

RESOLUTION NO. 2018- 253

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, SEWER, AND SEWER FORCE MAIN SYSTEMS TO SERVE SOUTHAVEN PHASE IIB LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Southaven Land Associates, 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 reuse, water, sewer, and sewer force main systems to serve Southaven Phase IIB located off International Golf Parkway; and

WHEREAS, Southaven 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 reuse, water, and sewer systems to serve Southaven Phase IIB; and

WHEREAS, A.J. Johns, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Southaven Phase IIB, 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.

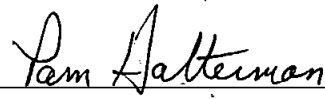
Section 4. The Clerk of the Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of August, 2018.

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

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 8/24/18



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 27th day of December, 2017 by **SOUTHAVEN LAND ASSOCIATES, LLC**, with an address of 605 Palencia Club Drive St Augustine Florida 32095, 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, & sewer force mains, reuse 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:

Rebekah Sanders
Witness Signature

Rebekah Sanders
Print Name

Laci LeDuke
Witness Signature

Laci LeDuke
Print Name

By: Michael T. Harrison

Print Name: Michael T Harrison
Its: Senior Managing Director

Corr

State of GEORGIA
County of DEKALB

The foregoing instrument was acknowledged before me this 19 day of December, 2017, by Michael T. Harrison who is personally known to me or has produced _____ as identification.



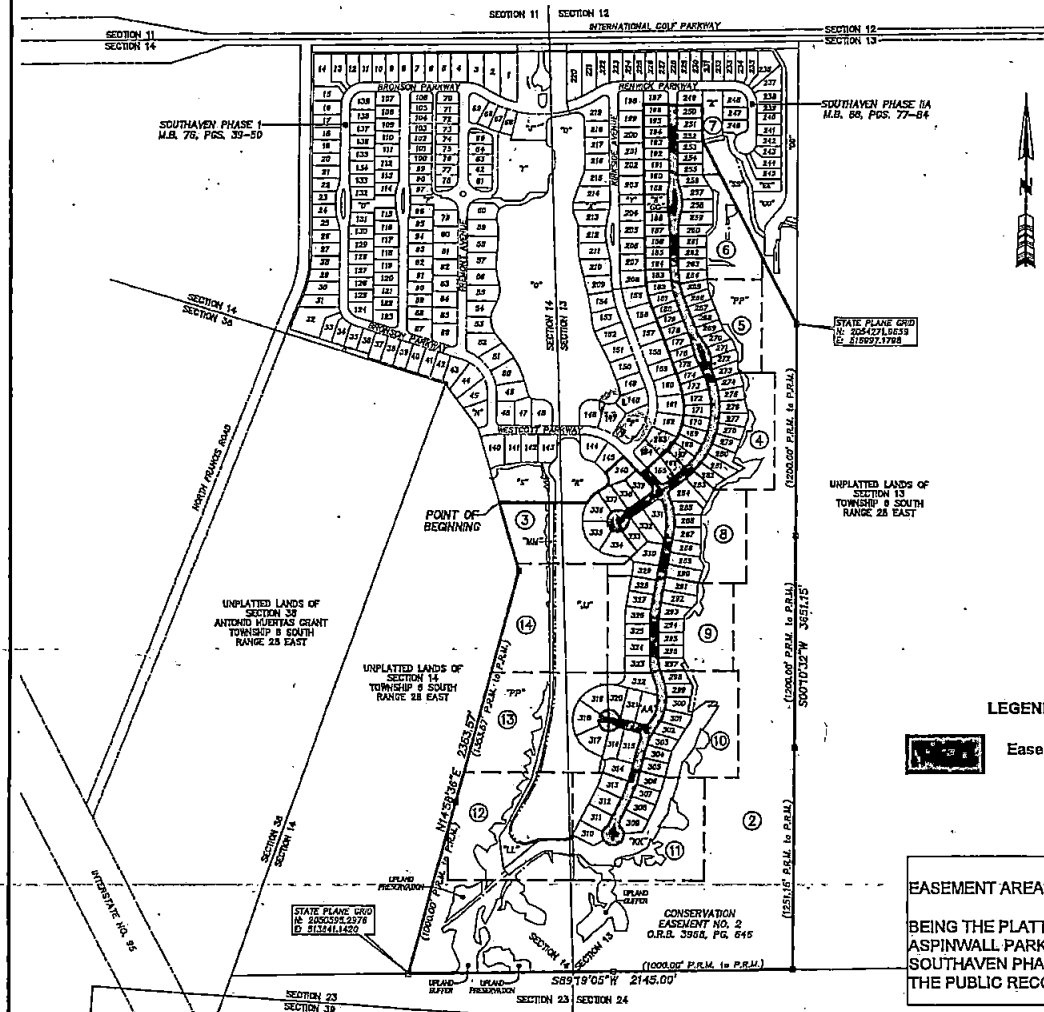
Trisha J. Loback
Notary Public

SOUTHAVEN PHASE IIB

BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 40

SHEET 2 OF 14 SHEETS



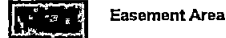
NOTES

- 1) Easements shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southern line of Tract "S", Southaven Phase I as being Due East.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville) coordinates: N 2163268.373 E 448622.539 Coordinate Datum: State Plane uses reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) 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.
- 4) Tract "TP" is subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity or use by the conservation easement owner inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation, except those that are dead or decayed having potential to damage structures.
 - (d) Encroaching, dredging or removing levers, pools, gravel, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- 5) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- 6) Section lines and corner markers that are depicted hereon are graphic representations only and do not reflect field measures unless otherwise noted.
- 7) The lakes and top of bank shown hereon depict a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 8) Lands depicted hereon are subject to Non-Creative Construction and Maintenance Agreement recorded in Official Records Book 3872, Page 143, of the Public Records of St. Johns County, Florida. (Market in nature)

LEGEND

- DENOTES ST. PLANE, 4"x4" C.M. STAMPED L.A. DATA, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.M., 4"x4" C.M. STAMPED L.A. DATA, UNLESS OTHERWISE NOTED
- DENOTES P.C.A., STAMPED L.A. DATA, UNLESS OTHERWISE NOTED
- P.M. ALIGNMENT REFERENCE MARKING
- C.M. CONCRETE MONUMENT
- F.C.P. PERMANENT CONTROL POINT
- L.B. LEASED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.V. POINT OF CURVATURE CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- NON-TANGENT
- N/T NON-TANGENT
- CI TABLED CURVE DATA
- LI TABLED LOW DATA
- R/W RIGHT OF WAY
- CA CENTERLINE
- M.B. MAP BOOK
- P.L. PLAT
- O.R.B. OFFICIAL RECORDS BOOK
- F.P.L. FLORIDA POWER & LIGHT
- E.C.M. EASEMENT
- N.A.D. NORTH AMERICAN DATUM
- WATERLINE
- SHEET REFERENCE NUMBER
- ⊠ DENOTES UPLANDS BUFFER
- ⊞ DENOTES WETLANDS

LEGEND

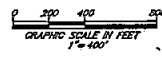


Easement Area

EXHIBIT "A"

EASEMENT AREA

BEING THE PLATTED ROAD RIGHT OF WAYS OF LATROBE AVENUE, ASPINWALL PARKWAY AND WARDEN LANE AS SHOWN ON THE PLAT OF SOUTHAVEN PHASE IIB AS RECORDED IN MAP BOOK 89 PAGE 39-52 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14776 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32228 (904) 642-8560
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

EXHIBIT "A"

SOUTHAVEN PHASE IIB

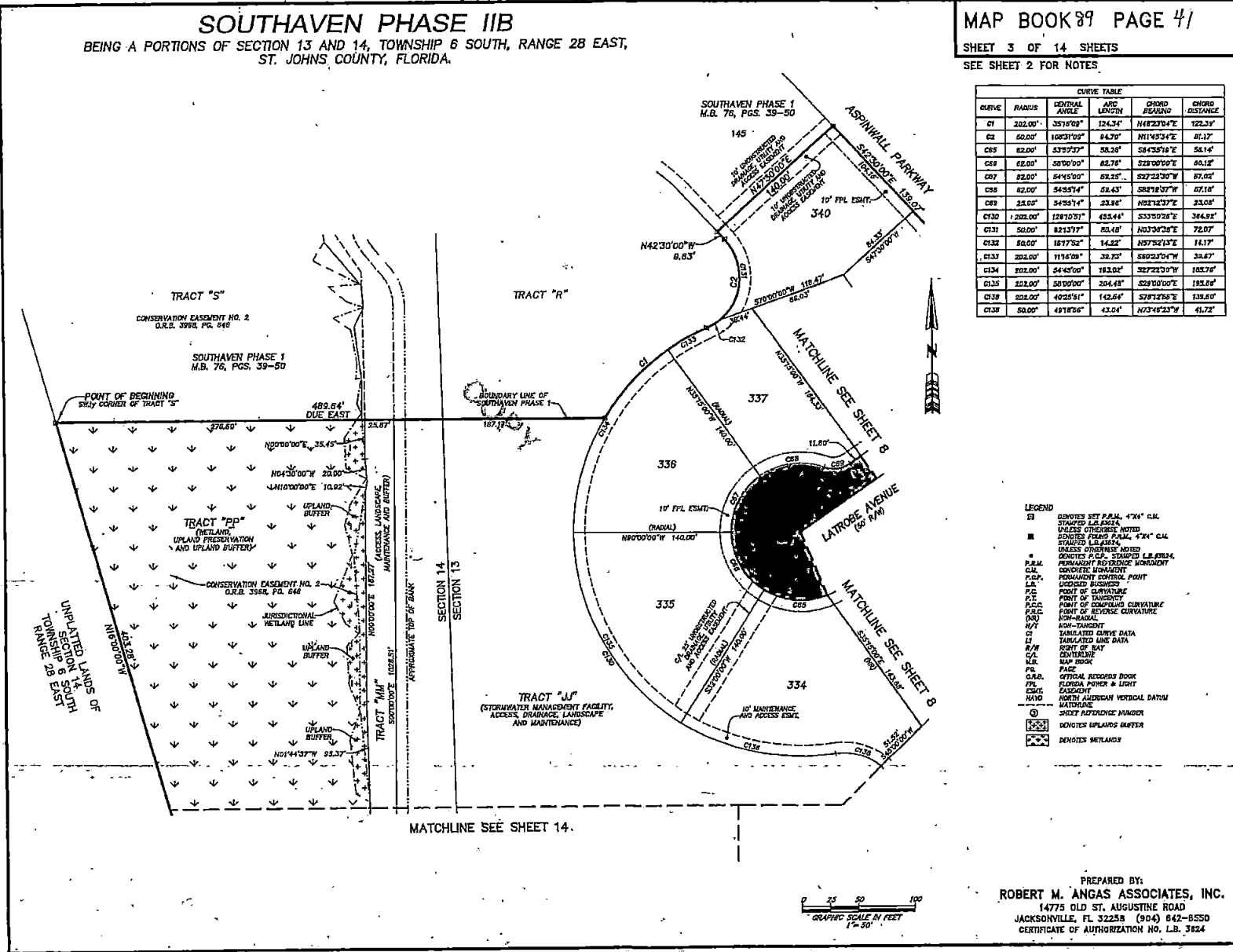
BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 41

SHEET 3 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	202.00'	35°10'00"	124.34'	N48°23'04"E	122.31'
C2	50.00'	108°31'09"	84.70'	N11°45'31"E	81.17'
C2S	52.00'	33°57'37"	55.26'	S84°55'18"E	54.14'
C2B	52.00'	38°00'00"	62.78'	S28°00'00"E	60.12'
C2T	52.00'	54°45'00"	58.25'	S27°23'00"W	57.05'
C2S	52.00'	54°55'14"	58.43'	S84°58'00"W	57.18'
C2T	52.00'	54°55'14"	58.43'	N52°12'07"E	57.05'
C120	1202.00'	128°05'31"	433.44'	S33°00'28"E	366.22'
C121	50.00'	82°12'17"	60.48'	N03°04'28"E	72.07'
C122	50.00'	18°17'52"	14.22'	N57°32'13"E	14.17'
C123	202.00'	11°16'08"	38.70'	S80°23'04"W	38.67'
C134	202.00'	54°45'00"	193.00'	S27°23'00"W	183.70'
C125	202.00'	50°00'00"	204.48'	S28°00'00"E	193.60'
C138	202.00'	40°25'51"	142.64'	S78°12'56"E	138.60'
C139	50.00'	49°18'56"	43.04'	N73°16'23"W	41.72'



- LEGEND**
- BOUNDIES SET P.A.M. 4"x4" C.M. STAMPED L.A. 6/24
 - UNLESS OTHERWISE NOTED STAMPED P.A.M. 4"x4" C.M. STAMPED L.A. 6/24
 - ◆ UNLESS OTHERWISE NOTED BOUNDIES P.C.P. STAMPED L.A. 6/24
 - PERMANENT RECORD MONUMENT
 - P.M. CONCRETE MONUMENT
 - C.M. PERMANENT CONCRETE POINT
 - L.A. UNLICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (R) NON-RADIAL
 - (T) NON-TANGENT
 - CI TANGLED CURVE DATA
 - CL TANGLED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - N.L. NAY BENCH
 - P.C. PAGE
 - C.R. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - ES&T EASEMENT
 - HAZ NORTH AMERICAN VERTICAL DATUM
 - WATERSHED
 - ES&T SHEET REFERENCE NUMBER
 - ⊞ BOUNDIES EPLANDS BUFFER
 - ⊞ BOUNDIES WETLANDS



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SOUTHAVEN PHASE IIB

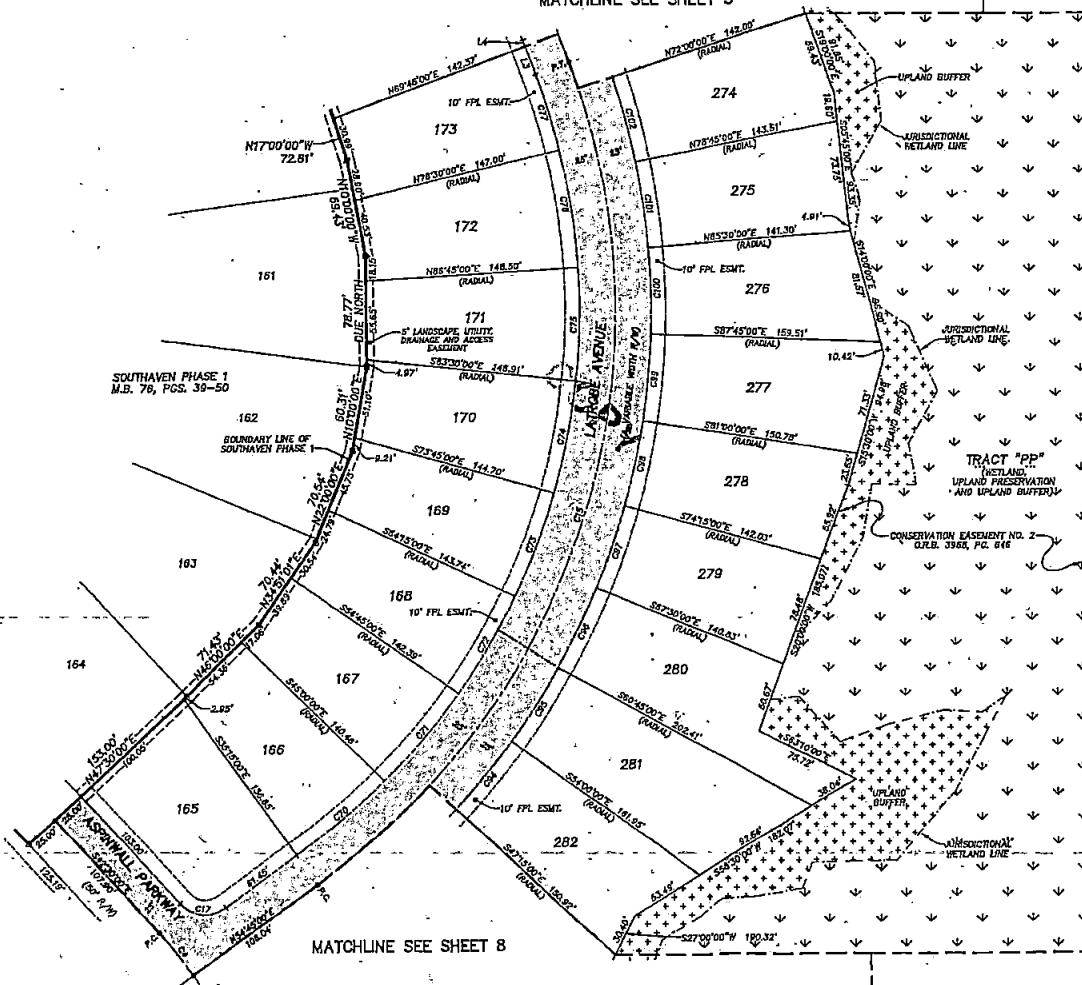
BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 42

SHEET 4 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 5

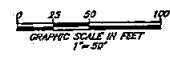


MATCHLINE SEE SHEET 2

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	300.00'	72°00'00"	38.83'	S38°46'58"E	38.81'
C13	300.00'	75°00'00"	85.59'	N17°15'00"W	508.70'
C17	33.00'	82°45'00"	38.11'	S82°32'30"E	33.05'
C70	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C71	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C72	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C73	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C74	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C75	475.00'	8°45'00"	82.83'	N48°52'30"E	82.73'
C76	475.00'	8°45'00"	82.83'	N48°52'30"W	84.65'
C77	475.00'	8°45'00"	82.83'	N48°52'30"W	84.65'
C84	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C85	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C86	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C87	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C88	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C89	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C90	625.00'	8°45'00"	61.85'	N82°32'30"E	61.81'
C91	625.00'	8°45'00"	61.85'	N82°32'30"W	61.81'
C92	625.00'	8°45'00"	61.85'	N82°32'30"W	61.81'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°15'00"W	20.83'
L4	N02°15'00"W	4.00'

- LEGEND
- DENOTES SET PALL, 4"x4" GAL. STAMPED L.B. AREA UNLESS OTHERWISE NOTED
 - DENOTES FOUND PALL, 4"x4" GAL. STAMPED L.B. AREA UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B. AREA UNLESS OTHERWISE NOTED
 - P.M.L. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LINED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.V. POINT OF VANGUARD
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R. NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - RT RIGHT OF WAY
 - C/A CENTERLINE
 - M.B. MAP BOOK
 - P.C. PAGE
 - O.A. OFFICIAL RECORDS BOOK
 - F.L. FLORIDA POWER & LIGHT
 - E.A. EASEMENT
 - M.A. NORTH AMERICAN VERTICAL DATUM
 - M.A.S.L. MEANS
 - SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER
 - ▩ DENOTES WETLANDS



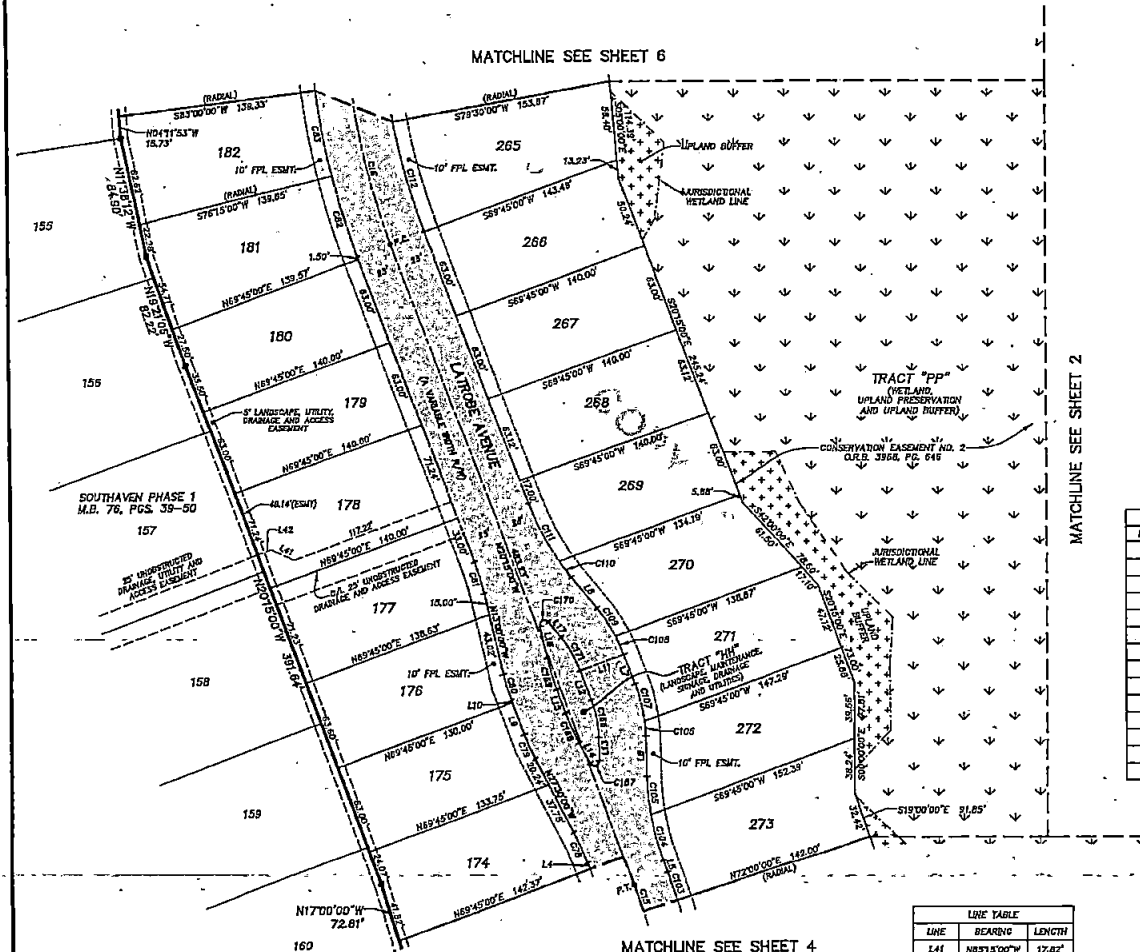
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

SOUTHAVEN PHASE IIB
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 ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89, PAGE 43

SHEET 5 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	500.00'	73°00'00"	634.50'	N17°15'00"W	808.74'
C16	500.00'	123°00'00"	170.17'	N103°00'00"W	169.35'
C18	185.00'	71°00'00"	23.41'	N133°30'00"W	23.39'
C19	150.00'	71°00'00"	18.89'	N133°30'00"W	18.87'
C20	150.00'	71°00'00"	18.89'	S166°30'00"E	18.87'
C21	165.00'	71°00'00"	23.41'	N163°30'00"W	23.39'
C22	225.00'	83°00'00"	39.56'	S17°00'00"E	39.53'
C23	225.00'	84°00'00"	41.85'	S10°22'30"E	41.81'
C103	225.00'	215°00'00"	20.82'	N160°30'00"W	20.82'
C106	185.00'	102°45'00"	33.67'	S15°03'00"E	33.62'
C109	185.00'	82°15'00"	28.97'	S20°40'30"E	28.85'
C108	115.00'	91°34'00"	18.59'	N04°00'17"W	18.59'
C107	115.00'	132°28'00"	27.04'	N133°04'47"W	26.98'
C108	115.00'	70°45'00"	14.21'	N23°47'27"W	14.20'
C109	115.00'	114°00'00"	23.42'	N133°05'57"W	23.38'
C110	185.00'	42°10'00"	14.65'	S38°49'28"E	14.65'
C111	185.00'	142°50'00"	48.48'	S27°28'58"E	48.37'
C112	475.00'	243°00'00"	80.81'	S12°22'30"E	80.72'
C113	42.50'	184°50'00"	27.50'	N105°20'00"W	28.26'
C117	3.50'	164°00'00"	8.41'	N75°00'00"E	8.42'
C118	102.50'	71°00'00"	23.00'	S23°32'30"E	23.00'
C119	182.50'	71°00'00"	23.00'	S163°30'00"E	23.00'
C120	3.50'	164°00'00"	8.41'	S84°00'00"W	8.42'
C121	82.50'	184°50'00"	27.50'	N23°07'30"W	28.26'

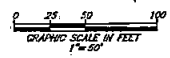
LINE TABLE

LINE	BEARING	LENGTH
L4	N26°15'00"W	5.00'
L5	N26°15'00"W	8.72'
L6	N01°00'00"W	28.24'
L7	N22°15'00"W	23.03'
L8	N33°00'00"W	28.24'
L9	N22°15'00"W	23.81'
L10	N22°15'00"W	2.00'
L11	S19°45'00"W	32.80'
L12	N07°15'00"W	22.03'
L13	N07°15'00"W	16.50'
L14	S27°30'00"E	16.43'
L15	S20°15'00"E	17.74'
L16	S13°00'00"E	22.85'
L17	N39°00'00"W	14.04'

- LEGEND**
- DENOTES SET P.M.M. 4"x4" C.M. STAMPED L.S. 2824
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.M.M. 4"x4" C.M. STAMPED L.S. 2824
 - UNLESS OTHERWISE NOTED DENOTES P.C.P. STAMPED L.S. 2824
 - P.M.M. PERMANENT MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.S. LICENSED SURVEY
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. POINT OF REVERSE CURVATURE
 - (N) NON-TANGENT
 - (N) NON-ARCUAL
 - (N) NON-TANGENT
 - (C) CALCULATED CURVE DATA
 - (L) TABULATED LINE DATA
 - (R/W) RIGHT OF WAY
 - (C/L) CENTERLINE
 - (M.P.) MAP BOOK
 - (P.L.) PLATE
 - (O.B.L.) ORIGINAL RECORDS BOOK
 - (F.L.) FLORIDA PLUMB & LEVEL
 - (E.A.S.) EASEMENT
 - (N.A.V.D.) NORTH AMERICAN VERTICAL DATUM
 - (M.C.) MATCHLINE
 - (S.R.) SHEET REFERENCE NUMBER
 - DENOTES UPLANDS BUFFER
 - DENOTES WETLANDS

LINE TABLE

LINE	BEARING	LENGTH
L41	N83°15'00"W	17.02'
L42	N59°45'00"E	10.18'



PREPARED BY:
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 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

SOUTHAVEN PHASE IIB

BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

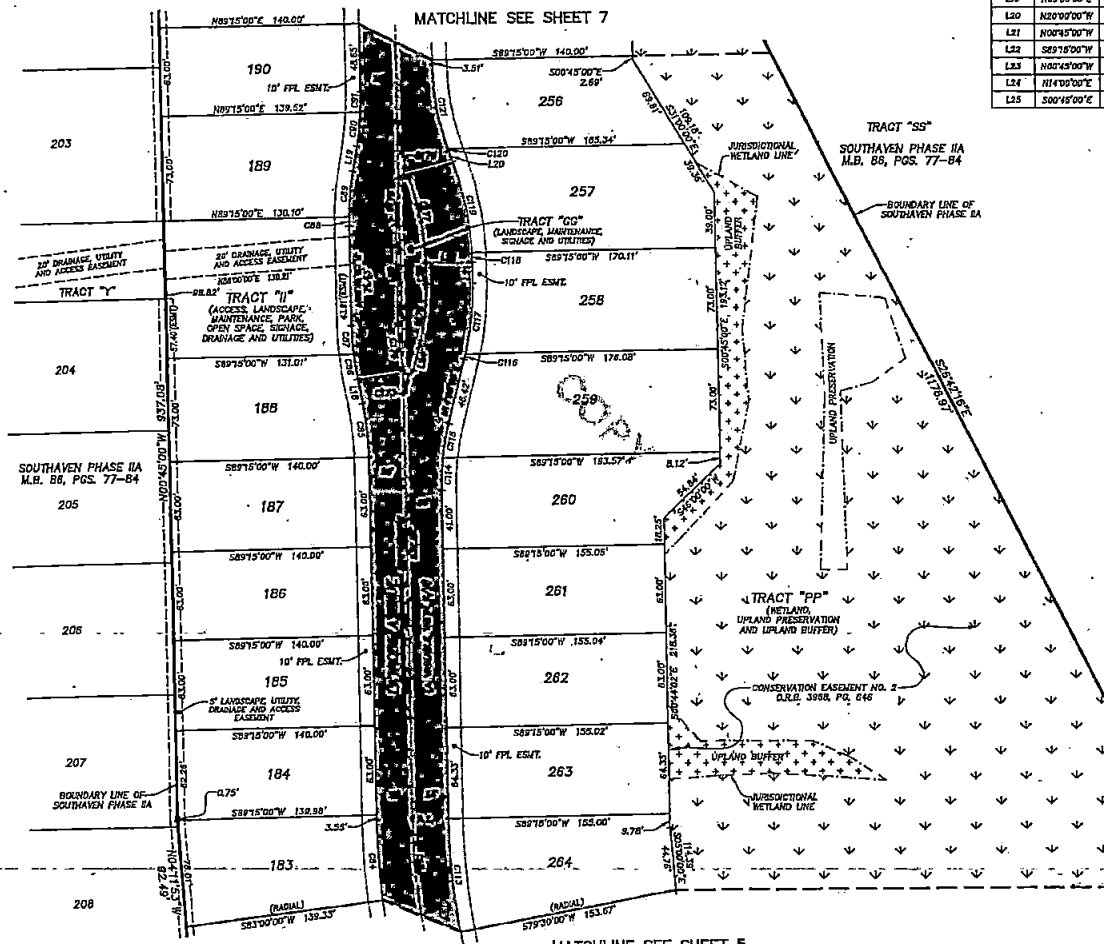
MAP BOOK 89 PAGE 44

SHEET 6 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L18	N11°00'00"W	17.83'
L19	N08°00'00"E	17.83'
L20	N20°00'00"W	7.59'
L21	N00°45'00"W	15.29'
L22	S89°15'00"W	32.50'
L23	N00°45'00"W	15.29'
L24	N14°00'00"E	18.18'
L25	S00°45'00"E	71.43'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C04	500.00'	19.30°00"	170.17'	N10°00'00"W	168.35'
C05	525.00'	616°00"	57.27'	S03°02'30"E	57.24'
C06	215.00'	1019°30"	38.40'	N05°02'00"W	38.41'
C08	215.00'	140°00"	17.59'	S08°39'35"E	17.58'
C07	215.00'	54°11'0"	20.90'	S03°22'03"E	20.89'
C08	215.00'	14°41'10"	6.52'	S00°07'08"W	6.52'
C09	215.00'	83°04'4"	31.84'	S51°43'58"W	31.91'
C09	215.00'	62°25'3"	24.11'	N08°17'17"E	24.09'
C01	215.00'	349°34'	14.28'	N01°09'49"E	14.35'
C10	478.00'	94°50'0"	88.83'	S05°37'50"E	88.92'
C14	185.00'	79°28'3"	23.00'	S02°48'42"W	22.91'
C16	185.00'	75°27'3"	21.62'	S10°11'27"W	21.67'
C19	215.00'	135°10'	4.00'	N13°27'25"E	4.08'
C17	215.00'	133°05'0"	51.27'	N06°04'53"E	51.15'
C18	215.00'	150°40'	8.83'	N01°40'24"W	8.83'
C18	215.00'	172°41'1"	65.70'	N11°29'54"W	65.05'
C20	185.00'	0°28'27"	1.50'	S19°45'17"E	1.50'
C21	185.00'	164°53'3"	61.57'	S10°07'47"E	60.30'
C12	182.50'	144°25'0"	68.89'	N08°07'30"E	68.83'
C13	3.50'	154°18'04"	8.45'	S00°55'56"E	8.53'
C14	182.50'	102°28'52"	33.38'	S05°59'28"E	33.34'
C15	182.50'	107°52'8"	32.87'	S04°22'44"W	32.03'
C16	3.50'	150°21'56"	8.18'	S84°41'28"W	8.77'
C17	182.50'	182°23'8"	81.73'	N10°26'16"W	81.43'



- LEGEND**
- DENOTES SET PALL. 4"x4" C.M. STAMPED L.B.#5834 UNLESS OTHERWISE NOTED
 - DENOTES IRON PALL. 4"x4" C.M. STAMPED L.B.#5834 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B.#5814 UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.I. POINT OF INTERSECTION
 - P.C.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (N) NON-BARIAL
 - (N) NON-BARIAL
 - (N) TABULATED CURVE DATA
 - (N) TABULATED LINE DATA
 - (N) RIGHT OF WAY
 - (N) CENTERLINE
 - (N) MAP BOOK
 - (N) PAGE
 - (N) OFFICIAL RECORDS BOOK
 - (N) FLORIDA POWER & LIGHT
 - (N) EASEMENT
 - (N) NORTH AMERICAN VERTICAL DATUM
 - (N) MATCHLINE
 - (N) SILENT REFERENCE NUMBER
 - (N) DENOTES UNPLAID PUFFIN
 - (N) DENOTES WETLANDS



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CERTIFICATE OF AUTHORIZATION NO. LB. 3824

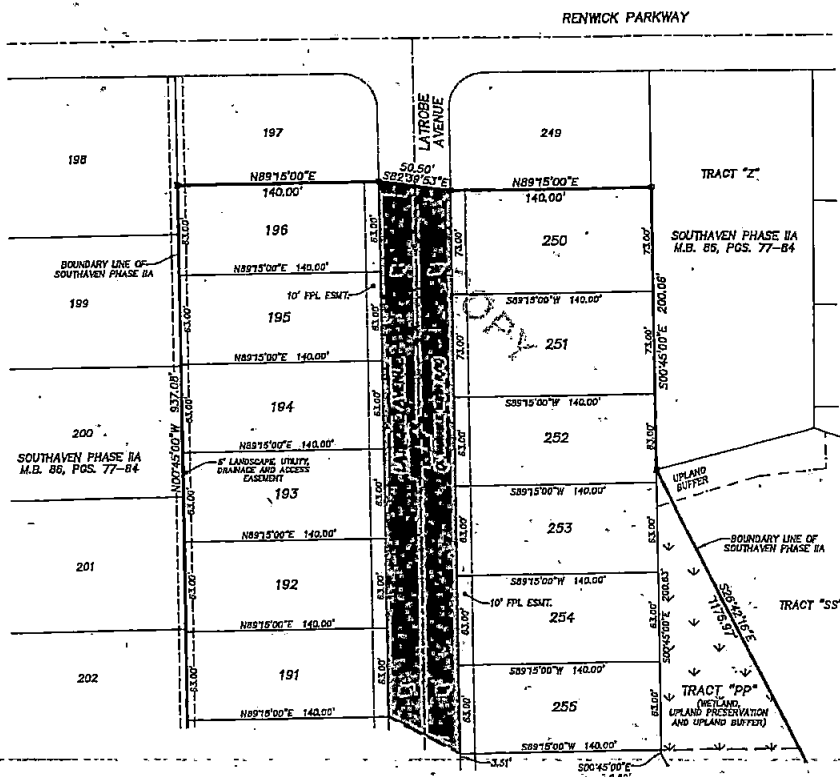
SOUTHAVEN PHASE IIB

BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

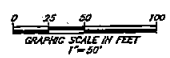
MAP BOOK 89 PAGE 45

SHEET 7 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.M.L. 4"x4" C.M.
 - STAMPED L.B.#2824
 - UNLESS OTHERWISE NOTED
 - DENOTES P.M.L. 4"x4" C.M.
 - STAMPED L.B.#2824
 - UNLESS OTHERWISE NOTED
 - + DENOTES P.C.P. STAMPED L.B.#2824
 - UNLESS OTHERWISE NOTED
 - P.M.L. CONCRETE MONUMENT
 - P.C.P. PERMANENT REFERENCE MONUMENT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.M.C. POINT OF REVERSE CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - RD HIGHWAY
 - N/T NON-TANGENT
 - CT TANGENTIAL CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - CA SECTIONLINE
 - M.B. MAP BOOK
 - PAE PAGE
 - O.R.L. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE MONUMENT
 - DENOTES UPLAND BUFFER
 - DENOTES WETLANDS

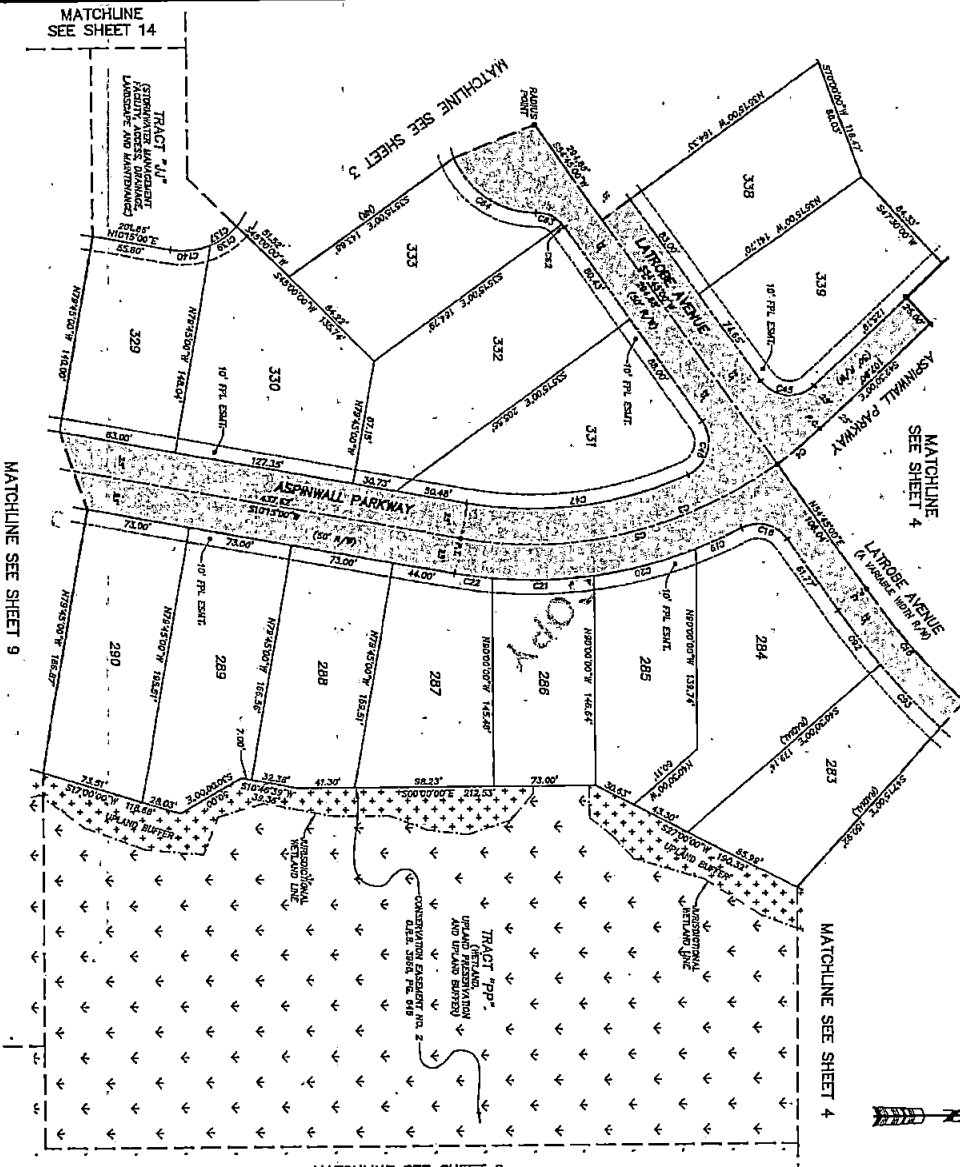


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

SOUTHAVEN PHASE IIB
 BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 46

SHEET 8 OF 14 SHEETS
 SEE SHEET 2 FOR NOTES



DATE	NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY
01/15/00	001	PRELIMINARY PLAN	...	01/15/00	001	PRELIMINARY PLAN	...
02/15/00	002	02/15/00	002
03/15/00	003	03/15/00	003
04/15/00	004	04/15/00	004
05/15/00	005	05/15/00	005
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07/15/00	007	07/15/00	007
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06/15/06	078	06/15/06	078
07/15/06	079	07/15/06	079
08/15/06	080	08/15/06	080

- LEGEND**
- 1' = 1' BOUNDARY
 - 2' = 2' BOUNDARY
 - 3' = 3' BOUNDARY
 - 4' = 4' BOUNDARY
 - 5' = 5' BOUNDARY
 - 6' = 6' BOUNDARY
 - 7' = 7' BOUNDARY
 - 8' = 8' BOUNDARY
 - 9' = 9' BOUNDARY
 - 10' = 10' BOUNDARY
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 - 91' = 91' BOUNDARY
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 - 94' = 94' BOUNDARY
 - 95' = 95' BOUNDARY
 - 96' = 96' BOUNDARY
 - 97' = 97' BOUNDARY
 - 98' = 98' BOUNDARY
 - 99' = 99' BOUNDARY
 - 100' = 100' BOUNDARY

PREPARED BY:
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FLORIDA 32218
 CERTIFICATE OF AUTHORIZATION NO. LB 3884

SOUTHAVEN PHASE IIB

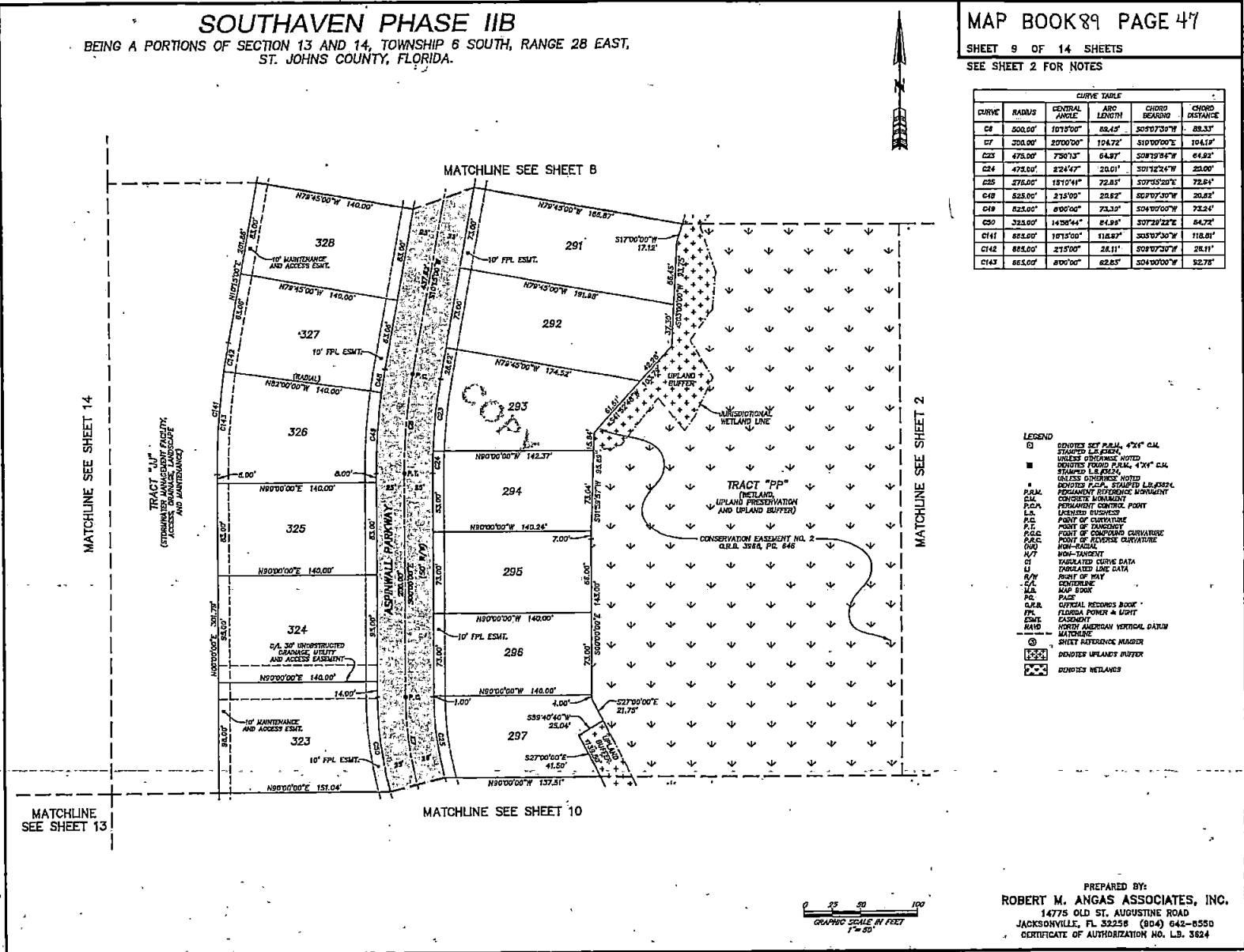
BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 47

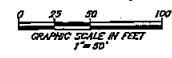
SHEET 9 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	107°50'	88.45'	S05°07'30"W	88.33'
C7	300.00'	200°00'	104.72'	S10°00'00"E	104.11'
C25	478.00'	7°01'3"	64.87'	S08°18'56"W	64.82'
C24	478.00'	224°47'	20.01'	S01°12'24"W	20.00'
C26	278.00'	181°04'	72.85'	S07°05'20"E	72.81'
C48	828.00'	215°00'	22.82'	S07°07'30"W	20.82'
C18	828.00'	8°00'00"	73.30'	S04°07'00"W	73.24'
C50	328.00'	143°56'4"	84.88'	S07°28'22"E	84.72'
C11	888.00'	107°50'00"	118.87'	S03°07'30"W	118.81'
C12	888.00'	275°00'00"	28.11'	S08°07'30"W	28.11'
C13	888.00'	8°00'00"	62.85'	S04°00'00"W	62.78'



- LEGEND**
- DENOTES SET P.M.M., 4"x4" C.M. STAMPED L.S.#324
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.M.M., 4"x4" C.M. STAMPED L.S.#324
 - UNLESS OTHERWISE NOTED DENOTES P.M.M., STAMPED L.S.#324
 - P.M.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.M. PERMANENT CONTROL POINT
 - L.S. LICENSED SURVEYOR
 - P.O. POINT OF ORIGIN/TIE
 - P.I. POINT OF INTERSECTION
 - P.C.C. POINT OF CURVATURE/CHORD BEARING
 - P.O.C. POINT OF REVERSE CURVATURE
 - NO. NON-TANGENT
 - NO. NON-TANGENT
 - CI FABRICATED CURVE DATA
 - LI FABRICATED LINE DATA
 - R/W RIGHT OF WAY
 - CE CENTERLINE
 - M.B. MAP BOOK
 - P.C. PLAT
 - C.R. OFFICIAL RECORDS BOOK
 - F.P. FLORIDA POWER & LIGHT CORPORATION
 - E.M. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SWIFT REFERENCE MARKER
 - DENOTES UPLAND BUFFER
 - DENOTES WETLANDS



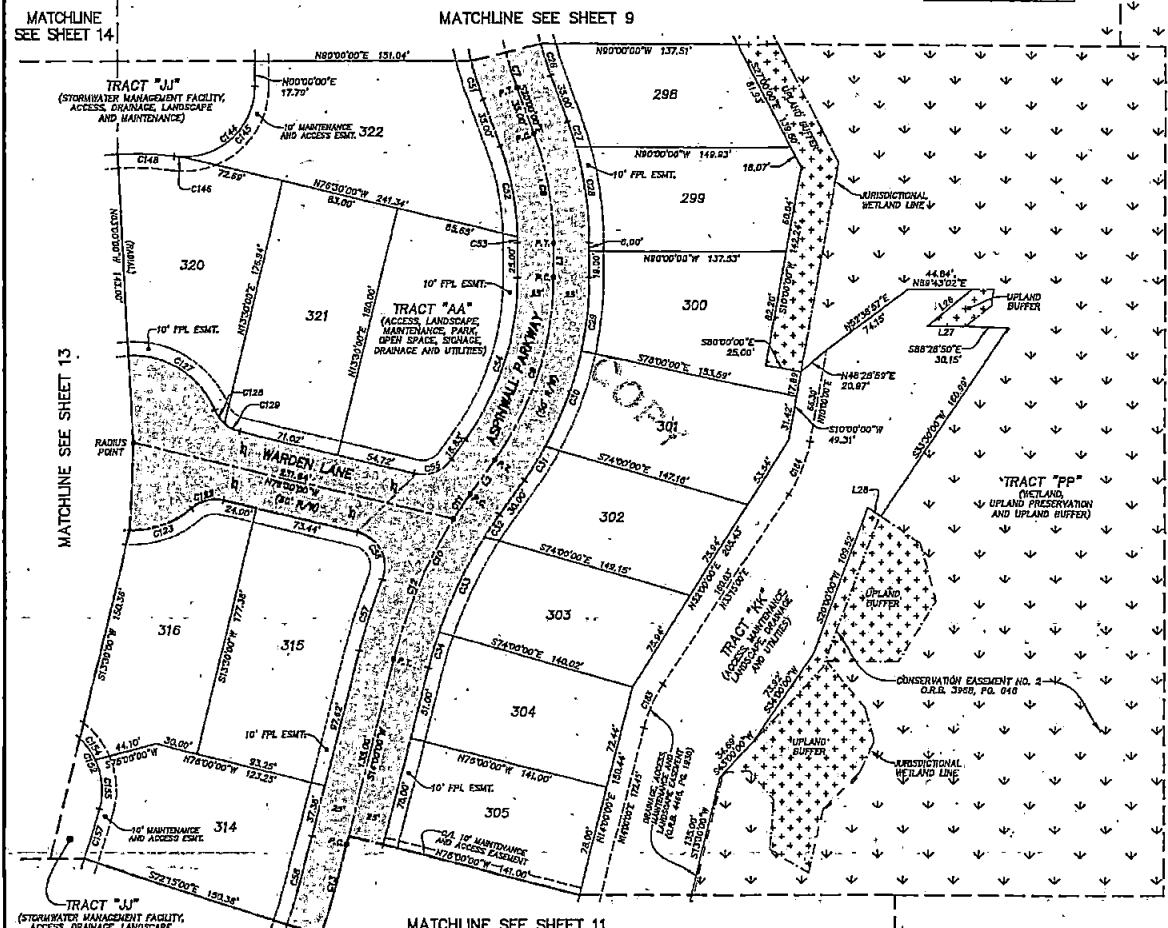
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.S. 3524

SOUTHAVEN PHASE IIB
 BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	S00°00'00"E	28.00'
L2	S33°00'00"W	30.00'

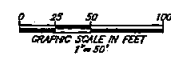
MAP BOOK 89 PAGE 48
 SHEET 10 OF 14 SHEETS
 SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	300.00'	20°00'00"	104.72'	S10°00'00"E	104.19'
C8	228.00'	20°00'00"	78.54'	S10°00'00"E	78.14'
C9	228.00'	35°00'00"	137.44'	S17°30'00"W	128.33'
C10	352.00'	21°00'00"	128.38'	S24°30'00"W	127.58'
C11	350.00'	32°47'00"	201.83'	S33°18'00"W	208.44'
C12	350.00'	17°37'13"	107.84'	S28°40'00"W	107.21'
C13	1000.00'	13°00'00"	228.85'	S20°30'00"W	228.41'
C14	275.00'	4°19'18"	32.14'	S17°35'20"E	32.14'
C15	280.00'	4°20'32"	18.87'	N17°48'34"W	18.87'
C16	250.00'	15°39'08"	88.30'	N07°48'24"W	88.25'
C17	250.00'	18°00'00"	82.31'	N05°00'00"E	82.28'
C18	250.00'	16°34'21"	72.44'	N20°18'11"E	72.33'
C19	250.00'	8°23'39"	27.20'	N17°48'11"E	27.20'
C20	325.00'	31°20'00"	158.81'	S33°21'20"W	158.63'
C21	325.00'	13°03'53"	74.11'	S25°10'44"W	73.93'
C22	325.00'	4°38'47"	28.38'	S17°07'24"W	28.35'
C23	325.00'	5°01'18"	28.48'	S17°20'22"E	28.47'
C24	200.00'	18°48'27"	65.48'	N10°37'18"W	65.18'
C25	200.00'	11°43'33"	43.44'	N00°37'18"W	43.44'
C26	200.00'	33°00'00"	122.17'	N17°30'00"E	120.26'
C27	25.00'	68°30'00"	28.09'	N67°15'00"E	28.14'
C28	25.00'	68°27'40"	42.88'	N27°18'10"W	37.87'
C29	375.00'	7°57'40"	52.10'	S17°58'50"W	52.00'
C30	375.00'	3°45'00"	63.81'	N18°52'30"E	63.80'
C31	25.00'	84°55'14"	23.88'	S76°02'33"W	23.08'
C32	62.00'	43°34'00"	47.15'	N72°21'01"E	46.02'
C33	62.00'	71°25'14"	77.28'	N57°17'23"W	72.28'
C34	25.00'	26°17'28"	11.47'	S14°43'22"E	11.37'
C35	25.00'	28°37'40"	12.41'	S27°10'00"E	12.30'
C36	60.00'	88°04'48"	85.59'	N19°02'24"E	75.52'
C37	60.00'	31°42'28"	78.23'	N48°37'12"E	71.47'
C38	60.00'	6°50'20"	4.97'	S65°20'21"E	5.98'
C39	205.00'	11°01'48"	38.84'	N87°27'34"W	38.58'
C40	60.00'	89°10'09"	77.88'	N28°00'44"W	70.23'
C41	60.00'	21°28'54"	18.75'	N18°20'37"W	18.64'
C42	60.00'	41°08'01"	35.87'	N35°03'10"W	35.10'
C43	625.00'	2°30'21"	38.20'	N16°46'31"E	38.10'
C44	100.00'	15°18'00"	33.80'	N23°07'30"E	33.44'
C45	100.00'	23°15'00"	40.38'	N21°07'30"E	40.30'



LINE	BEARING	LENGTH
L26	S30°00'00"W	40.00'
L27	N40°00'00"E	28.37'
L28	N50°00'00"W	10.83'

- LEGEND**
- DENOTES SET P.A.M. 4"x4" C.M.
 - ▣ STAMPED LINE DATA
 - ▨ UNLESS OTHERWISE NOTED DENOTES P.A.M. 4"x4" C.M. STAMPED LINE DATA
 - ▩ UNLESS OTHERWISE NOTED DENOTES P.A.M. STAMPED LINE DATA
 - P.A.M. PERMANENT EVIDENCE MANAGEMENT
 - C.M. CONCRETE MASONRY
 - L.C.P. LOCKED CONCRETE POINT
 - P.C. POINT OF CURVATURE
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - NON-RADIAL
 - NON-TANGENT
 - N/T NON-TANGENT
 - IS ISOLATED CURVE DATA
 - IS TABULATED LINE DATA
 - IS RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.L. PAGE
 - O.R.L. OFFICIAL RECORDS BOOK
 - P.L. FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - N.A.D. NORTH AMERICAN HORIZONTAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER
 - ▨ DENOTES WETLANDS

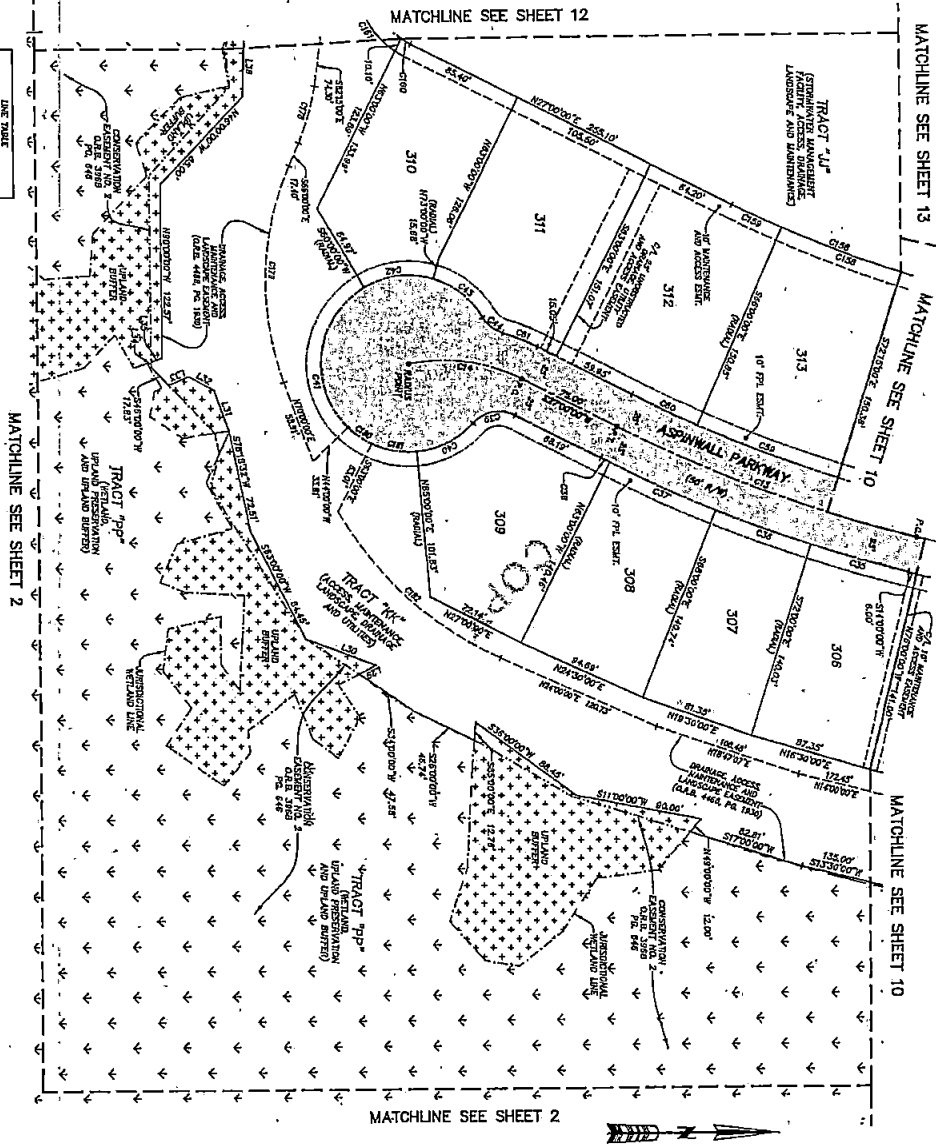


PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

SOUTHAVEN PHASE IIB
 BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
 ST. JOHN'S COUNTY, FLORIDA.

MAP BOOK 89 PAGE 49

SHEET 11 OF 14 SHEETS
 SEE SHEET 2 FOR NOTES



LINE TABLE

L10	BOUNDARY	1.00" = 100'
L11	PROPERTY	1.00" = 100'
L12	SETBACK	1.00" = 100'
L13	SETBACK	1.00" = 100'
L14	SETBACK	1.00" = 100'
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LINE TABLE

LINE	DESCRIPTION	SCALE
L10	BOUNDARY	1.00" = 100'
L11	PROPERTY	1.00" = 100'
L12	SETBACK	1.00" = 100'
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LEGEND

- OPEN SPACE
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32256 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.R. 2824

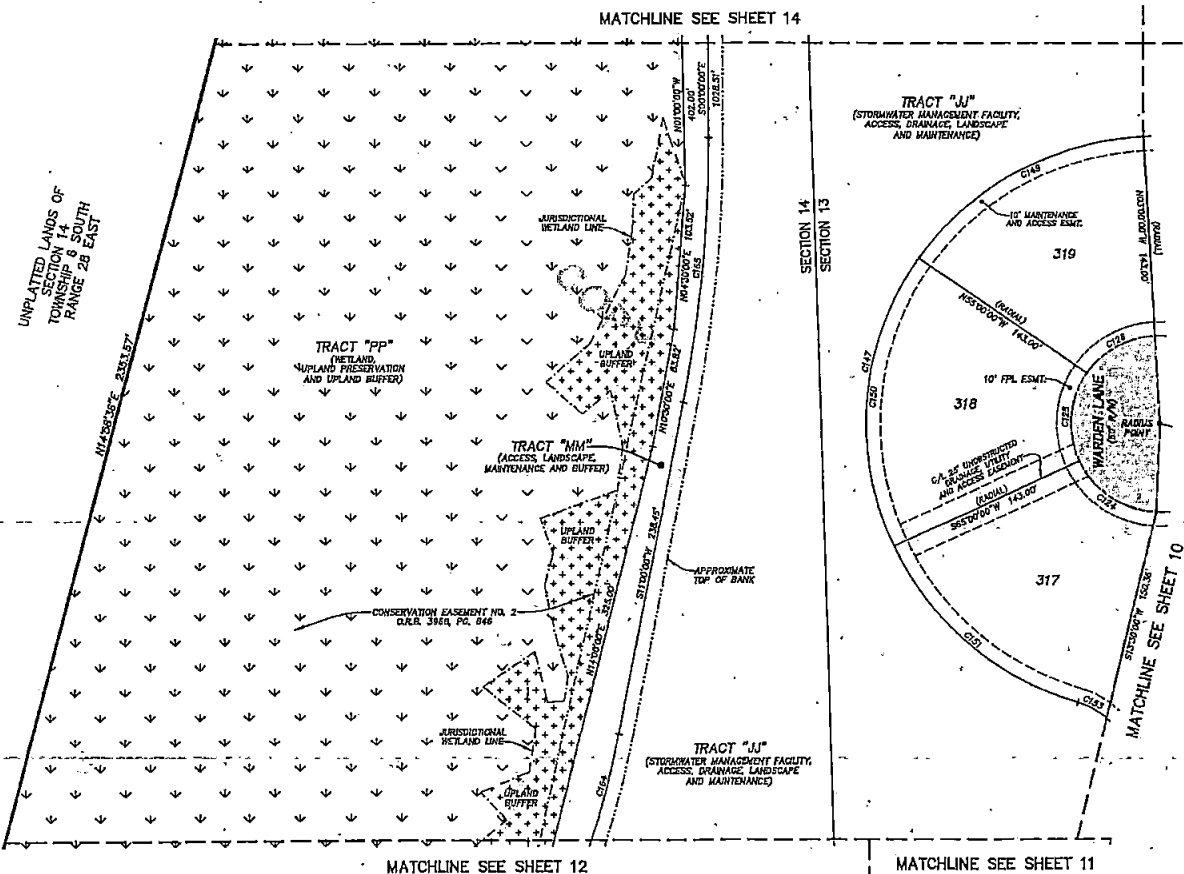
SOUTHAVEN PHASE IIB

BEING A PORTIONS OF SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 51

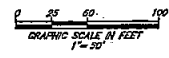
SHEET 13 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C124	82.00'	82°0'44"	68.01'	S89°23'22"E	64.85'
C125	82.00'	80°0'00"	84.83'	S85°00'00"W	62.00'
C126	82.00'	83°00'00"	58.37'	S81°00'00"W	64.38'
C147	205.00'	171°48'07"	614.68'	S121°0'45"W	404.85'
C148	205.00'	58°00'00"	168.05'	S81°00'00"W	178.73'
C150	205.00'	80°00'00"	214.68'	S85°00'00"W	205.00'
C151	205.00'	48°43'14"	174.32'	S49°21'38"E	164.12'
C153	50.00'	28°57'14"	23.25'	N80°24'41"W	23.04'
C154	850.00'	18°00'00"	235.53'	N20°00'00"E	214.68'
C165	930.00'	11°00'00"	182.07'	N65°20'00"E	168.77'

- LEGEND**
- DOTTED SET P.B.M. 4"x4" C.M. STAMPED L.S. ADJUST. UNLESS OTHERWISE NOTED
 - DOTTED FOUND P.B.M. 4"x4" C.M. STAMPED L.S. ADJUST. UNLESS OTHERWISE NOTED
 - DOTTED P.C.P. STAMPED L.S. ADJUST. UNLESS OTHERWISE NOTED
 - P.B.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.S. LEASED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.L. POINT OF REFERENCE CURVATURE
 - AMP-RADIAL
 - N/T NON-TANGENT
 - CI TANGENTED CURVE DATA
 - IJ TANGENTED IRVIE DATA
 - R/P RIGHT OF WAY
 - E/L CENTERLINE
 - M.P. MAP BOOK
 - P.O. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - E.S.M. EASEMENT
 - N.A.V. NORTH AMERICAN VERTICAL DATUM
 - M.A.D. MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ⊞ DOTTED UPLANDS BUFFER
 - ⊞ DOTTED WETLANDS



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8650
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

EXHIBIT "B" TO RESOLUTION



BILL OF SALE

UTILITY IMPROVEMENTS
for

SOUTHAVEN PUD PHASE IIB

Southaven Community Development District, 2806 North 5th Street St Augustine Florida 32084, (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:

"EXHIBIT A SCHEDULE OF VALUES FOR SOUTHAVEN PUD PHASE IIB"

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 13th of December, 2017.

WITNESS:

K Shine
Witness Signature

Kimberly Shine
Witness Name

OWNER:

W O'Shea
Owner's Signature

Walter O'Shea
Chairman

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 13th day of December 2017, by Walter O'Shea who is personally known to me or has produced as identification.

Kellie M Hines
Notary Public





EXHIBIT "A" TO BILL OF SALE
St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT "A"

Project Name:	SOUTHAVEN PUD PHASE IIB
Contractor:	A. J. JOHNS, INC.
Developer:	SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
8" PVC DR-18 WATER MAIN	LF	\$ 16.21	\$ 65,180.41
4" PVC DR-18 WATER MAIN	LF	\$ 9.54	\$ 5,409.18
2" POLY SDR 9	LF	\$ 9.06	\$ 6,414.48
10" HDPE DR 11	LF	\$ 47.78	\$ 5,733.60
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
Water Valves (Size and Type)			
8" GATE VALVE	EA	\$ 2,052.72	\$ 16,421.76
4" GATE VALVE	EA	\$ 900.98	\$ 1,801.96
	EA	\$ -	\$ -
	EA	\$ -	\$ -
	EA	\$ -	\$ -
Hydrants/Assembly (Size and Type)			
6" FIRE HYDRANT	EA	\$ 3,895.62	\$ 27,269.34
2" FLUSHING HYDRANT	EA	\$ 816.76	\$ 2,450.28
		\$ -	\$ -
Services (Size and Type)			
1" DOUBLE SERVICES	EA	\$ 576.50	\$ 16,718.50
1" SINGLE SERVICES	EA	\$ 393.26	\$ 25,561.90
	EA	\$ -	\$ -
	EA	\$ -	\$ -
		\$ -	\$ -
TOTAL WATER SYSTEM COST			\$ 172,961.41



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT "A"

Project Name: SOUTHAVEN PUD PHASE IIB
 Contractor: A. J. JOHNS, INC.
 Developer: SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	4824	\$ 19.94	\$ 96,190.56
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
SEWER SERVICES	EA	123	\$ 522.33	\$ 64,246.59
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
TYPE A	EA	20	\$ 4,290.92	\$ 85,818.40
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Lift Station				
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST				\$ 246,255.55



St. Johns County Utility Department

Asset Management
Schedule of Values

EXHIBIT "A"

Project Name:	SOUTHAVEN PUD PHASE IIB
Contractor:	A. J. JOHNS, INC.
Developer:	SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF	40	\$ 47.74	\$ 1,909.60
6" HDPE DR 11	LF	80	\$ 29.52	\$ 2,361.60
8" PVC DR 18	LF	1891	\$ 15.40	\$ 29,121.40
6" PVC DR 18	LF	2311	\$ 12.06	\$ 27,870.66
4" PVC DR 18	LF	693	\$ 11.44	\$ 7,927.92
2" POLY SDR 9	LF	566	\$ 7.63	\$ 4,318.58
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	3	\$ 2,052.78	\$ 6,158.34
6" GATE VALVE	EA	3	\$ 1,268.54	\$ 3,805.62
4" GATE VALVE	EA	2	\$ 900.98	\$ 1,801.96
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA	2	\$ 803.92	\$ 1,607.84
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Services (Size and Type)				
1" DOUBLE SERVICES	EA	22	\$ 527.78	\$ 11,611.16
1" SINGLE SERVICES	EA	79	\$ 395.18	\$ 31,219.22
	EA		\$ 522.41	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 129,713.90

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

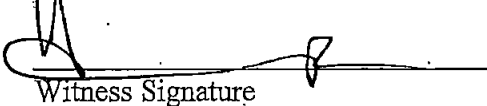
The undersigned lienor, in consideration of the sum \$548,930.86 Five Hundred Forty Eight Thousand Nine Hundred Thirty and 86/100 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through February 15, 2018 to Southaven Community Development District to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Southaven PUD Phase IIB

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 February, 2018.

WITNESS:

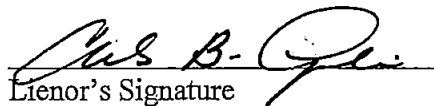


Witness Signature

Howard Rose

Print Witness Name

OWNER:



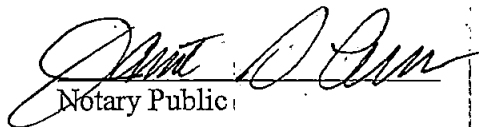
Lienor's Signature

Charles B. Laughlin

Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 6th day of February, 2018 by Charles B. Laughlin who is Vice President personally known to me or has produced _____ as identification.



Notary Public





EXHIBIT "A" TO FINAL RELEASE OF LIEN
St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT "A"

Project Name:	SOUTHAVEN PUD PHASE IIB
Contractor:	A. J. JOHNS, INC.
Developer:	SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
8" PVC DR-18 WATER MAIN	LF	\$ 16.21	\$ 65,180.41
4" PVC DR-18 WATER MAIN	LF	\$ 9.54	\$ 5,409.18
2" POLY SDR 9	LF	\$ 9.06	\$ 6,414.48
10" HDPE DR 11	LF	\$ 47.78	\$ 5,733.60
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
	LF	\$ -	\$ -
Water Valves (Size and Type)			
8" GATE VALVE	EA	\$ 2,052.72	\$ 16,421.76
4" GATE VALVE	EA	\$ 900.98	\$ 1,801.96
	EA	\$ -	\$ -
	EA	\$ -	\$ -
	EA	\$ -	\$ -
Hydrants/Assembly (Size and Type)			
6" FIRE HYDRANT	EA	\$ 3,895.62	\$ 27,269.34
2" FLUSHING HYDRANT	EA	\$ 816.76	\$ 2,450.28
		\$ -	\$ -
Services (Size and Type)			
1" DOUBLE SERVICES	EA	\$ 576.50	\$ 16,718.50
1" SINGLE SERVICES	EA	\$ 393.26	\$ 25,561.90
	EA	\$ -	\$ -
	EA	\$ -	\$ -
		\$ -	\$ -
TOTAL WATER SYSTEM COST			\$ 172,961.41



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT "A"

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	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR-26	LF	4824	\$ 19.94	\$ 96,190.56
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
SEWER SERVICES	EA	123	\$ 522.33	\$ 64,246.59
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
TYPE A	EA	20	\$ 4,290.92	\$ 85,818.40
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Lift Station				
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
	LS		\$ -	\$ -
TOTAL SEWER SYSTEM COST			\$	246,255.55



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT "A"

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Contractor:	A. J. JOHNS, INC.
Developer:	SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
10" HDPE DR 11	LF	40	\$ 47.74	\$ 1,909.60
6" HDPE DR 11	LF	80	\$ 29.52	\$ 2,361.60
8" PVC DR 18	LF	1891	\$ 15.40	\$ 29,121.40
6" PVC DR 18	LF	2311	\$ 12.06	\$ 27,870.66
4" PVC DR 18	LF	693	\$ 11.44	\$ 7,927.92
2" POLY SDR 9	LF	566	\$ 7.63	\$ 4,318.58
Reuse Valves (Size and Type)				
8" GATE VALVE	EA	3	\$ 2,052.78	\$ 6,158.34
6" GATE VALVE	EA	3	\$ 1,268.54	\$ 3,805.62
4" GATE VALVE	EA	2	\$ 900.98	\$ 1,801.96
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Hydrants (Size and Type)				
2" FLUSHING HYDRANT	EA	2	\$ 803.92	\$ 1,607.84
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Services (Size and Type)				
1" DOUBLE SERVICES	EA	22	\$ 527.78	\$ 11,611.16
1" SINGLE SERVICES	EA	79	\$ 395.18	\$ 31,219.22
	EA		\$ 522.41	\$ -
	EA		\$ -	\$ -
Total Reuse System Cost				\$ 129,713.90

EXHIBIT "D" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: February 22, 2018

Project Title: Southaven PUD Phase IIB
St. Johns County, Florida

FROM: A. J. Johns, Inc.
3225 Anniston Road
Jacksonville, FL 32246

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:

John Kirkland
Contractor's Signature

John Kirkland
Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 9th day of July 2018, by John Kirkland who is personally known to me or has produced identification as

DAWN R. SNYDER
Notary Public, State of Florida
My Comm. Expires 12/04/2020
Commission No. GG34315

Dawn R. Snyder
Notary Public



St. Johns County Board of County Commissioners

Utility Department

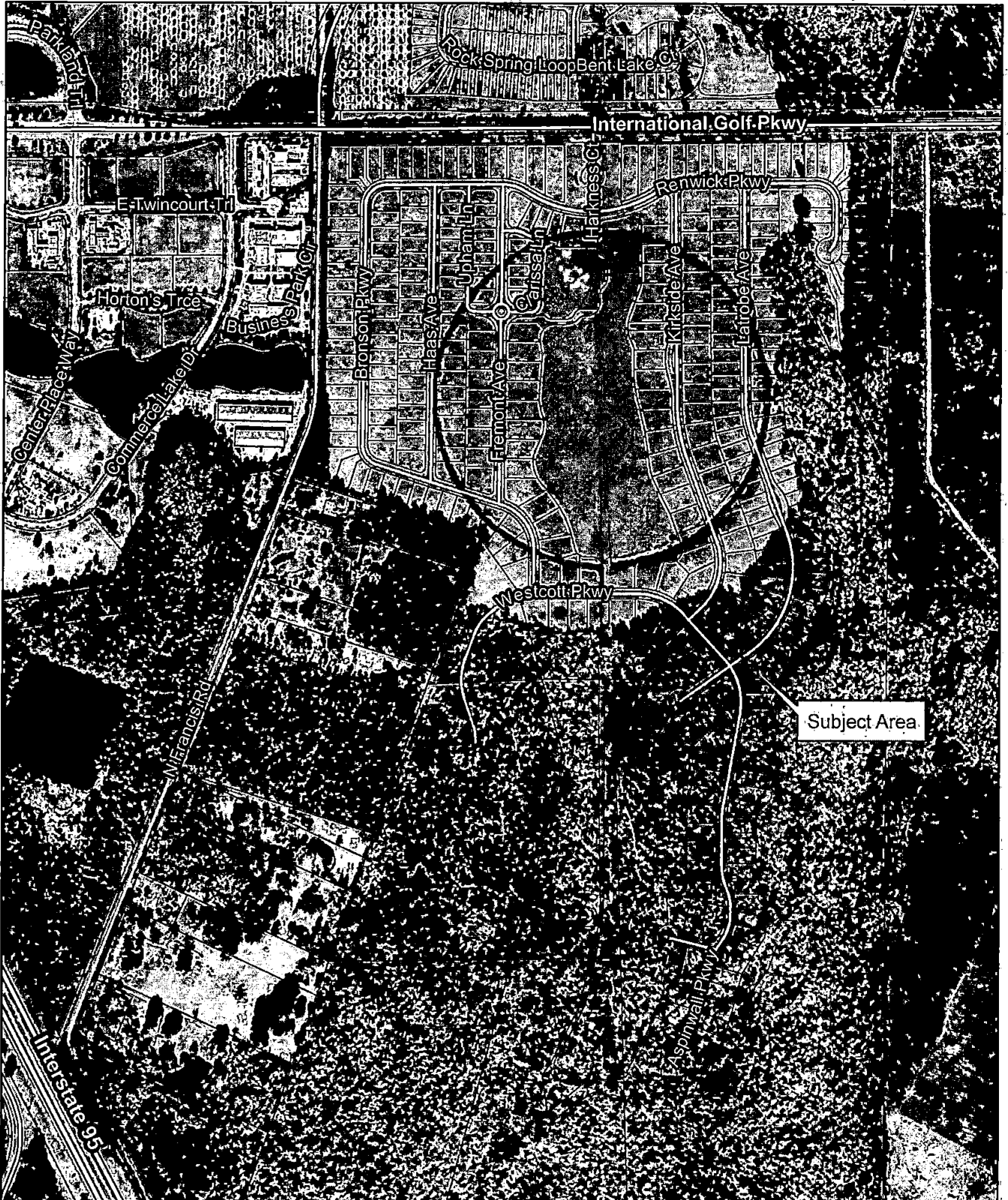
INTEROFFICE MEMORANDUM

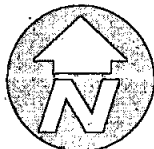
TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Southaven Phase IIB
DATE: April 25, 2018

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 Southaven Phase IIB.

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
 June 15, 2018

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

Southaven Phase IIB

**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.

