

RESOLUTION NO. 2018- 331

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEMS TO SERVE BANNON LAKES PHASE 1A-2 LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, Lennar Homes, LLC, a Florida 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 Bannon Lakes Phase 1A-2 located off International Golf Parkway; 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 Bannon Lakes Phase 1A-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 2 day of October, 2018.

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

By: \_\_\_\_\_

Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman

Deputy Clerk

RENDITION DATE 10/4/18

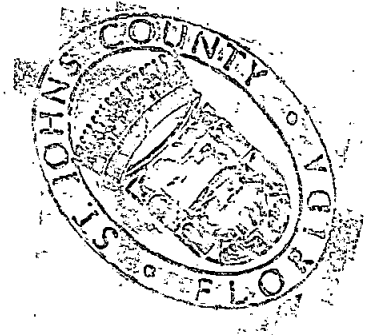


EXHIBIT "A" TO RESOLUTION

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 16<sup>th</sup> day of July, 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, reuse 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, reuse 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, reuse 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.

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

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

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface

improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

[Signature]

Witness

Joe Panchetta

Print Name

[Signature]

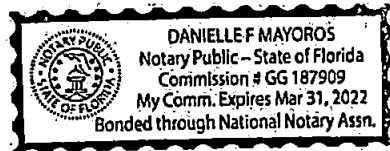
Witness

Brad Engle

Print Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 16 day of July, 2018 by Scott Keiling who is personally known to me or has produced \_\_\_\_\_ as identification.



By: [Signature]  
Its: President

[Signature]  
Notary Public

EXHIBIT "A"

EASEMENT AREA

Being those County rights of way depicted as ASH BREEZE COVE as recorded per the attached Plat being Map Book 90, Page 49 through 52, recorded in the Public Records of St. Johns County, Florida.



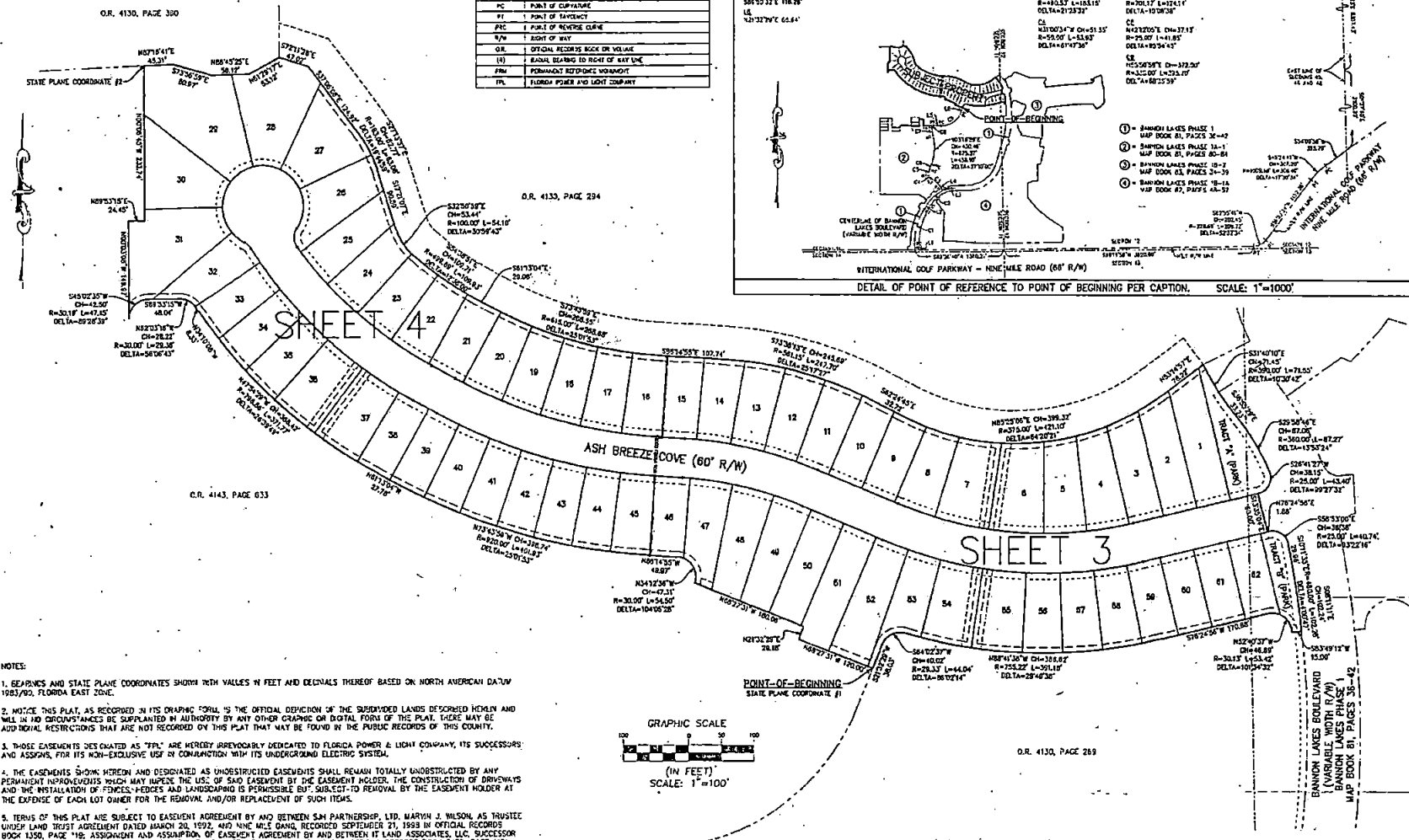
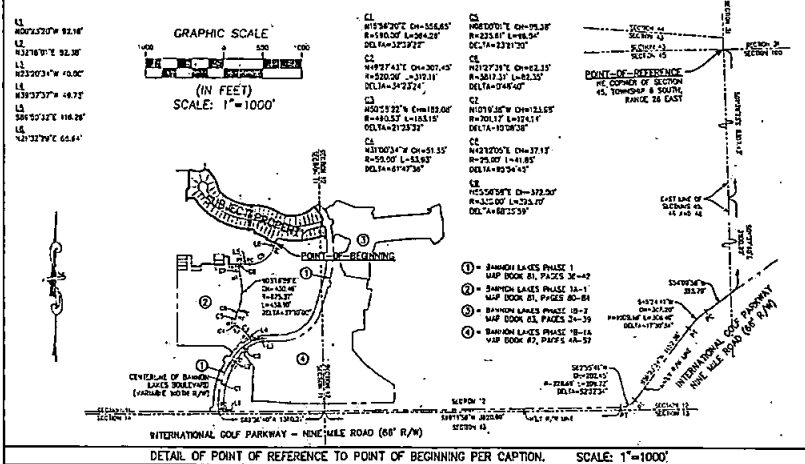
# BANNON LAKES PHASE 1A-2

PART OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 90 PAGE 50

SHEET 2 OF 4

LEGEND	
■	TOWN 4"X4" CONCRETE MONUMENT (AG HORED PIN)
□	SET 4"X4" CONCRETE MONUMENT (8" STEEL PIN)
●	SET 1/2" ALUM. PIPE (3/4" I.D.) PIN
○	SET REVERSE CONTROL POINT (R 100')
○	ROUND DISTANCE
R	RADIUS
L	LINE LENGTH
PC	POINT OF CURVATURE
PI	POINT OF INTERSECT
PCC	POINT OF CURVATURE CLINE
R/W	RIGHT OF WAY
○	OPTION RECORDS BASED ON VOLUME
○	EQUAL BEARING TO RIGHT OF BAY LINE
PM	PERMANENT REFERENCE MONUMENT
FL	FLORIDA POWER AND LIGHT COMPANY



- NOTES:
- BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/80, FLORIDA EAST ZONE.
  - NOTICE THIS PLAT, AS RECORDED IN ITS DRIVING 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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THOSE EASEMENTS DESIGNATED AS "P" ARE HEREBY UNREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTAINED EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPERE THE USE OF SAID EASEMENT BY THE EASEMENT HOLDER. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE EASEMENT HOLDER AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - TERMS OF THIS PLAT ARE SUBJECT TO EASEMENT AGREEMENT BY AND BETWEEN SJM PARTNERSHIP, LTD. MARVIN J. WILSON, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED MARCH 20, 1992, AND NINE MILE DAM, RECORDED SEPTEMBER 27, 1993 IN OFFICIAL RECORDS BOOK 4150, PAGE 119; ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT BY AND BETWEEN IT LAND ASSOCIATES, LLC, SUCCESSOR TO SJM PARTNERSHIP, LTD. ASSIGNOR, NINE MILE, ASSIGNEE, RECORDED MAY 3, 2005 IN OFFICIAL RECORDS BOOK 2428, PAGE 1101
  - TERMS OF THIS PLAT ARE SUBJECT TO AMENDED RESTITUTO MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BANNON LAKES AS SET FORTH IN INSTRUMENT RECORDED MARCH 2, 2016 IN OFFICIAL RECORDS BOOK 4156, PAGE 827; AMENDMENT TO AMENDED RESTITUTO MASTER DECLARATION OF EASEMENT, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BANNON LAKES RECORDED NOVEMBER 10, 2016 IN OFFICIAL RECORDS BOOK 4294, PAGE 704.
  - NUMBER OF LOTS: 62.

STATE PLANE COORDINATES TABLE		
POINT	NORTHING	EASTING
1	905092.6291	513030.9234
2	905098.8444	513036.2916

Prepared by:  
**CLARSON & ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Haldon Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 • Website: clarsontf.com

# BANNON LAKES PHASE 1A-2

PART OF SECTIONS 11 AND 12, TOWNSHIP-6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

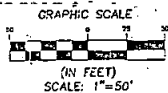
UNPLATED LANDS OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

O.R. 4130, PAGE 294

UNPLATED LANDS OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST

O.R. 4143, PAGE 633

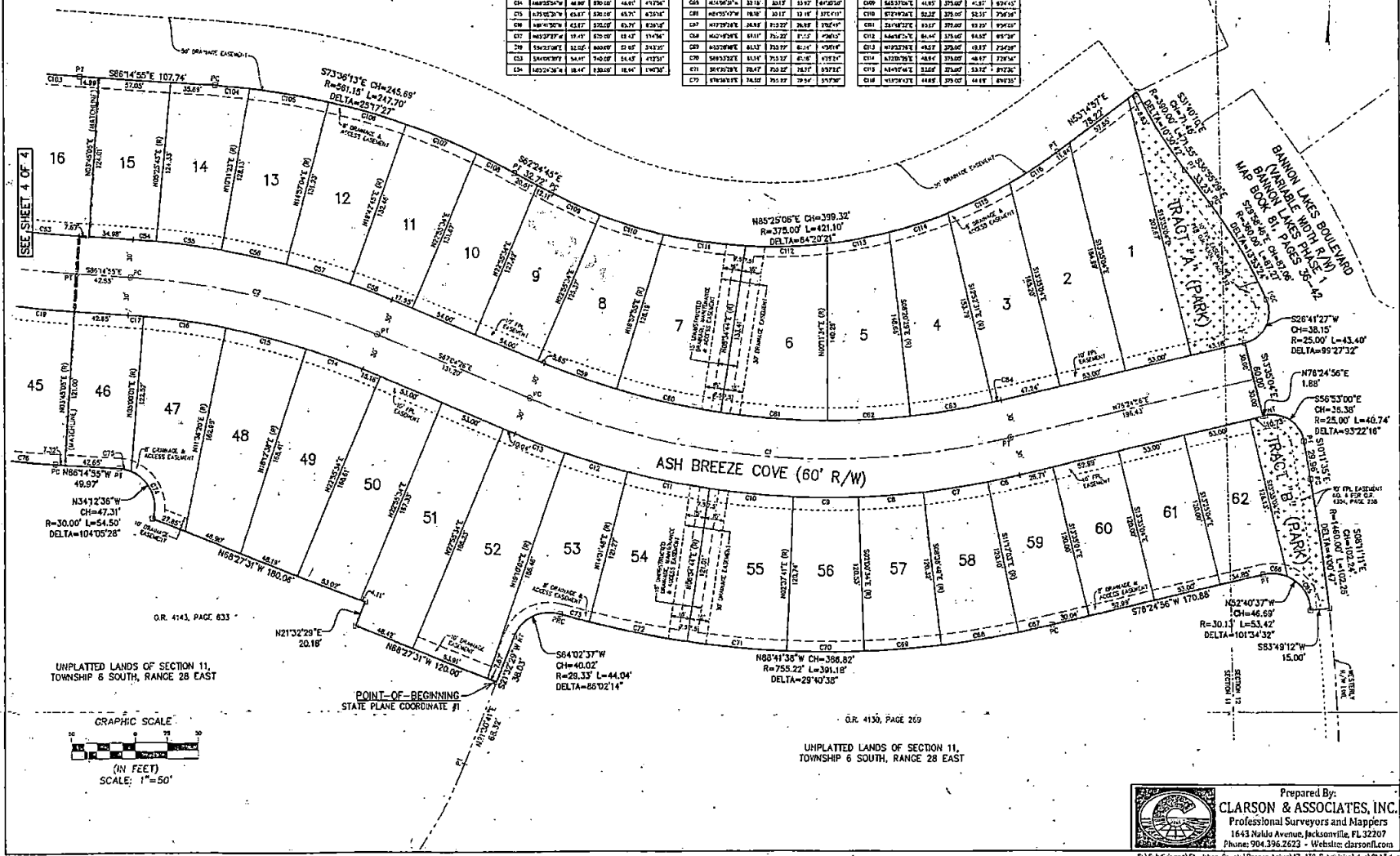
UNPLATED LANDS OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S86°14'55"E	17.87	40.00	38.52	302°30'
C2	S73°36'13"E	17.87	40.00	38.52	302°30'
C3	S73°36'13"E	17.87	40.00	38.52	302°30'
C4	S73°36'13"E	17.87	40.00	38.52	302°30'
C5	S73°36'13"E	17.87	40.00	38.52	302°30'
C6	S73°36'13"E	17.87	40.00	38.52	302°30'
C7	S73°36'13"E	17.87	40.00	38.52	302°30'
C8	S73°36'13"E	17.87	40.00	38.52	302°30'
C9	S73°36'13"E	17.87	40.00	38.52	302°30'
C10	S73°36'13"E	17.87	40.00	38.52	302°30'
C11	S73°36'13"E	17.87	40.00	38.52	302°30'
C12	S73°36'13"E	17.87	40.00	38.52	302°30'
C13	S73°36'13"E	17.87	40.00	38.52	302°30'
C14	S73°36'13"E	17.87	40.00	38.52	302°30'
C15	S73°36'13"E	17.87	40.00	38.52	302°30'
C16	S73°36'13"E	17.87	40.00	38.52	302°30'
C17	S73°36'13"E	17.87	40.00	38.52	302°30'
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C22	S73°36'13"E	17.87	40.00	38.52	302°30'
C23	S73°36'13"E	17.87	40.00	38.52	302°30'
C24	S73°36'13"E	17.87	40.00	38.52	302°30'
C25	S73°36'13"E	17.87	40.00	38.52	302°30'
C26	S73°36'13"E	17.87	40.00	38.52	302°30'
C27	S73°36'13"E	17.87	40.00	38.52	302°30'
C28	S73°36'13"E	17.87	40.00	38.52	302°30'
C29	S73°36'13"E	17.87	40.00	38.52	302°30'
C30	S73°36'13"E	17.87	40.00	38.52	302°30'

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C31	S73°36'13"E	17.87	40.00	38.52	302°30'
C32	S73°36'13"E	17.87	40.00	38.52	302°30'
C33	S73°36'13"E	17.87	40.00	38.52	302°30'
C34	S73°36'13"E	17.87	40.00	38.52	302°30'
C35	S73°36'13"E	17.87	40.00	38.52	302°30'
C36	S73°36'13"E	17.87	40.00	38.52	302°30'
C37	S73°36'13"E	17.87	40.00	38.52	302°30'
C38	S73°36'13"E	17.87	40.00	38.52	302°30'
C39	S73°36'13"E	17.87	40.00	38.52	302°30'
C40	S73°36'13"E	17.87	40.00	38.52	302°30'
C41	S73°36'13"E	17.87	40.00	38.52	302°30'
C42	S73°36'13"E	17.87	40.00	38.52	302°30'
C43	S73°36'13"E	17.87	40.00	38.52	302°30'
C44	S73°36'13"E	17.87	40.00	38.52	302°30'
C45	S73°36'13"E	17.87	40.00	38.52	302°30'
C46	S73°36'13"E	17.87	40.00	38.52	302°30'
C47	S73°36'13"E	17.87	40.00	38.52	302°30'
C48	S73°36'13"E	17.87	40.00	38.52	302°30'
C49	S73°36'13"E	17.87	40.00	38.52	302°30'
C50	S73°36'13"E	17.87	40.00	38.52	302°30'
C51	S73°36'13"E	17.87	40.00	38.52	302°30'
C52	S73°36'13"E	17.87	40.00	38.52	302°30'
C53	S73°36'13"E	17.87	40.00	38.52	302°30'
C54	S73°36'13"E	17.87	40.00	38.52	302°30'
C55	S73°36'13"E	17.87	40.00	38.52	302°30'
C56	S73°36'13"E	17.87	40.00	38.52	302°30'
C57	S73°36'13"E	17.87	40.00	38.52	302°30'
C58	S73°36'13"E	17.87	40.00	38.52	302°30'
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C60	S73°36'13"E	17.87	40.00	38.52	302°30'

CURVE TABLE					
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C61	S73°36'13"E	17.87	40.00	38.52	302°30'
C62	S73°36'13"E	17.87	40.00	38.52	302°30'
C63	S73°36'13"E	17.87	40.00	38.52	302°30'
C64	S73°36'13"E	17.87	40.00	38.52	302°30'
C65	S73°36'13"E	17.87	40.00	38.52	302°30'
C66	S73°36'13"E	17.87	40.00	38.52	302°30'
C67	S73°36'13"E	17.87	40.00	38.52	302°30'
C68	S73°36'13"E	17.87	40.00	38.52	302°30'
C69	S73°36'13"E	17.87	40.00	38.52	302°30'
C70	S73°36'13"E	17.87	40.00	38.52	302°30'
C71	S73°36'13"E	17.87	40.00	38.52	302°30'
C72	S73°36'13"E	17.87	40.00	38.52	302°30'
C73	S73°36'13"E	17.87	40.00	38.52	302°30'
C74	S73°36'13"E	17.87	40.00	38.52	302°30'
C75	S73°36'13"E	17.87	40.00	38.52	302°30'
C76	S73°36'13"E	17.87	40.00	38.52	302°30'
C77	S73°36'13"E	17.87	40.00	38.52	302°30'
C78	S73°36'13"E	17.87	40.00	38.52	302°30'
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C80	S73°36'13"E	17.87	40.00	38.52	302°30'



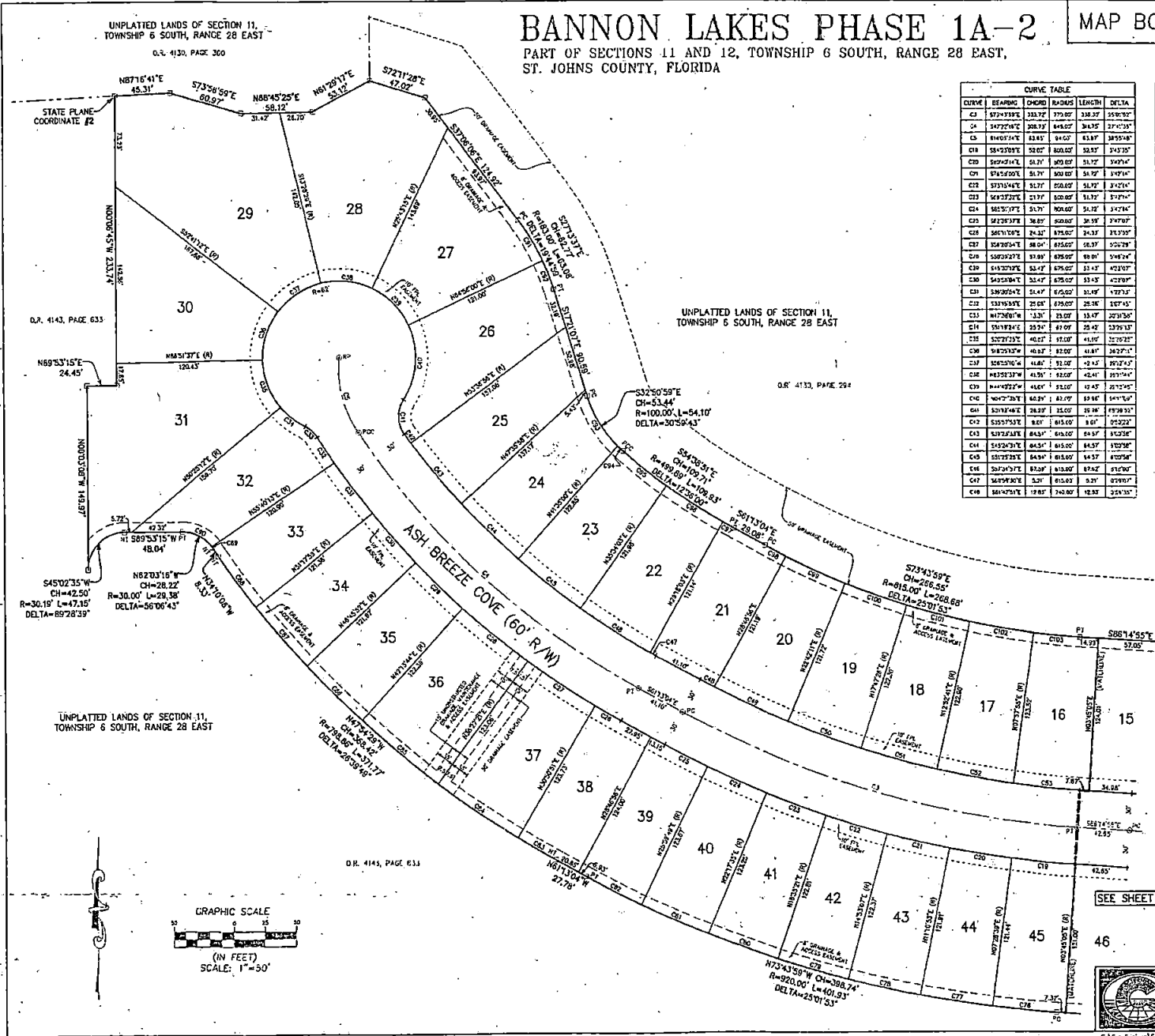
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# BANNON LAKES PHASE 1A-2

MAP BOOK 90 PAGE 52

PART OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 4

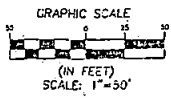


CURVE TABLE						CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA	CURVE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S73°58'59"E	31.97	79.90	31.97	90°00'						
C2	S85°45'25"E	58.12	145.30	58.12	90°00'						
C3	N87°16'41"E	45.31	113.27	45.31	90°00'						
C4	S73°58'59"E	60.97	152.42	60.97	90°00'						
C5	N85°45'25"E	58.12	145.30	58.12	90°00'						
C6	N87°16'41"E	45.31	113.27	45.31	90°00'						
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C41	N85°45'25"E	58.12	145.30	58.12	90°00'						
C42	N87°16'41"E	45.31	113.27	45.31	90°00'						
C43	S73°58'59"E	60.97	152.42	60.97	90°00'						
C44	N85°45'25"E	58.12	145.30	58.12	90°00'						
C45	N87°16'41"E	45.31	113.27	45.31	90°00'						
C46	S73°58'59"E	60.97	152.42	60.97	90°00'						
C47	N85°45'25"E	58.12	145.30	58.12	90°00'						
C48	N87°16'41"E	45.31	113.27	45.31	90°00'						

S45°02'35"W  
CH=42.50  
R=30.18' L=47.16'  
DELTA=89°28'39"

N62°03'15"W  
CH=28.22  
R=30.00' L=29.38'  
DELTA=56°06'43"

UNPLATTED LANDS OF SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST



SEE SHEET 3 OF 4

Prepared By:  
**CLARSON & ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2673 - Website: clarsonfl.com

S:\Projects\2014\St. Johns County\Bannon Lakes\17-133 Subdiv\Info\VPLA104...

EXHIBIT "B" TO RESOLUTION



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

**BANNON LAKES PHASE 1A-2**

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 for Bannon Lakes Phase 1A-2"

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 16 of July 2018

WITNESS:

[Signature]  
Witness Signature

Joe Parich  
Print Witness Name

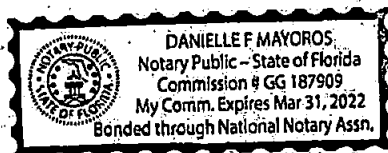
OWNER:

[Signature]  
Owner's Signature

Ed H Kirby  
Print Owner's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 16 day of July, 2018, by Scott Wilkins who is personally known to me or has produced identification as



[Signature]  
Notary Public

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				\$ -
				\$ -
				\$ -
				\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				\$ -
8" SDR 26 PVC	Linear Feet	1800	\$ 52.75	\$ 94,950.00
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				\$ -
6" SDR 26 PVC	Each	62	\$ 599.79	\$ 37,186.98
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				\$ -
<b>Type A</b>				
4-6' Feet Deep	Each	1	\$ 3,504.79	\$ 3,504.79
6-8' Feet Deep	Each	2	\$ 4,356.00	\$ 8,712.00
8-10' Feet Deep	Each	1	\$ 5,450.28	\$ 5,450.28
10-12' Feet Deep	Each	2	\$ 6,293.75	\$ 12,587.50
12-14' Feet Deep	Each	1	\$ 8,014.29	\$ 8,014.29
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Lift Station:</b>				\$ -
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements	Lump Sum			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 170,405.84</b>



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

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	1660	\$ 22.21	\$ 36,868.60
	6" DR18 PVC	LF	40	\$ 121.67	\$ 4,866.80
	4" DR18 PVC	LF	280	\$ 18.48	\$ 5,174.40
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
	8" Gate Valve	EA	2	\$ 1,000.00	\$ 2,000.00
	6" Gate Valve	EA	4	\$ 429.97	\$ 1,719.88
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
	Fire Hydrant	EA	4	\$ 2,615.97	\$ 10,463.88
	Flushing Hydrant	EA	1	\$ 1,541.53	\$ 1,541.53
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	14	\$ 654.64	\$ 9,164.96
	Double Water Service	EA	24	\$ 1,298.78	\$ 31,170.72
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 102,970.77</b>

Note: Asset Type (1) Water Pipeline and Appurteances



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

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	1320	\$ 22.40	\$ 29,568.00
	6" DR18 PVC	LF	380	\$ 10.00	\$ 3,800.00
	4" DR18 PVC	LF	140	\$ 8.00	\$ 1,120.00
	2" HDPE PVC	LF	200	\$ 6.00	\$ 1,200.00
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
					\$ -
	8" Gate Valve	EA	1	\$ 1,062.77	\$ 1,062.77
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
	Flushing Hydrant	EA	1	\$ 1,503.44	\$ 1,503.44
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	22	\$ 622.57	\$ 13,696.54
	Double Water Service	EA	20	\$ 1,269.43	\$ 25,268.60
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 77,219.35</b>

Note: Asset Type (1) Water Pipeline and Appurteances

EXHIBIT "C" TO RESOLUTION



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$350,595.96 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 05-22-2018 to Lennar Homes to the following described property:

See Exhibit A

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 22<sup>nd</sup> of MAY, 2018.

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 22<sup>nd</sup> day of May, 2018, by Michael A. Vallencourt II who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

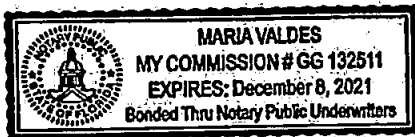


EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				\$ -
				\$ -
				\$ -
				\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				\$ -
8" SDR 26 PVC	Linear Feet	1800	\$ 52.75	\$ 94,950.00
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	Each	62	\$ 599.79	\$ 37,186.98
				\$ -
				\$ -
<b>Manholes (Size and Type):</b>				
<b>Type A</b>				
4-6' Feet Deep	Each	1	\$ 3,504.79	\$ 3,504.79
6-8' Feet Deep	Each	2	\$ 4,356.00	\$ 8,712.00
8-10' Feet Deep	Each	1	\$ 5,450.28	\$ 5,450.28
10-12' Feet Deep	Each	2	\$ 6,293.75	\$ 12,587.50
12-14' Feet Deep	Each	1	\$ 8,014.29	\$ 8,014.29
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Lift Station:</b>				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements				\$ -
<b>Total Sewer System Cost</b>				<b>\$ 170,405.84</b>



**St. Johns County Utility Department**

Asset Management

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

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	1660	\$ 22.21	\$ 36,868.60
	6" DR18 PVC	LF	40	\$ 121.67	\$ 4,866.80
	4" DR18 PVC	LF	280	\$ 18.48	\$ 5,174.40
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
	8" Gate Valve	EA	2	\$ 1,000.00	\$ 2,000.00
	6" Gate Valve	EA	4	\$ 429.97	\$ 1,719.88
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
	Fire Hydrant	EA	4	\$ 2,615.97	\$ 10,463.88
	Flushing Hydrant	EA	1	\$ 1,541.53	\$ 1,541.53
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	14	\$ 654.64	\$ 9,164.96
	Double Water Service	EA	24	\$ 1,298.78	\$ 31,170.72
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 102,970.77</b>

Note: Asset Type (1) Water Pipeline and Appurtenances



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Ph 1A-2

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	1320	\$ 22.40	\$ 29,568.00
	6" DR18 PVC	LF	380	\$ 10.00	\$ 3,800.00
	4" DR18 PVC	LF	140	\$ 8.00	\$ 1,120.00
	2" HDPE PVC	LF	200	\$ 6.00	\$ 1,200.00
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				\$ -
					\$ -
	8" Gate Valve	EA	1	\$ 1,062.77	\$ 1,062.77
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
					\$ -
	Flushing Hydrant	EA	1	\$ 1,503.44	\$ 1,503.44
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	22	\$ 622.57	\$ 13,696.54
	Double Water Service	EA	20	\$ 1,263.43	\$ 25,268.60
					\$ -
					\$ -
<b>Total Water System Cost</b>					<b>\$ 77,219.35</b>

Note: Asset Type (1) Water Pipeline and Appurteances

EXHIBIT "D" TO RESOLUTION



**WARRANTY  
UTILITY IMPROVEMENTS**

Date: 05-22-2018

Project Title: Bannon Lakes Phase 1A-2  
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:

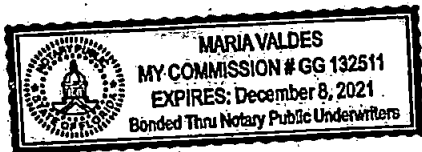
Contractor's Signature

Michael Vallencourt II

Print Contractor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 22nd day of May, 2018, by Michael A. Vallencourt II who is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public

EXHIBIT "E" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

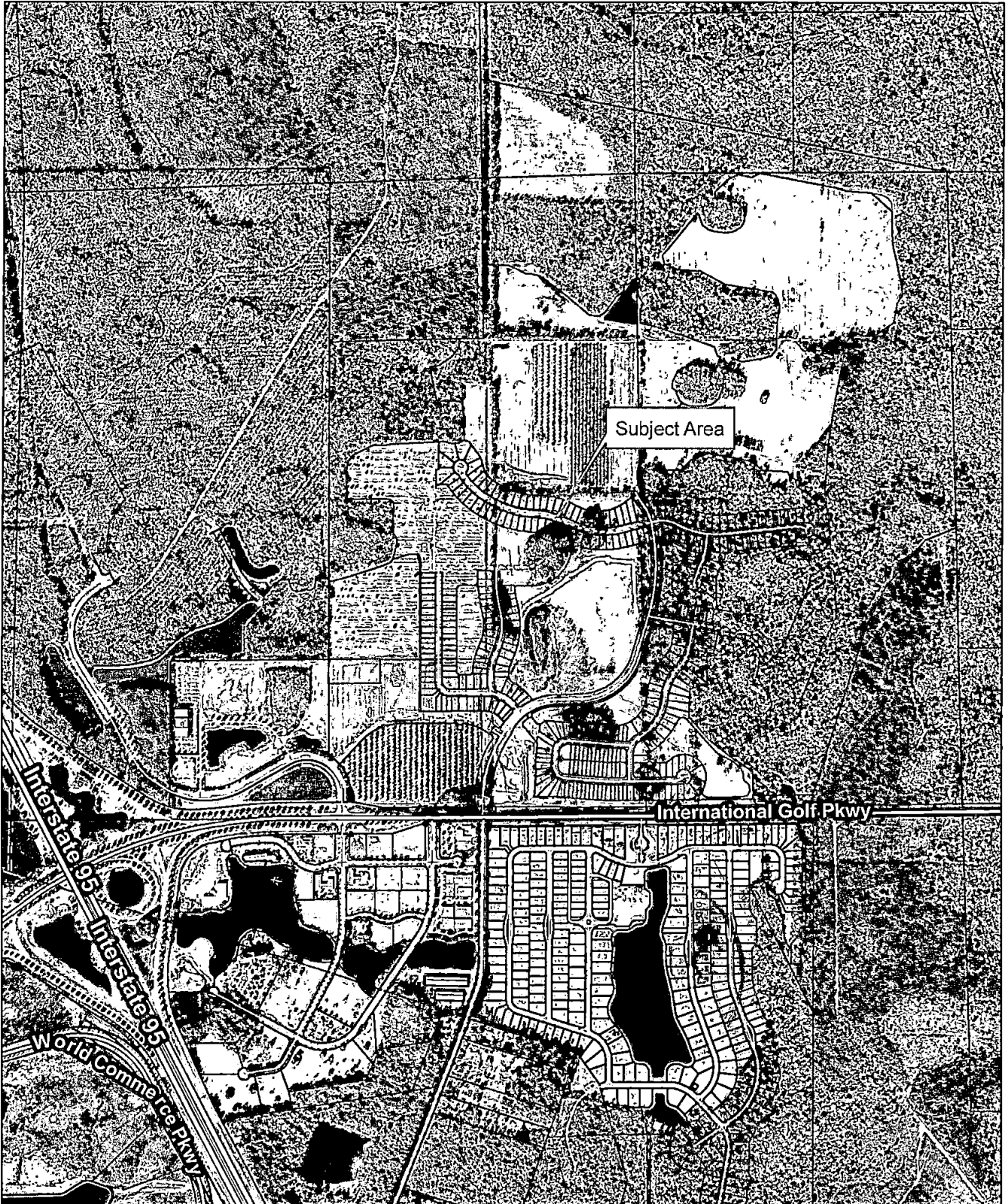
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Bannon Lakes Phase 1A-2  
DATE: September 6, 2018

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 Bannon Lakes Phase 1A-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.



  
 2016 Aerial Imagery  
 0 540 1,080  
 Feet  
 September 13, 2018

Easement, Bill of Sale,  
 Warranty and Final Release  
 of Lien  
  
*Bannan Lakes  
 Phase 1A-2*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782  
  
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.

