

RESOLUTION NO. 2018- 348

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 WATER, SEWER AND REUSE SYSTEMS TO SERVE WINDWARD RANCH PHASE EIGHT LOCATED OFF SR 16.

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 water, sewer and reuse systems to serve Windward Ranch Phase Eight located off SR 16; and

WHEREAS, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Windward Ranch Phase Eight 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 16 day of October, 2018.

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

By: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 10/18/18

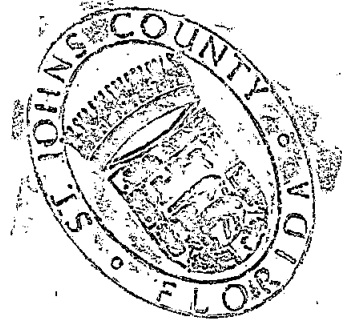


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28 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, reuse water distribution 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

(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.

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

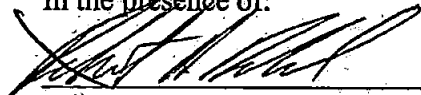
3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair,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

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

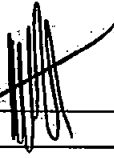
5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

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

Signed, sealed and delivered
In the presence of:

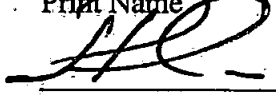


Witness

By: Scott Keiling
Its: 

Robert A. Deal

Print Name



Witness

Joseph Parnowski

Print Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28 day of February, 2018, by Scott Keiling who is personally known to me or has produced _____ as identification.




Notary Public

EXHIBIT "A"

EASEMENT AREA

Being those private rights of ways depicted as Windward Ranch, Phase Eight as recorded per the attached Plat being Map Book 89, Page 18 through 23, recorded in the Public Records of St. Johns County, Florida.

WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 89 PAGE 18

SHEET 1 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A tract of land being a portion of the South 1/2 of Section 36, Township 8 South, Range 28 East and a portion of the North 1/2 of Section 1 and a portion of the Flora Leslie Grant, Section 42, Township 7 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

BEGIN at the Southeast corner of Tract "A", according to the plat of Windward Ranch Phase Six, as recorded in Map Book 85, pages 24, through 31 of the Public Records of St. Johns County, Florida; thence along the boundary of said plat, the following sixteen (16) courses: (1) thence N01°47'49"E, for 52.52 feet to the point of intersection with a curve concave to the Southwest; (2) thence southeasterly along the arc of said curve, having a radius of 425.00 feet, a central angle of 08°48'40", an arc length of 65.37 feet and a chord bearing S81°05'58"E, for 65.30 feet to the point of tangency; (3) thence S76°41'32"E, for 52.26 feet to the point of curvature of a curve concave to the Southwest; (4) thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 80°22'03", an arc length of 39.43 feet and a chord bearing S31°30'31"E, for 35.47 feet; (5) thence S77°02'52"E, for 50.00 feet to the point of intersection with a curve concave to the Northwest; (6) thence southeasterly along the arc of said curve, having a radius of 1278.00 feet, a central angle of 08°43'00", an arc length of 184.10 feet and a chord bearing S18°00'31"W, for 183.51 feet to the point of reverse curvature of a curve concave to the Southwest; (7) thence southeasterly along the arc of said curve, having a radius of 375.00 feet, a central angle of 27°47'14", an arc length of 141.83 feet and a chord bearing S11°32'04"W, for 140.23 feet to the point of tangency; (8) thence S00°41'57"W, for 02.06 feet to the point of curvature of a curve concave to the Northwest; (9) thence southeasterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 40°30'25", an arc length of 238.10 feet and a chord bearing S24°30'15"E, for 236.73 feet to the point of reverse curvature of a curve concave to the Southwest; (10) thence southeasterly along the arc of said curve, having a radius of 300.00 feet, a central angle of 30°15'25", an arc length of 158.42 feet and a chord bearing S34°40'45"E, for 158.29 feet; (11) thence N69°12'00"E, for 145.75 feet to the point of curvature of a curve concave to the Southwest; (12) thence northeasterly along the arc of said curve, having a radius of 400.00 feet, a central angle of 27°03'23", an arc length of 202.68 feet and a chord bearing N74°45'43"E, for 200.03 feet to the point of tangency; (13) thence N89°15'25"E, for 56.80 feet; (14) thence N01°44'33"W, for 33.02 feet to the point of curvature of a curve concave to the Southwest; (15) thence northeasterly along the arc of said curve, having a radius of 465.00 feet, a central angle of 05°59'10", an arc length of 60.30 feet and a chord bearing N04°43'47"W, for 62.27 feet; (16) thence N82°37'09"E, for 50.00 feet to the point of intersection with the West line of lot 423, according to the plat of Windward Ranch Phase Seven, as recorded in Map Book 86, pages 32 through 36 of the Public Records of St. Johns County, Florida; said point also being the point of intersection with a curve concave to the Southwest; thence along said West line and its southerly extension thereof, the following (six) (6) courses: (1) thence southeasterly along the arc of said curve, having a radius of 715.00 feet, a central angle of 05°26'18", an arc length of 74.42 feet and a chord bearing S04°43'47"E, for 74.42 feet to the point of tangency; (2) thence S01°44'35"E, for 12.02 feet to the point of curvature of a curve concave to the Northwest; thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 00°00'00", an arc length of 39.27 feet and a chord bearing S49°44'35"E, for 38.38 feet; thence S01°44'35"E, radial to last said curve, for 60.00 feet; thence S88°15'25"W, for 37.51 feet; thence S01°44'35"E, for 741.00 feet; thence N63°38'18"W, for 229.12 feet; thence N18°40'00"W, for 566.69 feet to the point of radial intersection with a curve concave to the Northwest; thence southeasterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 02°47'20", an arc length of 13.39 feet and a chord bearing S72°37'40"W, for 13.39 feet; thence N15°54'40"W, radial to last said curve, for 50.00 feet to the point of radial intersection with a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°25'11", an arc length of 43.88 feet and a chord bearing N24°18'24"E, for 38.14 feet to the point of reverse curvature of a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 375.00 feet, a central angle of 08°45'17", an arc length of 32.42 feet and a chord bearing N22°01'54"W, for 32.40 feet; thence S00°51'03"W, for 127.46 feet; thence N02°10'37"W, for 11.44 feet; thence N08°46'19"W, for 74.11 feet; thence N22°14'06"W, for 62.43 feet; thence N43°41'45"W, for 41.75 feet; thence N24°47'37"W, for 35.25 feet; thence N24°29'34"W, for 63.71 feet; thence N12°48'28"W, for 101.28 feet; thence N01°21'15"W, for 62.89 feet; thence N04°24'41"E, for 24.30 feet; thence N10°10'42"E, for 80.01 feet; thence N13°51'20"E, for 71.50 feet; thence N19°35'20"E, for 63.03 feet; thence N17°46'16"E, for 68.90 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 11.62 acres, more or less.

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

ADOPTION AND DEDICATION.

This is to certify that Lerner Homes, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Windward Ranch Phase Eight, and the Owner has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

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

Tract "A" (Conservation) is hereby dedicated to the Association, its successors and assigns.

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

The Association, its successors and assigns does hereby grant to the present and future owners of the lots shown on this plat and their heirs, devisees, executors, administrators, assigns, mortgagees, lessors, lessees, representatives of utilities authorized by said owners to serve the land shown on this plat, holders of mortgages liens on such lands and such persons as owners may from time to time, designate the non-exclusive and perpetual right of ingress and egress over and across said roads, subject to the preceding provisions and reasonable non-discriminatory regulations imposed by the Association, its successors and assigns.

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

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

Any utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.001(1)(a) of the Florida Statutes; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

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

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

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

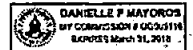
OWNER: Lerner Homes, LLC
a Florida limited liability company

BY: Scott Keating Vice President
Cynthia Arnold Witness
Christy King Witness
Cynthia Arnold Print Name
Christy King Print Name

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of JANUARY, A.D. 2018, by Scott Keating, Vice President, Lerner Homes, LLC, on behalf of Owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: 3/31/19
Notary Public, State of Florida at Large
Commission Number: 66209116
Name: Danielle Mayhew



CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Windward Ranch Phase Eight, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this 18th day of JANUARY, A.D. 2018.

James Ford
Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Windward Ranch Phase Eight, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 18th day of JANUARY, A.D. 2018.

Hayden
Commissioner, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Windward Ranch Phase Eight, has been examined and approved by the Office of the St. Johns County Attorney on this 17th day of JANUARY, A.D. 2018.

John
Director of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 89, Page 18 of the Public Records of St. Johns County, Florida on this 18th day of JANUARY, A.D. 2018.

Hunter Conrad
Clerk of the Circuit Court



CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Plating, by the Office of the County Surveyor for St. Johns County, Florida on this 16th day of JANUARY, A.D. 2018.

Garth Oliver
Deputy Director, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number LS 4204



SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, plotted and described in the caption that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM), Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.001, Florida Statutes and Chapter 54 17, Florida Administrative Code.

Certified this 9th day of JANUARY, A.D. 2018.
Danielle P. Mayhew
Professional Land Surveyor
License Number LS 5172



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LD #6997
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1604 COUNTY ROAD 316 SUITE 106
GREEN CREEK SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

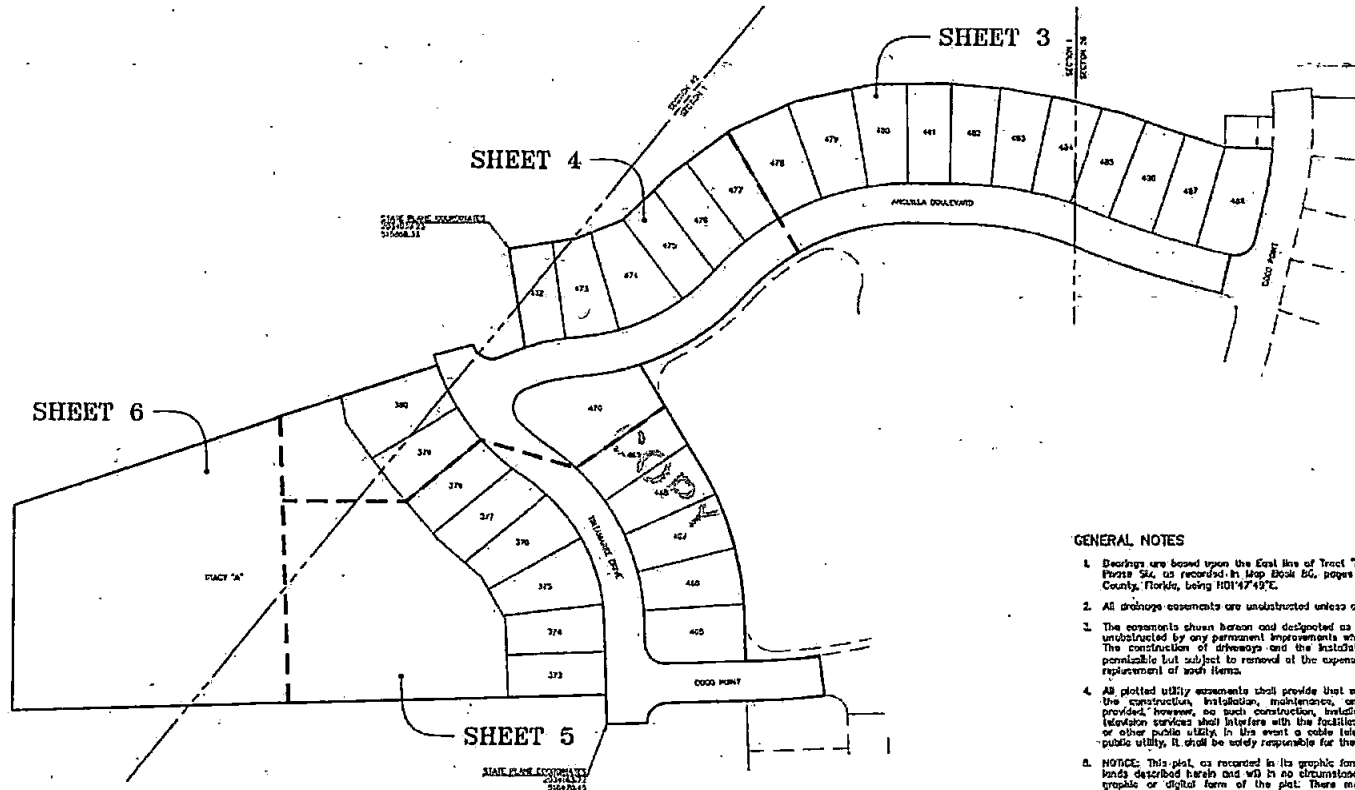


WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

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SHEET 2 OF 6 SHEETS

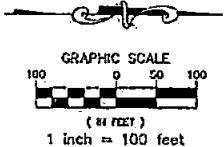


GENERAL NOTES

- Boundaries are based upon the East line of Tract 7C, according to the plat of Windward Ranch Phase Six, as recorded in Map Book 86, pages 24-31 of the Public Records of St. Johns County, Florida, being HDI 4743'E.
- All drainage easements are unconstructed unless otherwise noted.
- The easements shown herein and designated as unconstructed easements shall remain totally unconstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- NOTICE: This plat, 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 plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown herein may be superseded and restricted, at any time, by the appropriate authorities.
- State plane coordinates shown herein are based on NAD 83/00 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GS purposes only.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.
- The Grant of Easement for Shared Retention Pond, recorded in Official Records Book 3065, page 1, is blanket in nature and not plottable.

LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- PAGE(S) - DENOTES PAGE(S)
- UDC - DENOTES UNCONSTRUCTED DRAINAGE EASEMENT
- SHAW - DENOTES SHOWERWATER MANAGEMENT FACILITY
- UDAE - DENOTES UNCONSTRUCTED DRAINAGE & ACCESS EASEMENT
- UE - DENOTES UTILITY EASEMENT
- PC - DENOTES POINT OF CURVATURE
- PRC - DENOTES POINT OF REVERSE CURVATURE
- PT - DENOTES POINT OF TANGENCY
- PI - DENOTES POINT OF INTERSECTION
- PCO - DENOTES POINT OF COMPOUND CURVATURE
- RP - DENOTES RADIIUS POINT
- BLVD - DENOTES BOULEVARD
- CR - DENOTES HIGH-RADIAL
- R - DENOTES RADIAL
- CI - DENOTES SET 4"x4" CONCRETE MONUMENT "UTD PRM L69291"
- - DENOTES FOUND 4"x4" CONCRETE MONUMENT "UTD PRM L69291"
- - DENOTES FOUND OR SET NAIL & DISC "UTS PGP L69291"
- DEV - DENOTES DEVELOPMENT
- R/W - DENOTES RIGHT-OF-WAY
- FWLL - DENOTES FLORIDA POWER & LIGHT
- AGME - DENOTES ACCESS AND MAINTENANCE EASEMENT
- - DENOTES WETLANDS
- ▨ - DENOTES UNDISTURBED UPLAND BUFFER
- ▩ - DENOTES UPLAND PRESERVATION



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LD #8399
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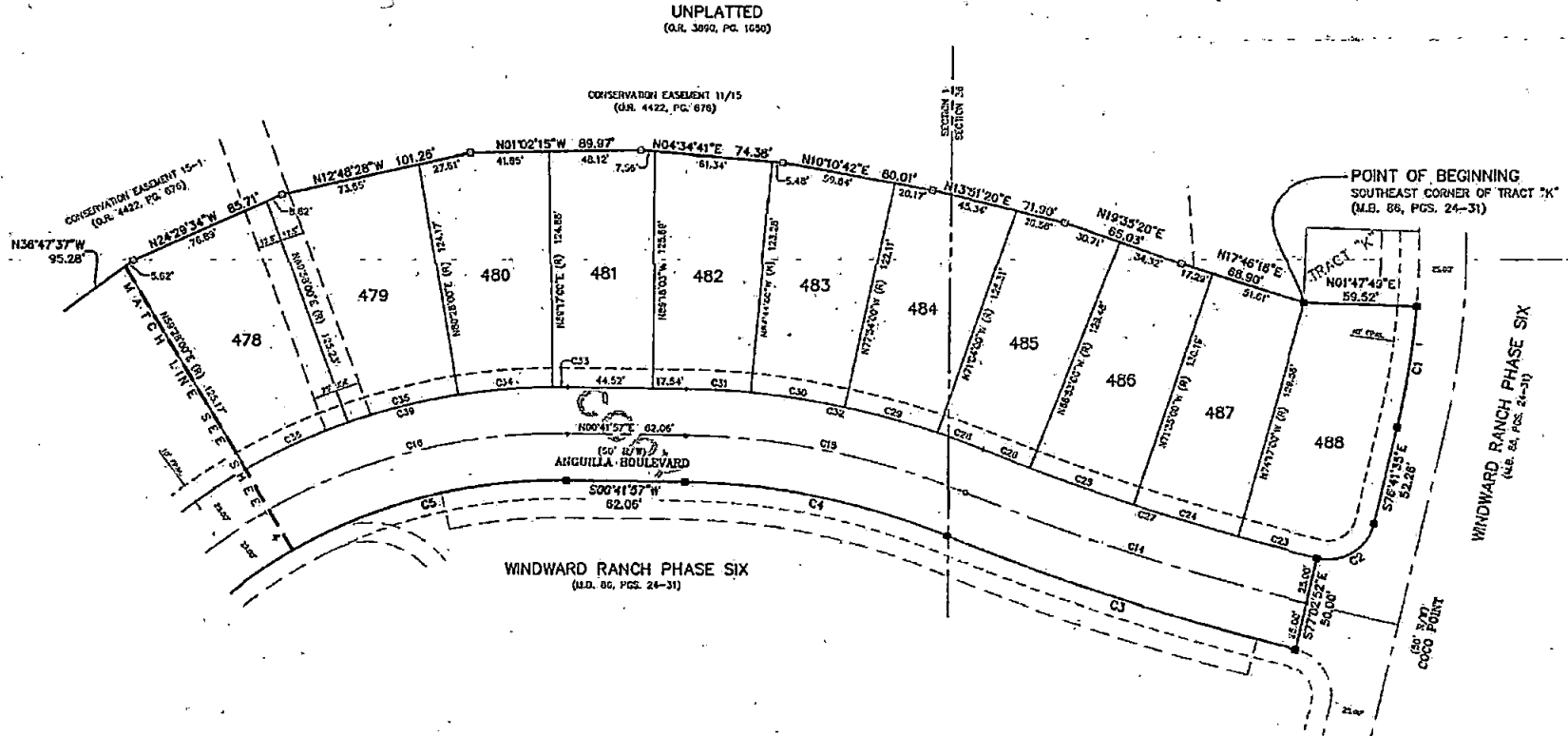
WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

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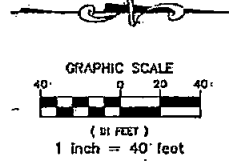
SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	425.00'	08°46'40"	65.37'	65.30'	S81°05'58"E
C2	25.00'	80°22'05"	39.43'	35.47'	S31°30'31"E
C3	1275.00'	08°43'20"	194.10'	193.91'	S18°00'31"W
C4	375.00'	21°40'14"	141.83'	140.89'	S11°32'04"W
C5	275.00'	49°36'25"	238.10'	230.73'	S24°00'15"E
C14	1250.00'	05°42'30"	189.89'	189.80'	N18°00'54"E
C15	400.00'	21°40'14"	151.29'	150.37'	N11°32'04"E
C16	300.00'	49°36'25"	253.74'	251.70'	N24°00'15"W
C23	1225.00'	02°42'28"	43.64'	43.64'	N14°41'49"E
C24	1225.00'	02°42'00"	57.73'	57.72'	N17°04'30"E
C25	1225.00'	02°42'00"	57.73'	57.72'	N18°46'00"E
C26	1225.00'	01°15'10"	26.79'	26.79'	N21°44'35"E

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C27	1225.00'	08°41'28"	185.68'	183.70'	N18°01'22"E
C28	425.00'	03°20'10"	25.42'	25.48'	S29°20'05"W
C29	425.00'	00°50'00"	50.01'	50.00'	S15°31'50"W
C30	425.00'	06°50'00"	50.01'	50.00'	S08°41'00"W
C31	425.00'	04°34'03"	33.88'	33.87'	S02°50'59"W
C32	425.00'	21°40'14"	160.74'	159.79'	S11°32'04"W
C33	325.00'	01°24'57"	6.03'	6.03'	S00°00'31"E
C34	325.00'	08°49'00"	50.01'	49.99'	S03°07'30"E
C35	325.00'	10°30'00"	59.56'	59.48'	S14°47'00"E
C36	325.00'	10°30'00"	59.56'	59.48'	S25°17'00"E
C39	325.00'	49°36'25"	281.39'	272.68'	S24°00'15"E



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 86994
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2250

WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

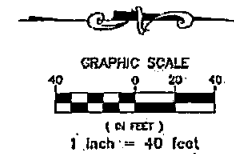
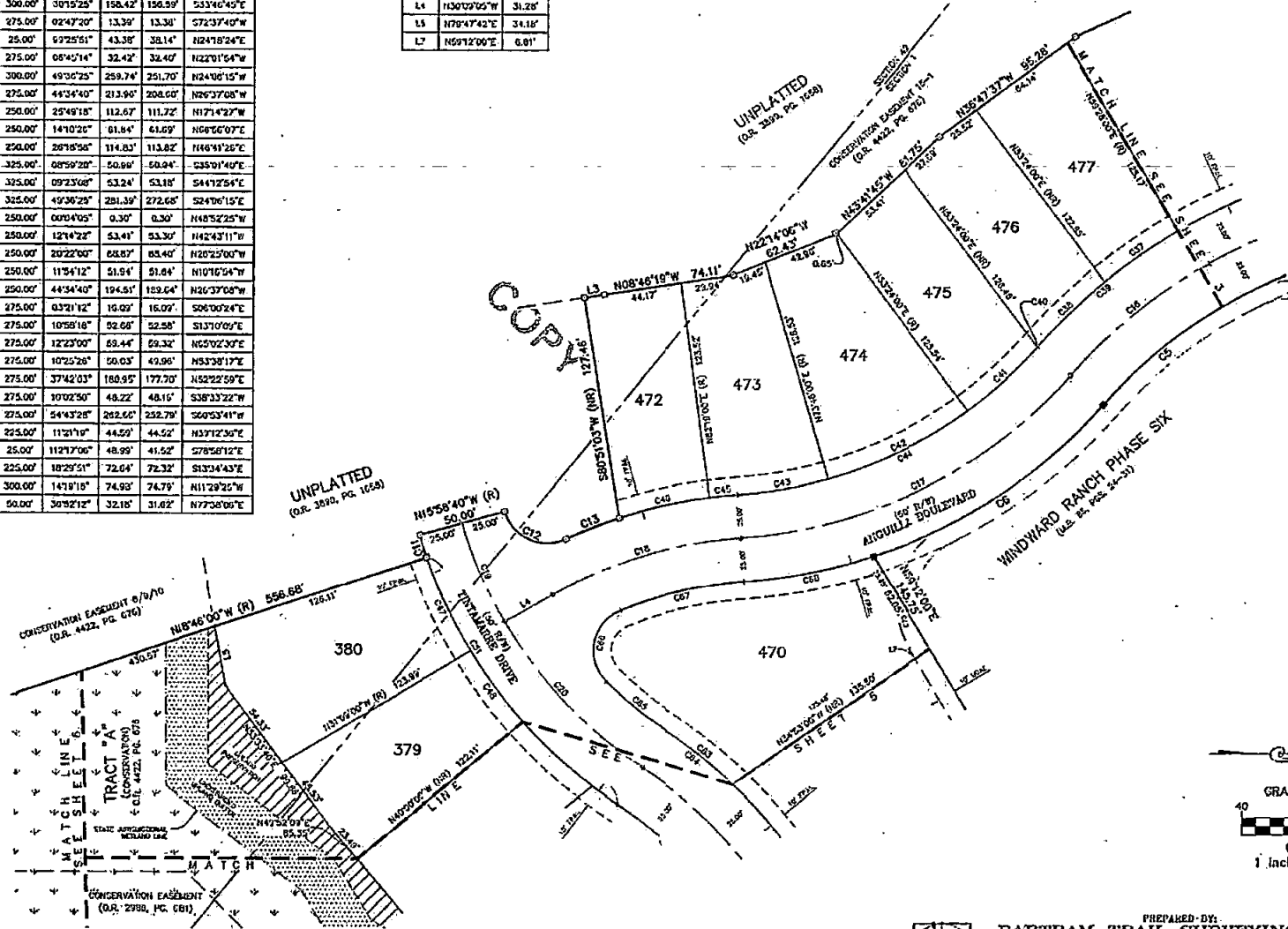
MAP BOOK 89 PAGE 21

SHEET 4 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

Curve Table				
Curve #	Radius	Delta	Arc	Chord
C5	275.00'	49°36'25"	236.10'	230.73'
C6	300.00'	30°15'25"	158.42'	158.59'
C11	275.00'	02°47'20"	13.39'	13.30'
C12	25.00'	62°25'51"	43.35'	38.14'
C13	275.00'	05°45'14"	32.42'	32.40'
C16	300.00'	49°36'25"	259.74'	251.70'
C17	275.00'	44°34'40"	213.90'	208.00'
C18	250.00'	25°49'18"	112.67'	111.72'
C19	250.00'	14°10'26"	61.84'	61.69'
C20	250.00'	25°15'58"	114.83'	113.82'
C37	325.00'	08°59'20"	50.89'	50.84'
C39	325.00'	09°23'08"	53.24'	53.18'
C39	325.00'	49°36'25"	281.39'	272.68'
C40	250.00'	00°04'05"	0.30'	0.30'
C41	250.00'	12°14'22"	53.41'	53.30'
C42	250.00'	20°22'00"	68.87'	68.40'
C43	250.00'	11°54'12"	51.64'	51.64'
C44	250.00'	44°34'40"	194.51'	189.64'
C45	275.00'	03°21'12"	16.09'	16.09'
C46	275.00'	10°58'18"	52.68'	52.58'
C47	275.00'	12°23'00"	69.44'	69.32'
C48	275.00'	10°25'28"	50.03'	49.96'
C51	275.00'	37°42'03"	180.95'	177.70'
C63	275.00'	10°02'50"	48.22'	48.16'
C64	275.00'	54°43'28"	262.66'	252.79'
C65	225.00'	11°21'10"	44.59'	44.52'
C66	25.00'	112°17'06"	48.99'	41.52'
C67	325.00'	18°29'51"	72.04'	72.32'
C68	300.00'	14°19'10"	74.93'	74.79'
C73	50.00'	30°52'12"	32.18'	31.82'

Line Table		
Line #	Bearing	Distance
L3	N02°08'57"W	11.44'
L4	N30°12'05"W	31.28'
L5	N78°47'42"E	34.18'
L7	N57°12'00"E	6.81'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LD #8991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 316 SUITE 100
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

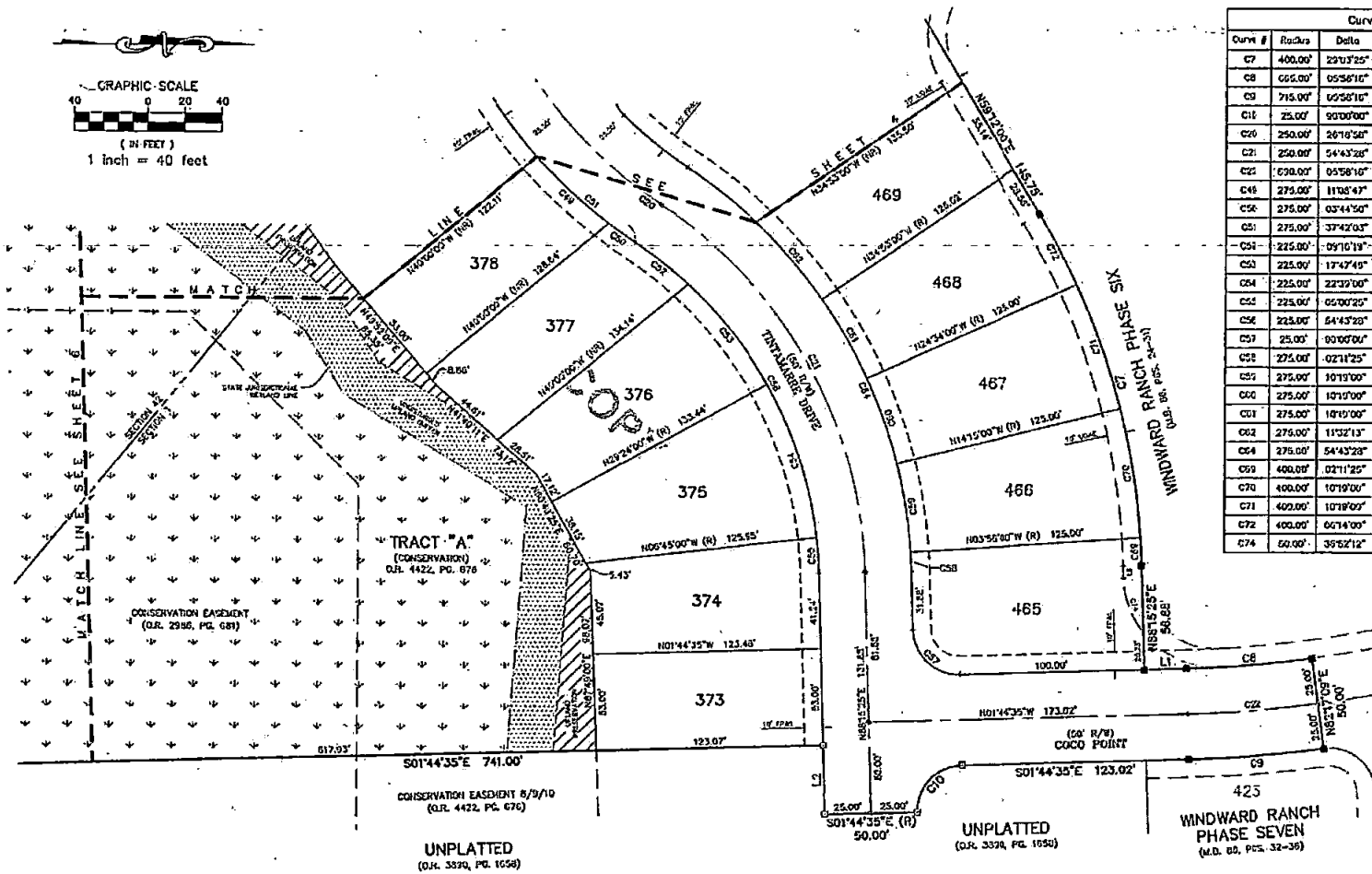
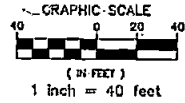
WINDWARD RANCH PHASE EIGHT

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND A PORTION OF THE NORTH 1/2 OF SECTION 1 AND A PORTION OF THE FLORA LESLIE GRANT, SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 89 PAGE 22

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	400.00'	220°25'	202.06'	200.69'	117°43'13"E
C8	655.00'	65°58'16"	69.39'	69.27'	104°43'43"W
C9	715.00'	62°58'16"	74.52'	74.48'	204°43'43"E
C10	25.00'	90°00'00"	39.27'	35.36'	248°44'36"E
C16	250.00'	26°19'50"	114.63'	113.62'	148°41'38"E
C21	250.00'	54°43'28"	238.70'	228.81'	160°53'11"E
C22	630.00'	65°58'16"	71.81'	71.68'	104°43'43"W
C46	275.00'	110°5'47"	53.50'	53.42'	142°51'11"E
C56	275.00'	03°44'50"	17.99'	17.98'	135°24'22"E
C57	275.00'	37°42'03"	168.93'	177.70'	152°22'59"E
C58	225.00'	07°10'19"	36.61'	36.37'	338°10'00"W
C59	225.00'	17°47'49"	69.84'	69.60'	55°14'09"W
C64	225.00'	22°37'00"	88.95'	88.37'	57°15'30"W
C65	225.00'	65°00'20"	19.68'	19.66'	235°45'13"W
C66	225.00'	54°43'28"	214.00'	206.03'	56°53'41"W
C67	25.00'	90°00'00"	39.27'	35.36'	143°12'25"E
C68	275.00'	02°11'25"	10.51'	10.51'	58°09'43"W
C69	275.00'	10°19'00"	49.52'	49.45'	58°05'30"W
C70	275.00'	10°19'00"	49.52'	49.45'	57°35'30"W
C71	275.00'	10°19'00"	49.52'	49.45'	56°01'30"W
C72	275.00'	11°32'13"	55.37'	55.28'	54°20'24"W
C73	275.00'	54°43'28"	262.66'	252.79'	56°53'41"W
C74	400.00'	02°11'25"	15.20'	15.20'	58°09'43"W
C75	400.00'	10°19'00"	72.02'	71.93'	58°05'43"W
C76	400.00'	10°19'00"	72.02'	71.93'	57°35'30"W
C77	400.00'	06°14'00"	43.52'	43.50'	56°21'00"W
C78	50.00'	39°52'12"	32.18'	31.62'	163°49'20"E

Line #	Bearing	Distance
L1	N01°44'35"W	23.02'
L2	S83°15'25"W	37.04'
L6	N83°10'25"E	0.65'



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LD #6291
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1601 COUNTY ROAD 316 SUITE 106
GREEN CREEK SPRING, FL 32043
(904) 284-2221 FAX (904) 284-2258



EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

(Windward Ranch Phase Eight (fka. Encanta PUD))

(Lennar Homes, LLC; 9440 Philips Highway, Suite 7, Jacksonville, FL 32256), (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

(See Exhibit A Schedule of Values)

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 25 of April 2018

WITNESS:




Witness Signature

Robert A. Deal

Print Witness Name

OWNER:



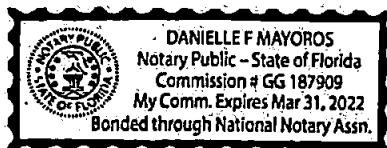
Owner's Signature

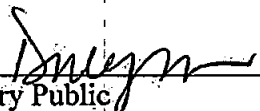
Scott Keiling

Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 25th day of April, 2018, by Scott Keiling who (is personally known to me) or has produced _____ as identification.





Notary Public

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Phase 8

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	12" DR18 PVC	LF	860	\$ 65.44	\$ 56,278.40
	8" DR18 PVC	LF	1170	\$ 31.47	\$ 36,819.90
	6" DR18 PVC	LF	50	\$ 33.32	\$ 1,666.00
	16" HDPE	LF	50	\$ 61.17	\$ 3,058.50
	10" HDPE	LF	180	\$ 40.08	\$ 7,214.40
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	4	\$ 2,235.96	\$ 8,943.84
	8" Gate Valve	EA	6	\$ 1,169.99	\$ 7,019.94
	6" Gate Valve	EA	3	\$ 778.56	\$ 2,335.68
					\$ -
					\$ -
					\$ -
(1)	Hydrants/Assembly (Size and Type)				
	Fire Hydrant	EA	3	\$ 2,210.02	\$ 6,630.06
	Flushing Hydrant	EA	4	\$ 825.75	\$ 3,303.00
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	12	\$ 750.00	\$ 9,000.00
	Double Water Service	EA	9	\$ 727.18	\$ 6,544.62
					\$ -
					\$ -
Total Water System Cost					\$ 148,814.34

Note: Asset Type (1) Water Pipeline and Appurtenances



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Phase 8

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				\$ -
				\$ -
8" SDR 26 PVC	Linear Feet	2007	\$ 49.33	\$ 99,005.31
				\$ -
				\$ -
Laterals (Size and Type)				\$ -
6" SDR 26 PVC	Each	28	\$ 576.57	\$ 16,143.96
				\$ -
				\$ -
Manholes (Size and Type)				\$ -
Type A				
8-10' Feet Deep	Each	2	\$ 4,888.77	\$ 9,777.54
10-12' Feet Deep	Each	3	\$ 6,130.91	\$ 18,392.73
12-14' Feet Deep	Each	2	\$ 6,648.67	\$ 13,297.34
				\$ -
				\$ -
Lined MH				\$ -
4-6' Feet Deep	Each	1	\$ 5,292.20	\$ 5,292.20
6-8' Feet Deep	Each	1	\$ 5,820.25	\$ 5,820.25
8-10' Feet Deep	Each	1	\$ 7,979.76	\$ 7,979.76
10-12' Feet Deep	Each	1	\$ 8,688.94	\$ 8,688.94
				\$ -
Lift Station				\$ -
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 184,398.03



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 8

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
	10" DR18 PVC	LF	200	\$ 45.97	\$ 9,194.00
	8" DR18 PVC	LF	300	\$ 32.17	\$ 9,651.00
	6" DR18 PVC	LF	1165	\$ 20.25	\$ 23,591.25
					\$ -
	2" HDPE PVC	LF	300	\$ 26.26	\$ 7,878.00
					\$ -
	10" HDPE	LF	100	\$ 36.09	\$ 3,609.00
					\$ -
(1)	Water Valves (Size and Type)				\$ -
	10" Gate Valve	EA	1	\$ 1,840.28	\$ 1,840.28
	8" Gate Valve	EA	1	\$ 1,183.27	\$ 1,183.27
	6" Gate Valve	EA	3	\$ 815.70	\$ 2,447.10
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
	Flushing Hydrant	EA	2	\$ 822.48	\$ 1,644.96
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	22	\$ 745.00	\$ 16,390.00
	Double Water Service	EA	7	\$ 704.82	\$ 4,933.74
					\$ -
					\$ -
Total Water System Cost					\$ 82,362.60

Note: Asset Type (1) Water Pipeline and Appurtenances

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$415,574.97 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through ~~06-29-2018 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 12 of June, 2018.

WITNESS:

Jessica Smith
Witness Signature

Jessica Smith
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 12th day of June, 2018, by Michael Vallencourt II who is personally known to me or has produced _____ as identification.

Maria Valdes
Notary Public



EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase B

Contractor: Vallencourt Construction Company Inc

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	12" DR18 PVC	LF	860	\$ 65.44	\$ 56,278.40
	8" DR18 PVC	LF	1170	\$ 31.47	\$ 36,819.90
	6" DR18 PVC	LF	50	\$ 33.32	\$ 1,666.00
	16" HDPE	LF	50	\$ 61.17	\$ 3,058.50
	10" HDPE	LF	180	\$ 40.08	\$ 7,214.40
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	4	\$ 2,235.96	\$ 8,943.84
	8" Gate Valve	EA	6	\$ 1,169.99	\$ 7,019.94
	6" Gate Valve	EA	3	\$ 778.56	\$ 2,335.68
					\$ -
					\$ -
					\$ -
(1)	Hydrants/Assembly (Size and Type)				
	Fire Hydrant	EA	3	\$ 2,210.02	\$ 6,630.06
	Flushing Hydrant	EA	4	\$ 825.75	\$ 3,303.00
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	12	\$ 750.00	\$ 9,000.00
	Double Water Service	EA	9	\$ 727.18	\$ 6,544.62
					\$ -
					\$ -
Total Water System Cost					\$ 148,814.34

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Windward Ranch Phase 8

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
				\$ -
8" SDR 26 PVC	Linear Feet	2007	\$ 49.33	\$ 99,005.31
				\$ -
				\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	Each	28	\$ 576.57	\$ 16,143.96
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
8-10' Feet Deep	Each	2	\$ 4,888.77	\$ 9,777.54
10-12' Feet Deep	Each	3	\$ 6,130.91	\$ 18,392.73
12-14' Feet Deep	Each	2	\$ 6,648.67	\$ 13,297.34
				\$ -
				\$ -
Lined MH				
4-6' Feet Deep	Each	1	\$ 5,292.20	\$ 5,292.20
6-8' Feet Deep	Each	1	\$ 5,820.25	\$ 5,820.25
8-10' Feet Deep	Each	1	\$ 7,979.76	\$ 7,979.76
10-12' Feet Deep	Each	1	\$ 8,688.94	\$ 8,688.94
				\$ -
Lift Station:				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements				\$ -
Total Sewer System Cost				\$ 184,398.03



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Windward Ranch Phase 8

Contractor: Vallencourt Construction Company Inc.

Developer: Lennar

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				\$ -
	10" DR18 PVC	LF	200	\$ 45.97	\$ 9,194.00
	8" DR18 PVC	LF	300	\$ 32.17	\$ 9,651.00
	6" DR18 PVC	LF	1165	\$ 20.25	\$ 23,591.25
					\$ -
	2" HDPE PVC	LF	300	\$ 26.26	\$ 7,878.00
					\$ -
	10" HDPE	LF	100	\$ 36.09	\$ 3,609.00
					\$ -
(1)	Water Valves (Size and Type)				\$ -
	10" Gate Valve	EA	1	\$ 1,840.28	\$ 1,840.28
	8" Gate Valve	EA	1	\$ 1,183.27	\$ 1,183.27
	6" Gate Valve	EA	3	\$ 815.70	\$ 2,447.10
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				\$ -
	Flushing Hydrant	EA	2	\$ 822.48	\$ 1,644.96
					\$ -
					\$ -
(1)	Services (Size and Type)				\$ -
	Single Water Service	EA	22	\$ 745.00	\$ 16,390.00
	Double Water Service	EA	7	\$ 704.82	\$ 4,933.74
					\$ -
					\$ -
Total Water System Cost					\$ 82,362.60

Note: Asset Type (1) Water Pipeline and Appurteances

EXHIBIT "D" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 06-11-2018

Project Title: Windward Ranch Phase 08
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 12th day of June, 2018, by Michael Vallencourt II who is personally known to me or has produced _____ as identification.



Maria Valdes
Notary Public



St. Johns County Board of County Commissioners

Utility Department

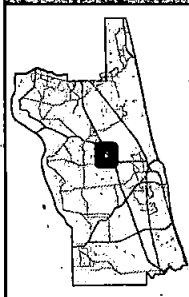
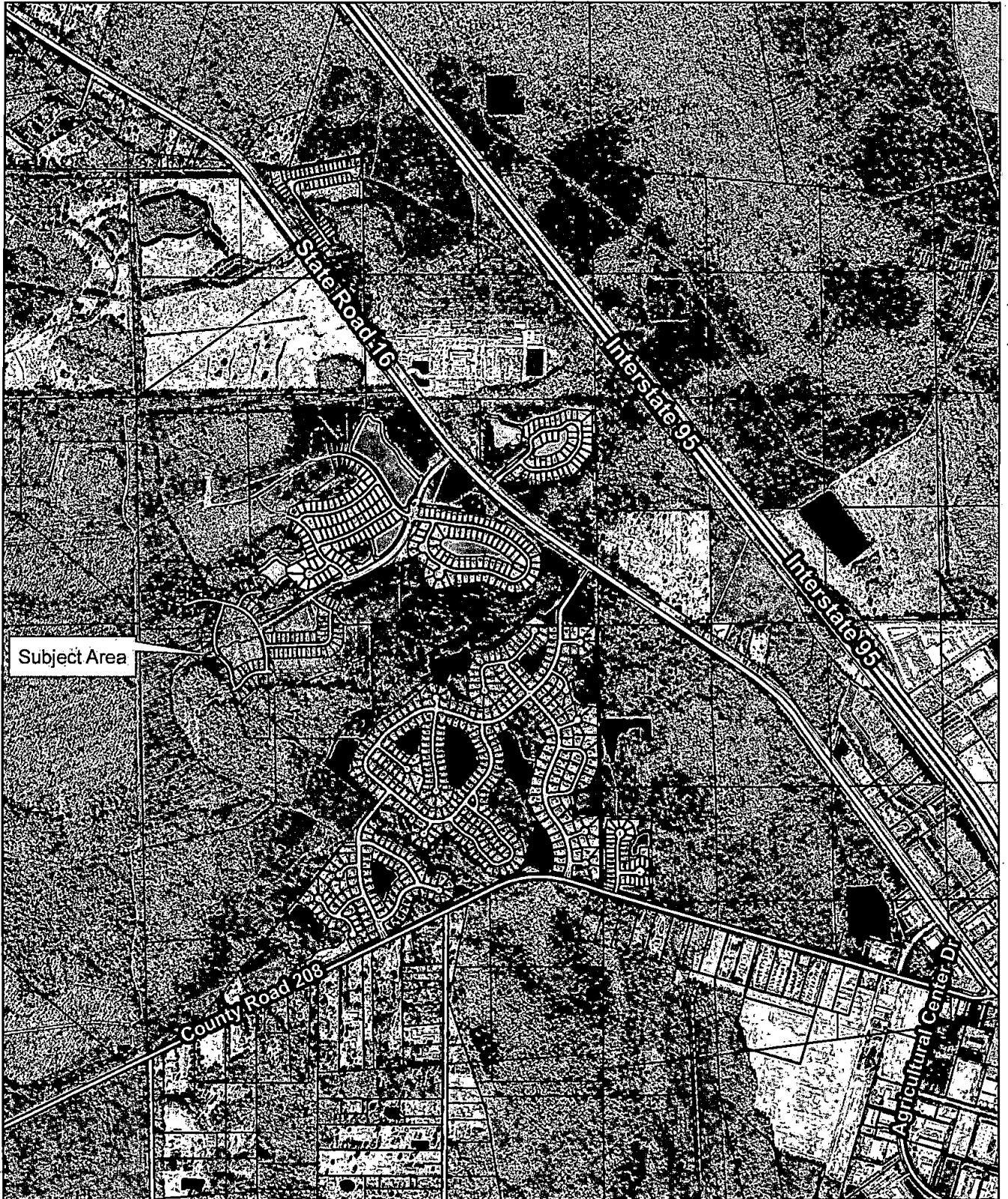
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Windward Ranch Phase Eight
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 Windward Ranch Phase Eight.

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
 0 750 1,500
 Feet
 September 5, 2018

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

*Windward Ranch
 Phase Eight*

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

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 Data provided are derived from multiple
 sources with varying levels of accuracy.
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 Division disclaims all responsibility
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 of the data shown hereon.

