Ranch Phases Three and Four.

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
 0 250 500
 Feet
 May 23, 2018

**Easement, Bill of Sale, Warranty,
 and Final Release of Lien**

*Windward Ranch
 Phases Three and Four*

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.

