

RESOLUTION NO. 2018- 202

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 WATER AND SEWER SYSTEMS TO SERVE PALENCIA NORTH PHASE III A-2 LOCATED OFF US 1 NORTH.

RECITALS

WHEREAS, Lennar Homes, LLC, a limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, associated with the water and sewer systems to serve Palencia North Phase III A-2 located off US 1 North; and

WHEREAS, Sweetwater Creek Community Development District, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Palencia North Phase III A-2; and

WHEREAS, Florida Roads Contracting, LLC, a limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Palencia North III A-2, attached hereto as Exhibits "C" and "D," incorporated by reference and made a part hereof; and

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

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities, Bill of Sale 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. Root
Deputy Clerk

RENDITION DATE 7/19/2018



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7TH day of FEBRUARY, 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) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

EXHIBIT "A"

EASEMENT AREA

Being those private rights of ways depicted as ANTOLIN WAY as recorded per the attached Plat being Map Book 88, Page 47 through 51, recorded in the Public Records of St. Johns County, Florida.

PALENCIA NORTH PHASE III A-2

PART OF THE ROQUE LEONARDI GRANT, SECTION 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

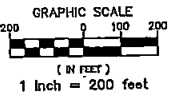
MAP BOOK 88 PAGE 48
SHEET 2 OF 5 SHEETS

GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATED SHOWN HEREON IS FOR GIS DATA MAPPING PURPOSES ONLY. COORDINATES ARE BASED ON NAD 83 - FLORIDA STATE ZONE - U.S. FEET.
2. NOTICES THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPOSITION OF THE SUBSCRIBED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER DRAWING OR OTHER FORM OF THIS PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BOUNDARIES ARE BASED ON THE WESTERLY LINE OF SAID PLAT OF RIO DEL NORTE AS BEING RECORDED.
4. "FPL-E" DENOTES FPL EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENTS BY FPL. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
5. UPLANDS SURVEYED ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
6. STATE JURISDICTIONAL WETLAND LINES SHOWN HEREON ARE AS SUPPLIED BY ENGINEER.

LEGEND:

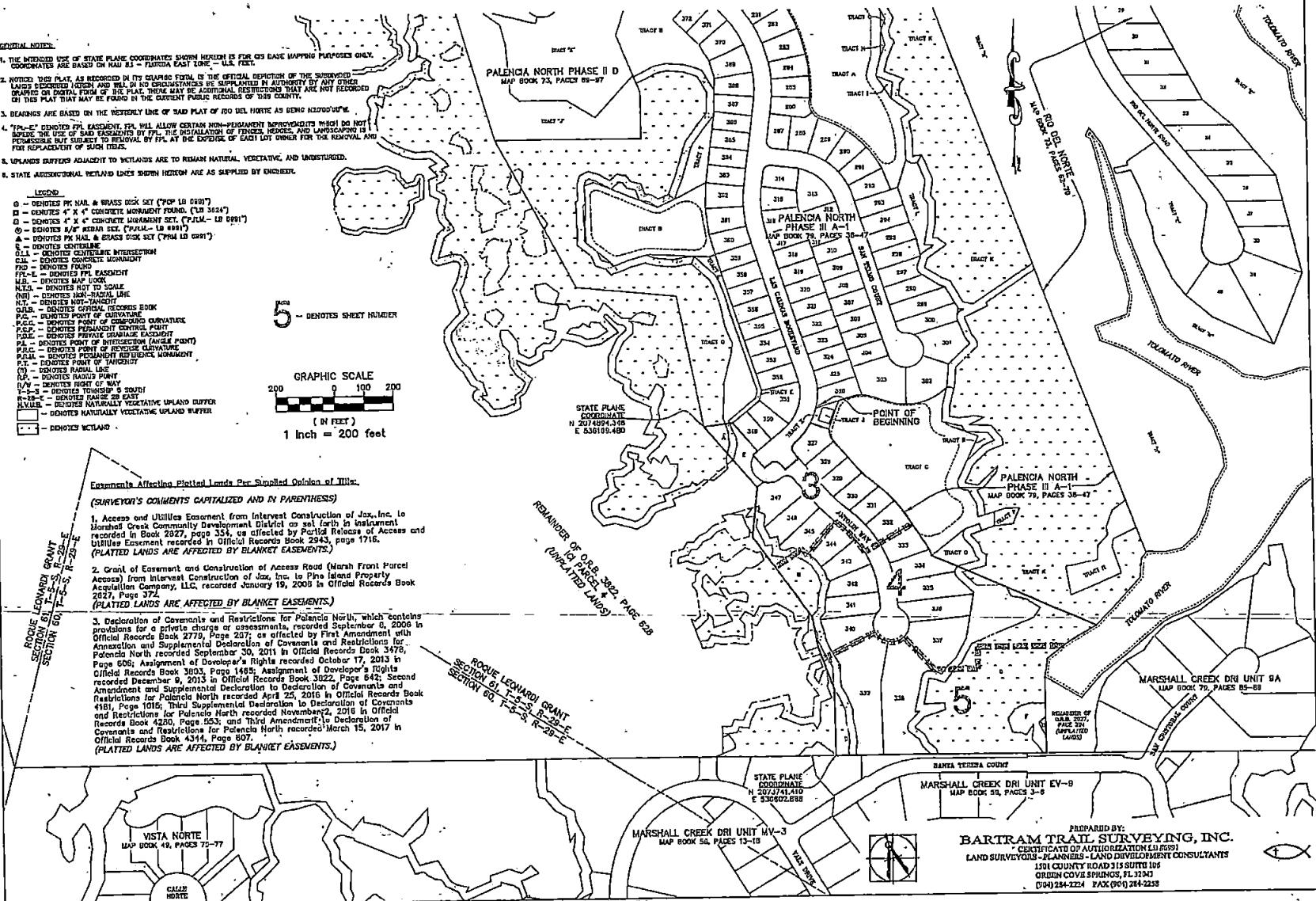
- - DENOTES PK NAIL & BRASS DISK SET ("TOP LO 0891")
- - DENOTES 4" X 4" CONCRETE MONUMENT FOUND. ("L3 3524")
- - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("FPLM - L3 0891")
- - DENOTES 1/2" IRON NAIL SET. ("FPLM - L3 4811")
- ▲ - DENOTES PK NAIL & BRASS DISK SET ("FPLM L3 0891")
- - DENOTES CENTERLINE
- CLL - DENOTES CENTERLINE INTERSECTION
- CLM - DENOTES CONCRETE MONUMENT
- FPL - DENOTES FPL
- FPL-E - DENOTES FPL EASEMENT
- M.L. - DENOTES MAP LOCK
- M.L.S. - DENOTES NOT TO SCALE
- (N) - DENOTES NON-RADIAL LINE
- N.S. - DENOTES NON-SUBJECT BOOK
- O.L.B. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.C. - DENOTES POINT OF COMPOUND CURVATURE
- P.F.P. - DENOTES POINT OF FUTURE POINT
- P.F.E. - DENOTES PRIVATE EASEMENT
- P.F.M. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.R.M. - DENOTES POINT OF REVERSE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- (T) - DENOTES RADIAL LINE
- R.F. - DENOTES RADIAL POINT
- R/W - DENOTES RIGHT OF WAY
- R-29-E - DENOTES RANGE 29 EAST
- N.V.U. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- V.U. - DENOTES VEGETATIVE UPLAND BUFFER
- - DENOTES WETLAND



Remarks Affecting Platted Lands Per Stipulated Opinion of Title.

(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESES)

1. Access and Utilities Easement from Interest Construction of Jax, Inc. to Morriston Creek Community Development District as set forth in instrument recorded in Book 2927, page 354, as collected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2943, page 1716. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
2. Grant of Easement and Construction of Access Road (Marsh Front Parcel Access) from Interest Construction of Jax, Inc. to Plo Island Property Acquisition Company, LLC, recorded January 19, 2009 in Official Records Book 2821, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
3. Declaration of Covenants and Restrictions for Palencia North, which contains provisions for a private charge or assessments, recorded September 8, 2006 in Official Records Book 2779, Page 207; as affected by First Amendment with Annexation and Supplemental Declaration of Covenants and Restrictions for Palencia North recorded September 30, 2011 in Official Records Book 3476, Page 606; Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3603, Page 1465; Assignment of Developer's Rights Declaration of Covenants and Restrictions for Palencia North recorded April 25, 2016 in Official Records Book 3822, Page 642; Second Amendment and Supplemental Declaration to Declaration of Covenants and Restrictions for Palencia North recorded November 2, 2016 in Official Records Book 4260, Page 585; and Third Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 15, 2017 in Official Records Book 4314, Page 807. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB18291
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(904) 284-1224 FAX (904) 284-2258

PALENCIA NORTH PHASE III A-2

PART OF THE ROQUE LEONARDI GRANT, SECTION 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

MAP BOOK 88 PAGE 49
SHEET 3 OF 5 SHEETS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	25.00	38.27	N89°00'00"W	33.38	100°00'00"
C2	25.00	38.31	N45°30'45"E	33.32	89°27'18"
C3	23.00	85.04	N38°54'17"E	87.51	21°55'57"
C4	82.00	45.12	S18°27'33"E	44.09	43°04'54"
C5	346.00	72.66	S48°07'20"E	72.52	121°47'40"
C6	640.00	184.88	S42°29'11"E	183.80	182°30'59"
C7	800.00	102.85	S48°07'20"E	102.65	121°47'40"
C8	380.00	308.30	N28°18'52"W	298.59	49°27'35"
C9	470.00	46.03	S41°10'49"E	30.02	7°23'38"
C10	470.00	70.41	S47°17'01"E	70.35	8°33'51"
C11	810.00	3.40	N03°00'23"W	3.40	0°28'33"
C12	410.00	73.29	N44°37'38"W	73.49	107°02'
C13	410.00	78.70	N33°54'09"W	78.55	110°01'01"

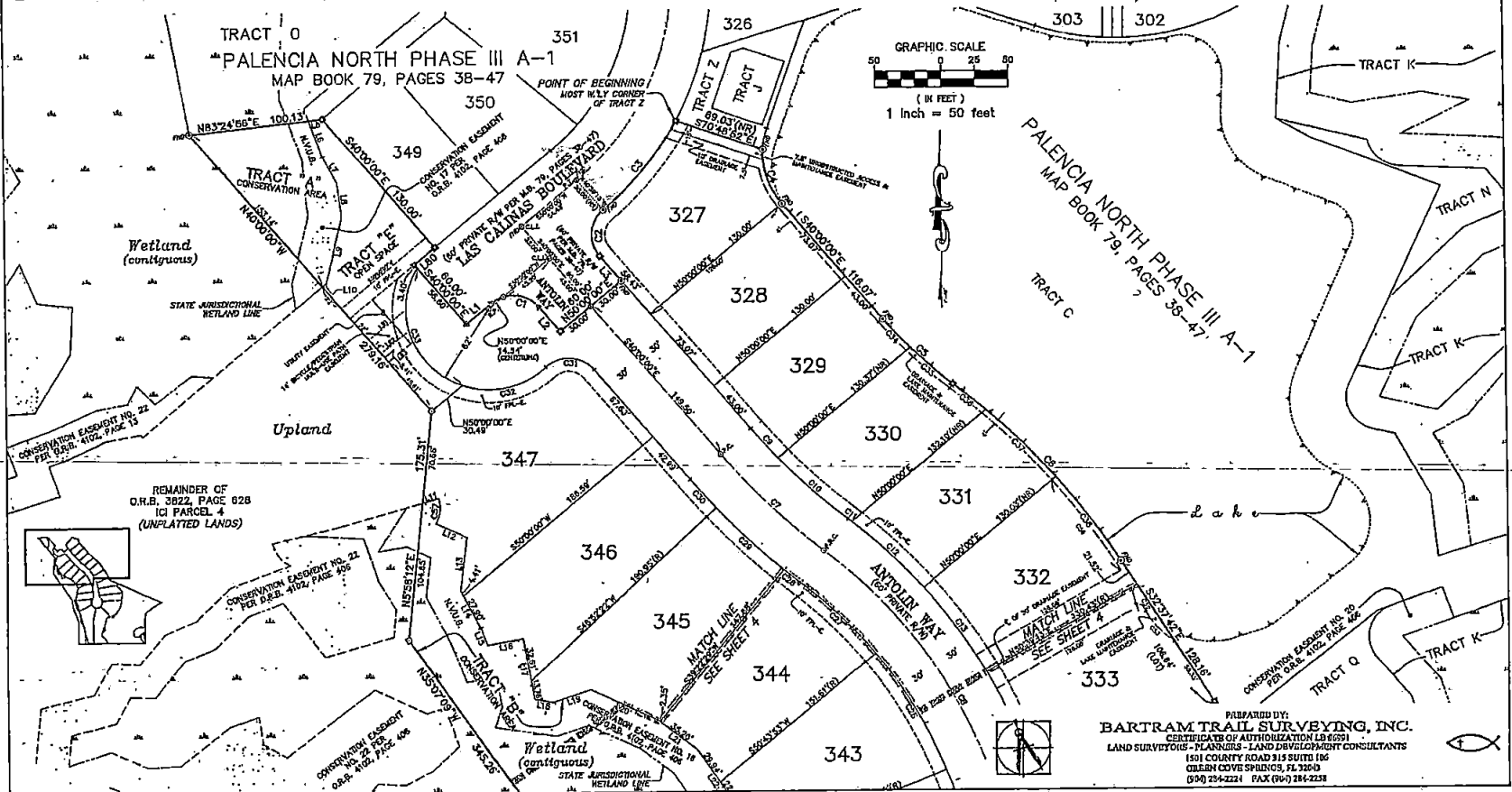
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C14	356.00	102.87	N30°22'28"W	102.20	164°22'25"
C17	356.00	78.33	N45°45'24"W	78.19	128°12'22"
C18	630.00	14.90	E37°02'07"E	14.88	137°00"
C19	630.00	88.28	S41°52'34"E	88.31	7°24'05"
C20	630.00	28.83	S41°52'34"E	28.92	310°25"
C21	25.00	48.83	N08°23'44"W	38.31	83°07'18"
C22	82.00	07.12	N77°37'21"E	63.28	62°01'19"
C23	82.00	110.49	S05°00'07"E	86.28	102°01'53"
C24	348.00	30.05	S42°31'54"E	30.04	87°24'07"
C25	348.00	42.61	S48°07'14"E	42.50	71°21'01"
C26	840.00	31.44	N50°24'35"W	31.43	32°00'00"
C27	840.00	72.34	N45°01'05"W	72.20	74°02'37"
C28	840.00	80.10	N38°02'40"W	80.03	82°18'27"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N50°00'00"E	25.00
L2	S48°07'20"E	23.00
L3	N45°00'00"W	23.00

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C29	636.00	6.42	N02°29'59"W	6.42	0°11'11"
C30	636.00	33.99	S43°21'34"E	30.83	30°37'01"
C31	636.00	85.83	N02°29'59"W	85.84	0°11'11"
C32	25.00	18.52	N02°45'12"E	18.03	44°44'52"

LINE TABLE		
LINE	DIRECTION	LENGTH
L4	S23°24'56"W	10.28
L5	S10°33'32"E	30.03
L6	S10°33'32"E	22.81
L7	S23°24'56"E	14.68
L8	S77°45'35"E	16.81
L9	S17°41'57"W	51.68
L10	S30°00'00"W	3.00
L11	S74°18'29"W	22.44
L12	N03°00'00"W	23.29
L13	N03°00'00"W	10.83

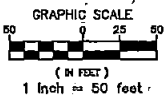
LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N27°18'27"W	32.31
L15	N22°04'29"W	13.68
L16	S80°18'00"W	23.71
L17	N10°42'12"W	48.27
L18	N01°33'35"W	14.68
L19	S71°48'43"W	29.83
L20	N05°00'22"W	64.73
L21	N52°20'03"W	37.01
L22	N32°59'33"W	22.50
L23	S50°00'00"W	20.20
L24	N03°00'00"W	38.20
L25	S50°00'00"W	27.29
L26	N50°10'42"E	14.62



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PALENCIA NORTH PHASE III A-2
 PART OF THE ROQUE LEONARDI GRANT, SECTION 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA

MAP BOOK 88 PAGE 51
 SHEET 5 OF 5 SHEETS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C18	82.00	87.20	N20°07'00"E	85.20	82°01'44"
C20	82.00	87.20	N74°00'00"E	85.55	03°13'47"
C21	82.00	87.20	S32°07'00"E	88.20	02°01'44"

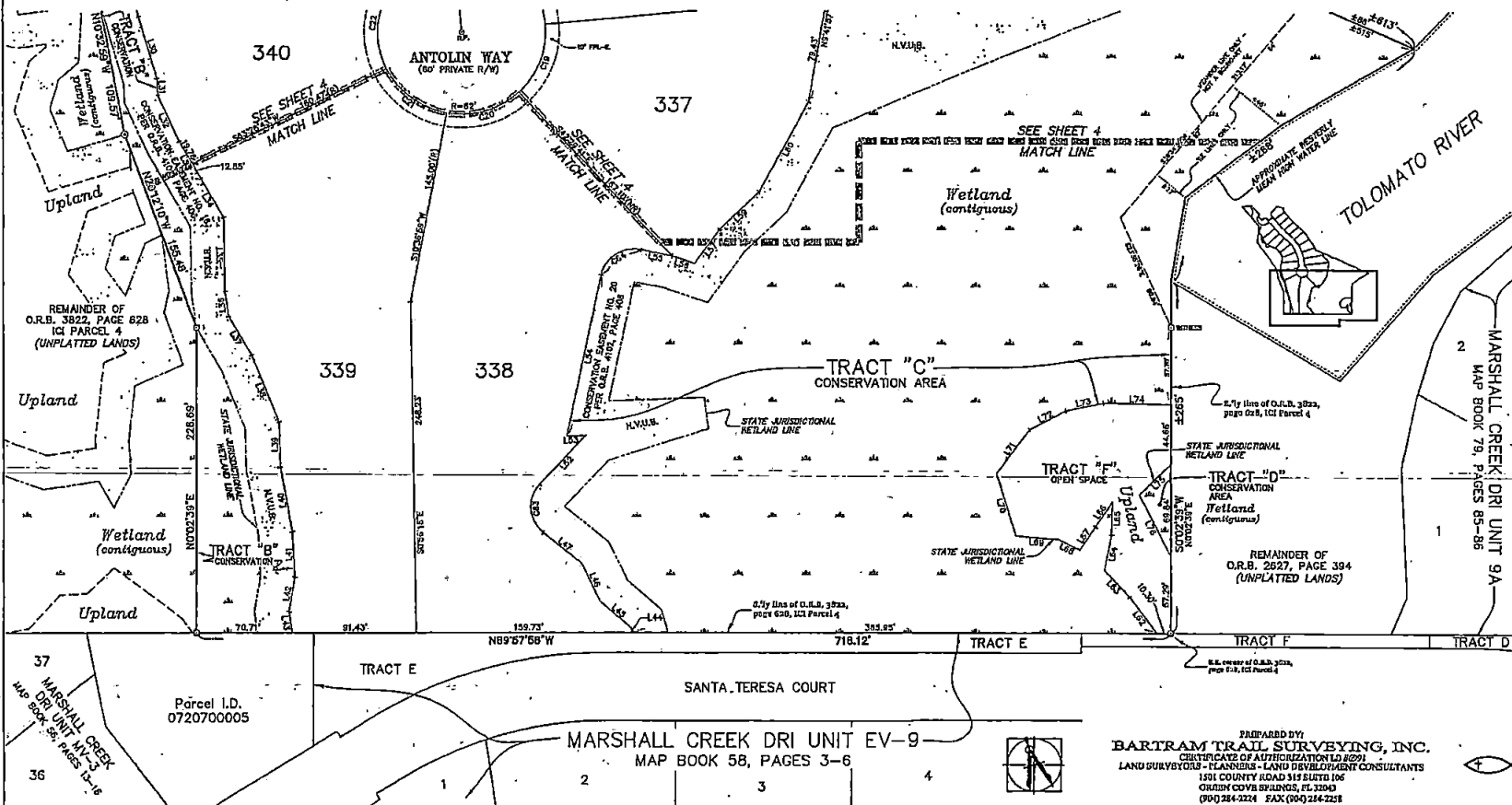
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C03	25.00	40.88	S40°34'42"E	33.40	03°41'54"
C04	25.00	38.22	S30°40'18"W	33.32	03°37'14"

LINE TABLE		
LINE	DIRECTION	LENGTH
L30	N10°18'43"W	49.18
L31	N22°20'00"W	12.39
L32	N24°43'11"W	36.09
L33	N30°04'08"W	32.88
L34	N30°14'08"W	33.83
L35	N0°17'44"W	86.13
L36	N12°22'00"W	18.83
L37	N00°03'08"W	33.01
L38	N11°44'37"W	53.85
L39	N13°05'58"W	34.10
L40	N10°04'49"W	49.38
L41	N33°07'48"W	34.02
L42	N0°23'04"E	23.81

LINE TABLE		
LINE	DIRECTION	LENGTH
L43	N02°22'17"W	16.04
L44	N10°37'00"W	3.27
L45	N48°53'12"W	31.00
L46	N20°28'21"W	31.21
L47	N05°04'31"W	38.04
L48	N12°47'03"E	50.11
L49	S07°14'46"W	13.85
L50	N11°23'57"E	123.68
L51	S7°01'00"E	23.21
L52	S7°18'38"E	17.47
L53	N33°22'07"E	31.28
L54	N10°22'07"E	40.78
L55	N00°11'23"W	33.18

LINE TABLE		
LINE	DIRECTION	LENGTH
L56	N43°39'22"W	27.10
L57	N11°04'54"E	27.14
L58	N14°23'1"E	24.08
L59	S33°04'08"W	28.83
L60	S33°44'01"W	20.53
L61	N63°44'21"W	17.80
L62	N53°15'34"W	31.38
L63	N10°41'00"W	48.04
L64	N36°27'54"E	40.74
L65	N10°03'39"E	30.38
L66	N07°03'47"E	28.18
L67	S87°03'47"E	48.71

LINE TABLE		
LINE	DIRECTION	LENGTH
L75	N44°44'01"E	33.07
L76	N28°37'00"W	51.87



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EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Palencia North Phase III A-2

Sweetwater Creek Community Development District, (the "Owner") 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**" – Construction Schedule of Values

The Owner 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 Owner has caused this instrument to be duly executed and delivered by its duly authorized office on this 7 of February 2018

WITNESS:

[Signature]
Witness Signature

Kristina Dods
Print Witness Name

State of Florida
County of Deval

OWNER:

[Signature]
Owner's Signature

Zenzi Rogus
Print Owner's Name

The foregoing instrument was acknowledged before me this 7th day of February, 2018, by Zenzi Rogus who is personally known to me or has produced _____ as identification.

Carol Warner
Notary Public

Carol Warner



EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Palencia Phase 3A-2
Contractor:	Florida Roads Contracting LLC
Developer:	Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	360.00	\$ 37.42	\$ 13,471.20
4" DR 18 PVC	LF	280.00	\$ 27.00	\$ 7,560.00
2" Poly	LF	300.00	\$ 11.00	\$ 3,300.00
10" HDPE	LF	80.00	\$ 89.00	\$ 7,120.00
			\$ -	\$ -
Water Valves (Size and Type)				
4" Gate Valve	Ea	1.00	\$ 802.87	\$ 802.87
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	1.00	\$ 3,714.00	\$ 3,714.00
2" Flushing Hydrant	Ea	1.00	\$ 973.00	\$ 973.00
			\$ -	\$ -
Sevices (Size and Type)				
1" Poly Long Double	Ea	3.00	\$ 822.99	\$ 2,468.97
1" Poly Short Double	Ea	3.00	\$ 705.14	\$ 2,115.42
1" Poly Long Single	Ea	4.00	\$ 654.80	\$ 2,619.20
1" Poly Short Single	Ea	5.00	\$ 572.19	\$ 2,860.95
Total Water System Cost				\$ 47,005.61



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Phase 3A-2
 Contractor: Florida Roads Contracting LLC
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC 4-6'	LF	356.00	\$ 40.65	\$ 14,471.40
8" DR 26 PVC 6-8'	LF	356.00	\$ 41.35	\$ 14,720.60
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" DR 26	EA	20.00	\$ 679.00	\$ 13,580.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	3.00	\$ 5,685.78	\$ 17,057.35
6-8 foot deep	EA		\$ -	\$ -
Type A 8-10 foot deep	EA		\$ -	\$ -
Type A 10-12 foot deep	EA		\$ -	\$ -
Type A > 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 59,829.35

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum 106,834.96 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 12/6/17 to Lennar Homes Jacksonville to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR PALENCIA PHASE 3A-2”

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 6th of December, 2017.

WITNESS:

John Peiffer
Witness Signature

John Peiffer
Print Witness Name

OWNER:

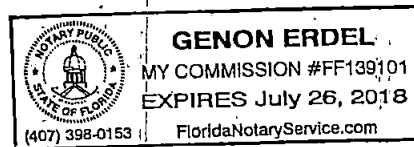
Matthew Dupuis
Lienor's Signature

Matthew Dupuis
Print Lienor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 6TH day of DECEMBER, 2017, by MATTHEW DUPUIS who is personally known to me or has produced _____ as identification.

Genon Erdel
Notary Public





Florida Roads Contracting, Inc.
10439 Alta Drive
Jacksonville, FL 32226
Phone: 904-714-0041
Fax: 904-714-0160

June 7, 2018

St. Johns County Utility Department
Attn: Clare Dold
PO Box 3006
St. Augustine, FL 32085

RE: Authorization for Matthew Dupuis

Dear Ms. Dold,

Please be advised that Matthew Dupuis is authorized to sign documents on behalf of Florida Roads Contracting, LLC. If you have any questions or need further information, please contact me at lhicks@floridaroadsllc.com or 904-714-0041 x101.

Sincerely,

A handwritten signature in cursive script that reads "Lori Hicks".

Lori Hicks
Corporate Secretary

EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Phase 3A-2
 Contractor: Florida Roads Contracting LLC
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	360.00	\$ 37.42	\$ 13,471.20
4" DR 18 PVC	LF	280.00	\$ 27.00	\$ 7,560.00
2" Poly	LF	300.00	\$ 11.00	\$ 3,300.00
10" HDPE	LF	80.00	\$ 89.00	\$ 7,120.00
			\$ -	\$ -
Water Valves (Size and Type)				
4" Gate Valve	Ea	1.00	\$ 802.87	\$ 802.87
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	1.00	\$ 3,714.00	\$ 3,714.00
2" Flushing Hydrant	Ea	1.00	\$ 973.00	\$ 973.00
			\$ -	\$ -
Sevices (Size and Type)				
1" Poly Long Double	Ea	3.00	\$ 822.99	\$ 2,468.97
1" Poly Short Double	Ea	3.00	\$ 705.14	\$ 2,115.42
1" Poly Long Single	Ea	4.00	\$ 654.80	\$ 2,619.20
1" Poly Short Single	Ea	5.00	\$ 572.19	\$ 2,860.95
Total Water System Cost				\$ 47,005.61



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Phase 3A-2
 Contractor: Florida Roads Contracting LLC
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC 4-6'	LF	356.00	\$ 40.65	\$ 14,471.40
8" DR 26 PVC 6-8'	LF	356.00	\$ 41.35	\$ 14,720.60
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" DR 26	EA	20.00	\$ 679.00	\$ 13,580.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	3.00	\$ 5,685.78	\$ 17,057.35
6-8 foot deep	EA		\$ -	\$ -
Type A 8-10 foot deep	EA		\$ -	\$ -
Type A 10-12 foot deep	EA		\$ -	\$ -
Type A > 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 59,829.35

EXHIBIT "D" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 12/6/17

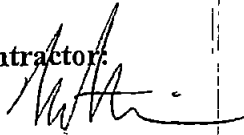
Project Title: Palencia Phase 3A-2
St. Johns County, Florida

FROM: Florida Roads Contracting LLC
10439 Alta Drive
Jacksonville, Fl 32226

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.

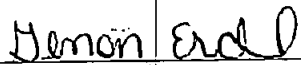
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

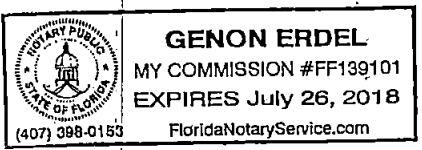
Contractor: 
Contractor's Signature

Matthew Dupuis
Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 6TH day of DECEMBER, 2017, by MATTHEW DUPUIS who is personally known to me or has produced _____ as identification.


Notary Public





Florida Roads Contracting, Inc.
10439 Alta Drive
Jacksonville, FL 32226
Phone: 904-714-0041
Fax: 904-714-0160

June 7, 2018

St. Johns County Utility Department
Attn: Clare Dold
PO Box 3006
St. Augustine, FL 32085

RE: Authorization for Matthew Dupuis

Dear Ms. Dold,

Please be advised that Matthew Dupuis is authorized to sign documents on behalf of Florida Roads Contracting, LLC. If you have any questions or need further information, please contact me at lhicks@floridaroadsllc.com or 904-714-0041 x101.

Sincerely,

A handwritten signature in cursive script that reads "Lori Hicks".

Lori Hicks
Corporate Secretary

EXHIBIT "E" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Palencia North Phase III A-2
DATE: April 10, 2018

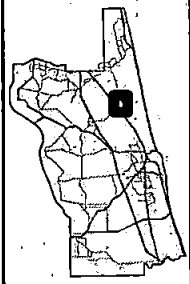
Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia North Phase III A-2.


After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area




 2013 Aerial Imagery
 0 500 1,000
 Feet
 June 15, 2018

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

Palencia North Phase III A-2

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.

