

RESOLUTION NO. 2018- 369

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENTS FOR UTILITIES, SPECIAL WARRANTY DEEDS, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER, SEWER FORCE MAINS AND REUSE SYSTEMS TO SERVE BEACON LAKE PHASE 1 LOCATED OFF COUNTY ROAD 210 W.**

**RECITALS**

**WHEREAS**, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County two Special Warranty Deeds and two Easements for Utilities attached hereto as Exhibits "A", "B", "C", and "D" incorporated by reference and made a part hereof, associated with the water, sewer, sewer force mains and reuse systems to serve Beacon Lake Phase 1 located off County Road 210 W; and

**WHEREAS**, Meadow View at Twin Creeks Community Development District, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "E" incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer, sewer force mains and reuse systems to serve Beacon Lake Phase 1 located off County Road 210 W; and

**WHEREAS**, Hughes Brothers Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beacon Lake Phase 1, attached hereto as Exhibits "F" and "G", 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 "H", 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 Special Warranty Deeds, Easements 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 Special Warranty Deeds, Easements 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 10 day of November, 2018.

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

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

  
Deputy Clerk

RENDITION DATE 11/8/18

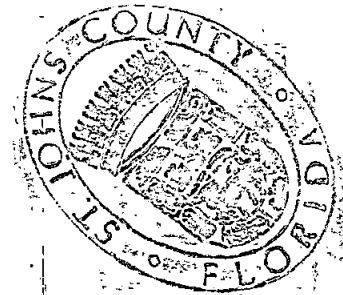


EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Heartwood, 23, LLC  
401 East Las Olas Boulevard, Suite 800  
Fort Lauderdale, Florida 33301

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 6<sup>th</sup> day of April 2018 is by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate, lying and being in the St. Johns County, State of Florida, being more particularly described as follows:

**TRACT 14, AS SHOWN ON THE BEACON LAKE PHASE 1 PLAT  
RECORDED IN MAP BOOK 89 PAGES 53-88 OF THE PUBLIC  
RECORDS OF ST. JOHNS COUNTY, FLORIDA**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten signature of Blaze Kovacic]*

Print Name: BLAZE KOVACIC

By: Heartwood 23, LLC,  
a Florida limited liability company

Its *[Handwritten signature]*  
VICE PRESIDENT

*[Handwritten signature of Lisa C. Cathell]*  
Print Name: Lisa C. Cathell

STATE OF FLORIDA  
COUNTY OF ~~ST. JOHNS~~ BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2018, by Bruce J. Parker, its VP who is personally known to me or has produced [unclear] as identification.

*[Handwritten signature of Lisa C. Cathell]*  
Notary Public



EXHIBIT "B" TO RESOLUTION

This Instrument Prepared By:

Heartwood, 23, LLC  
401 East Las Olas Boulevard, Suite 800  
Fort Lauderdale, Florida 33301

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 6<sup>th</sup> day of April 2018 is by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate, lying and being in the St. Johns County, State of Florida, being more particularly described as follows:

**TRACT 27, AS SHOWN ON THE BEACON LAKE PHASE 1 PLAT  
RECORDED IN MAP BOOK 89 PAGES 53-88 OF THE PUBLIC  
RECORDS OF ST. JOHNS COUNTY, FLORIDA**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Print Name: BLAZ KOVACIC

By: Heartwood 23, LLC,  
a Florida limited liability company

Its:

*[Handwritten Signature]*  
VICE PRESIDENT

*[Handwritten Signature]*

Print Name: Lisa C. Cathell

STATE OF FLORIDA  
COUNTY OF ~~ST. JOHNS~~ BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2018, by Bruce J Parker, its VP who is personally known to me or has produced VP as identification.

*[Handwritten Signature]*  
Notary Public



EXHIBIT "C" TO RESOLUTION

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 9<sup>th</sup> day of April, 2018 by Heartwood 23, LLC, with an address of 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, 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, lift stations & sewer force mains, reuse 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area). 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) **PUMP STATIONS & 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 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

By [Signature]

Its: VICE PRESIDENT

BLAZ KOVACIC  
Print Name

Marcy McBride  
Witness

Marcy McBride  
Print Name

State of FLORIDA  
County of Broward

The foregoing instrument was acknowledged before me this 9 day of  
APRIL, 2018, by BRUCE J. PARKER  
who is personally known to me or has produced \_\_\_\_\_ as  
identification.

[Signature]  
Notary Public

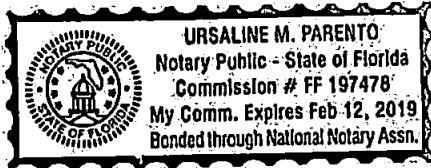


EXHIBIT "A"

EASEMENT AREA

BEACON LAKE PARKWAY, FRESNEL LANE, LENS COURT, FOCAL COURT, HUTCHINSON LANE, LUMEN COURT, CONVEX LANE, CONCAVE LANE, BEAM LANE, STROBE COURT, LECLERC COURT, CARBIDE COURT, TRACT 28, AS SHOWN ON THE BEACON LAKE PHASE 1 PLAT RECORDED IN MAP BOOK 89 PAGES 53-88 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



# Beacon Lake Phase 1

A PORTION OF SECTIONS 10, 11, 14, AND 15, TOWNSHIP 5 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA.

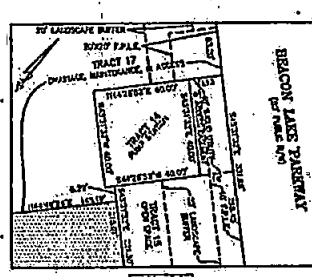
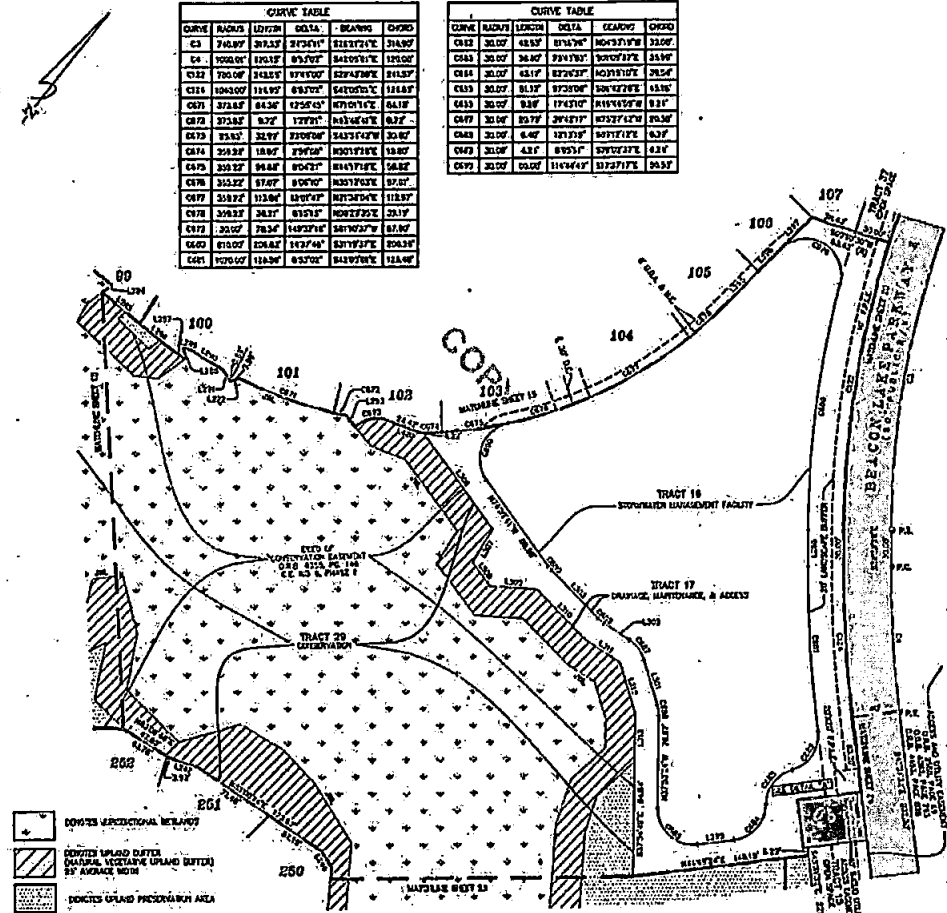
MAP BOOK 89 PAGE 71

SHEET 19 OF 36 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	746.87	274.37	27°34'11"	S112°12'16"E	314.97
C4	1000.00	170.17	6°37'07"	S45°05'16"E	170.07
C12	170.00	143.17	87°47'00"	S27°47'36"E	84.87
C14	1043.00	114.97	6°37'07"	S45°05'16"E	114.87
C17	372.87	84.37	12°55'43"	N70°01'16"E	84.17
C18	372.87	83.77	12°55'43"	N70°01'16"E	83.57
C19	252.87	32.77	22°02'56"	S42°32'47"W	32.57
C24	252.87	18.87	7°02'56"	N00°17'16"E	18.67
C25	252.87	94.87	9°02'57"	N00°17'16"E	94.67
C26	352.87	87.87	8°02'57"	N00°17'16"E	87.67
C27	352.87	112.87	10°02'57"	N00°17'16"E	112.67
C28	352.87	34.77	6°02'57"	N02°22'22"E	34.57
C29	352.87	78.37	14°02'57"	S47°02'57"W	78.17
C30	610.00	228.87	19°24'48"	S37°02'57"E	228.67
C41	1020.00	114.37	6°37'07"	S45°05'16"E	114.27

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C32	30.00	48.87	87°47'07"	N0°37'16"E	22.07
C33	30.00	36.87	67°47'07"	N0°37'16"E	21.07
C34	30.00	43.17	87°47'07"	N0°37'16"E	21.57
C35	30.00	81.17	87°47'07"	N0°37'16"E	41.57
C36	30.00	93.17	17°47'07"	N0°37'16"E	41.57
C37	30.00	93.17	29°47'07"	N0°37'16"E	41.57
C38	30.00	4.87	12°37'16"	S07°17'16"E	4.37
C39	30.00	43.17	87°47'07"	S07°17'16"E	42.67
C39	30.00	22.00	114°44'47"	S17°37'16"E	21.57

LINE	BEARING	DISTANCE
L10	S41°17'16"W	142.07
L11	S07°02'57"W	142.07
L12	S07°02'57"W	141.07
L13	S17°32'47"W	140.07
L14	S17°32'47"W	140.07
L15	S17°32'47"W	140.07
L16	S17°32'47"W	140.07
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L177	S17°32'47"W	140.07
L178	S17°32'47"W	140.07
L179	S17°32'47"W	140.07
L180	S17°32'47"W	140.07
L181	S17°32'47"W	140.07
L182	S17°32'47"W	140.07
L183	S17°32'47"W	140.07
L184	S17°32'47"W	140.07
L185	S17°32'47"W	140.07
L186	S17°32'47"W	140.07
L187	S17°32'47"W	140.07
L188	S17°32'47"W	140.07
L189	S17°32'47"W	140.07
L190	S17°32'47"W	140.07
L191	S17°32'47"W	140.07
L192	S17°32'47"W	140.07
L193	S17°32'47"W	140.07
L194	S17°32'47"W	140.07
L195	S17°32'47"W	140.07
L196	S17°32'47"W	140.07
L197	S17°32'47"W	140.07
L198	S17°32'47"W	140.07
L199	S17°32'47"W	140.07
L200	S17°32'47"W	140.07



[Symbol]	SHOWS FUNCTIONAL WETLANDS
[Symbol]	SHOWS WETLAND BUFFER (NATURAL VEGETATION WETLAND BUFFER BY AVERAGE WIDTH)
[Symbol]	SHOWS WETLAND PRESERVATION AREA



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 1000 W. 10th Street, Suite 100  
 St. Johns County, Florida 32057  
 Phone: 321-255-1111  
 Fax: 321-255-1112  
 www.clary.com

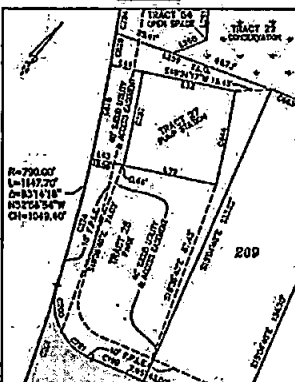
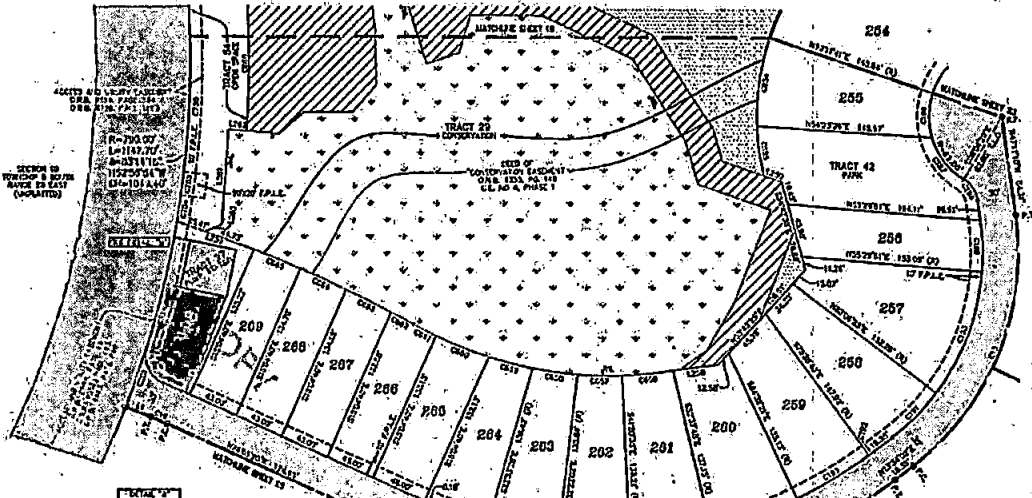
# Beacon Lake Phase 1

A PORTION OF SECTIONS 10, 11, 14, AND 16, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 89 PAGE 74

SHEET 22 OF 36 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE			
CHORD	ARC	ANGLE	CHORD
0.000	0.000	0.000	0.000
0.001	0.001	0.000	0.001
0.002	0.002	0.000	0.002
0.003	0.003	0.000	0.003
0.004	0.004	0.000	0.004
0.005	0.005	0.000	0.005
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0.017	0.017	0.000	0.017
0.018	0.018	0.000	0.018
0.019	0.019	0.000	0.019
0.020	0.020	0.000	0.020
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0.022	0.022	0.000	0.022
0.023	0.023	0.000	0.023
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0.027	0.027	0.000	0.027
0.028	0.028	0.000	0.028
0.029	0.029	0.000	0.029
0.030	0.030	0.000	0.030
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0.032	0.032	0.000	0.032
0.033	0.033	0.000	0.033
0.034	0.034	0.000	0.034
0.035	0.035	0.000	0.035
0.036	0.036	0.000	0.036
0.037	0.037	0.000	0.037
0.038	0.038	0.000	0.038
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0.050	0.050	0.000	0.050
0.051	0.051	0.000	0.051
0.052	0.052	0.000	0.052
0.053	0.053	0.000	0.053
0.054	0.054	0.000	0.054
0.055	0.055	0.000	0.055
0.056	0.056	0.000	0.056
0.057	0.057	0.000	0.057
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0.059	0.059	0.000	0.059
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0.064	0.064	0.000	0.064
0.065	0.065	0.000	0.065
0.066	0.066	0.000	0.066
0.067	0.067	0.000	0.067
0.068	0.068	0.000	0.068
0.069	0.069	0.000	0.069
0.070	0.070	0.000	0.070
0.071	0.071	0.000	0.071
0.072	0.072	0.000	0.072
0.073	0.073	0.000	0.073
0.074	0.074	0.000	0.074
0.075	0.075	0.000	0.075
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0.077	0.077	0.000	0.077
0.078	0.078	0.000	0.078
0.079	0.079	0.000	0.079
0.080	0.080	0.000	0.080
0.081	0.081	0.000	0.081
0.082	0.082	0.000	0.082
0.083	0.083	0.000	0.083
0.084	0.084	0.000	0.084
0.085	0.085	0.000	0.085
0.086	0.086	0.000	0.086
0.087	0.087	0.000	0.087
0.088	0.088	0.000	0.088
0.089	0.089	0.000	0.089
0.090	0.090	0.000	0.090
0.091	0.091	0.000	0.091
0.092	0.092	0.000	0.092
0.093	0.093	0.000	0.093
0.094	0.094	0.000	0.094
0.095	0.095	0.000	0.095
0.096	0.096	0.000	0.096
0.097	0.097	0.000	0.097
0.098	0.098	0.000	0.098
0.099	0.099	0.000	0.099
0.100	0.100	0.000	0.100



LINE TABLE	
LINE	BEARING
101	N 89° 59' 59" W
102	S 89° 59' 59" E
103	N 89° 59' 59" W
104	S 89° 59' 59" E
105	N 89° 59' 59" W
106	S 89° 59' 59" E
107	N 89° 59' 59" W
108	S 89° 59' 59" E
109	N 89° 59' 59" W
110	S 89° 59' 59" E
111	N 89° 59' 59" W
112	S 89° 59' 59" E
113	N 89° 59' 59" W
114	S 89° 59' 59" E
115	N 89° 59' 59" W
116	S 89° 59' 59" E
117	N 89° 59' 59" W
118	S 89° 59' 59" E
119	N 89° 59' 59" W
120	S 89° 59' 59" E

- SURVEYED AGRICULTURAL WETLANDS
- SURVEYED WETLAND BUFFER
- NATURAL VEGETATION WETLAND BUFFER
- SURVEYED WETLAND PROTECTION AREA



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# MAP SHOWING EXHIBIT "B"

A PORTION OF TRACT 15 AS SHOWN ON THE PLAT OF BEACON LAKE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## Point of Beginning

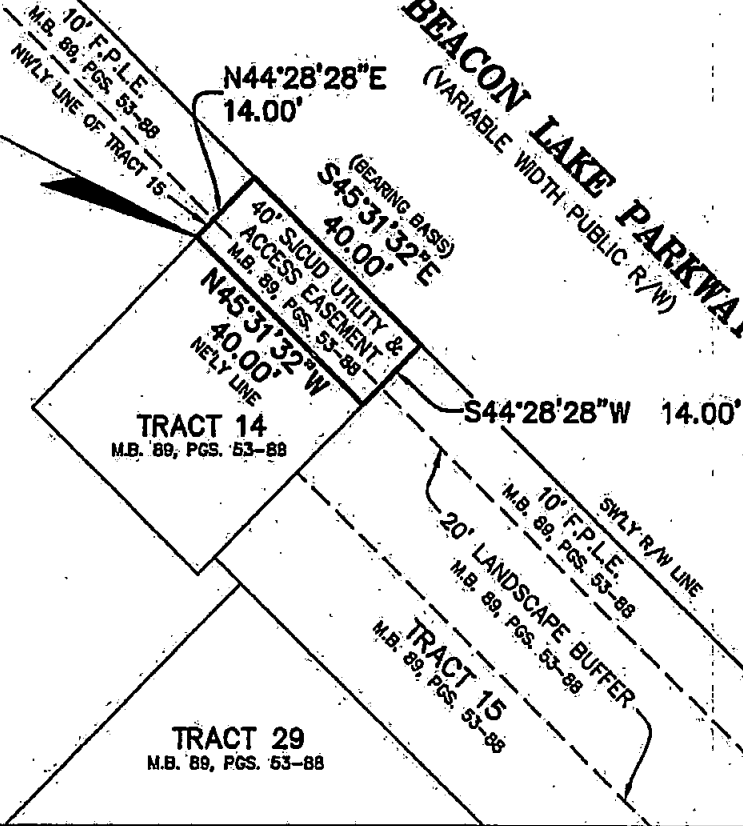
MOST N'LY CORNER OF TRACT 14  
(M.B. 89, PGS. 53-88)

**TRACT 17**  
M.B. 89, PGS. 53-88

**TRACT 14**  
M.B. 89, PGS. 53-88

**TRACT 29**  
M.B. 89, PGS. 53-88

**BEACON LAKE PARKWAY**  
(VARIABLE WIDTH PUBLIC R/W)



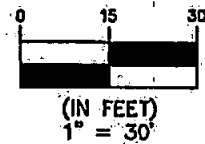
### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEACON LAKE PARKWAY AS S45°31'32"E, PER THE PLAT OF BEACON LAKE 1.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. ALL TRACTS, EASEMENTS AND R/W SHOWN HEREON ARE FROM THE PLAT OF PLAT OF BEACON LAKE 1, RECORDED IN M.B. 89, PGS. 53-88.

### LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PGS. = PAGE
- SJCUD = ST. JOHNS COUNTY UTILITY DEPARTMENT

### GRAPHIC SCALE



SHEET 1 OF 2

## 40' SJCUD UTILITY & ACCESS EASEMENT

JOB NO. 2018-537

DRAFTER SPB

DATE 8/2/2018

SCALE 1"=30'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

## Clary & Associates

PROFESSIONAL SURVEYORS & MAPPERS

LG NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

CHECKED BY:

**GREGORY B. CLARY, P.S.M. CERT. NO. 3377**

# MAP SHOWING

THAT PARTICULAR 40 FOOT ST. JOHNS COUNTY UTILITY DEPARTMENT EASEMENT, BEING A PORTION OF TRACT 15, AS SHOWN ON THE PLAT OF BEACON LAKE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT 14, AS SHOWN ON SAID PLAT OF BEACON LAKE 1, THENCE NORTH 44°28'28" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 15, A DISTANCE OF 14.00 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEACON LAKE PARKWAY, AS SHOWN ON SAID PLAT OF BEACON LAKE 1; THENCE SOUTH 45°31'32" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 40.00 FEET; THENCE SOUTH 44°28'28" WEST, 14.00 FEET, TO THE NORTHEASTERLY LINE OF TRACT 14, AS SHOWN ON SAID PLAT OF BEACON LAKE 1; THENCE NORTH 45°31'32" WEST, ALONG LAST SAID LINE, 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 560 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

SHEET 2 OF 2  
40' SJCUD UTILITY & ACCESS EASEMENT

JOB NO. 2018-537  
DRAFTER SPB  
DATE 8/2/2018  
SCALE 1"=30'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

EXHIBIT "D" TO RESOLUTION

This Instrument Prepared By:

Heartwood, 23, LLC  
401 East Las Olas Boulevard, Suite 800  
Fort Lauderdale, Florida 33301

**EASEMENT ACCESS AND UTILITIES**

THIS EASEMENT executed and given this 9<sup>th</sup> day of April, 2018  
by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is  
401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, 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 and reuse 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. The location of the ingress and  
egress area to the Easement area has been mutually agreed upon by the Grantor and  
Grantee. This easement is for water, reuse 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. This easement shall automatically terminate upon the  
recordation of a plat dedicating any portion of the easement Property as a public right of

way, as to the portion of the Easement property so dedicated only, and further provided the Grantee has reviewed and approved said plat prior to its recording.

(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 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

By: [Signature]  
Its: VICE PRESIDENT

BLAZE KOVACIC  
Print Name

[Signature]  
Witness

Marcy McBride  
Print Name

State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 9 day of  
APRIL, 2018, by BLAZE J. PARKER  
who is personally known to me or has produced \_\_\_\_\_ as  
identification.



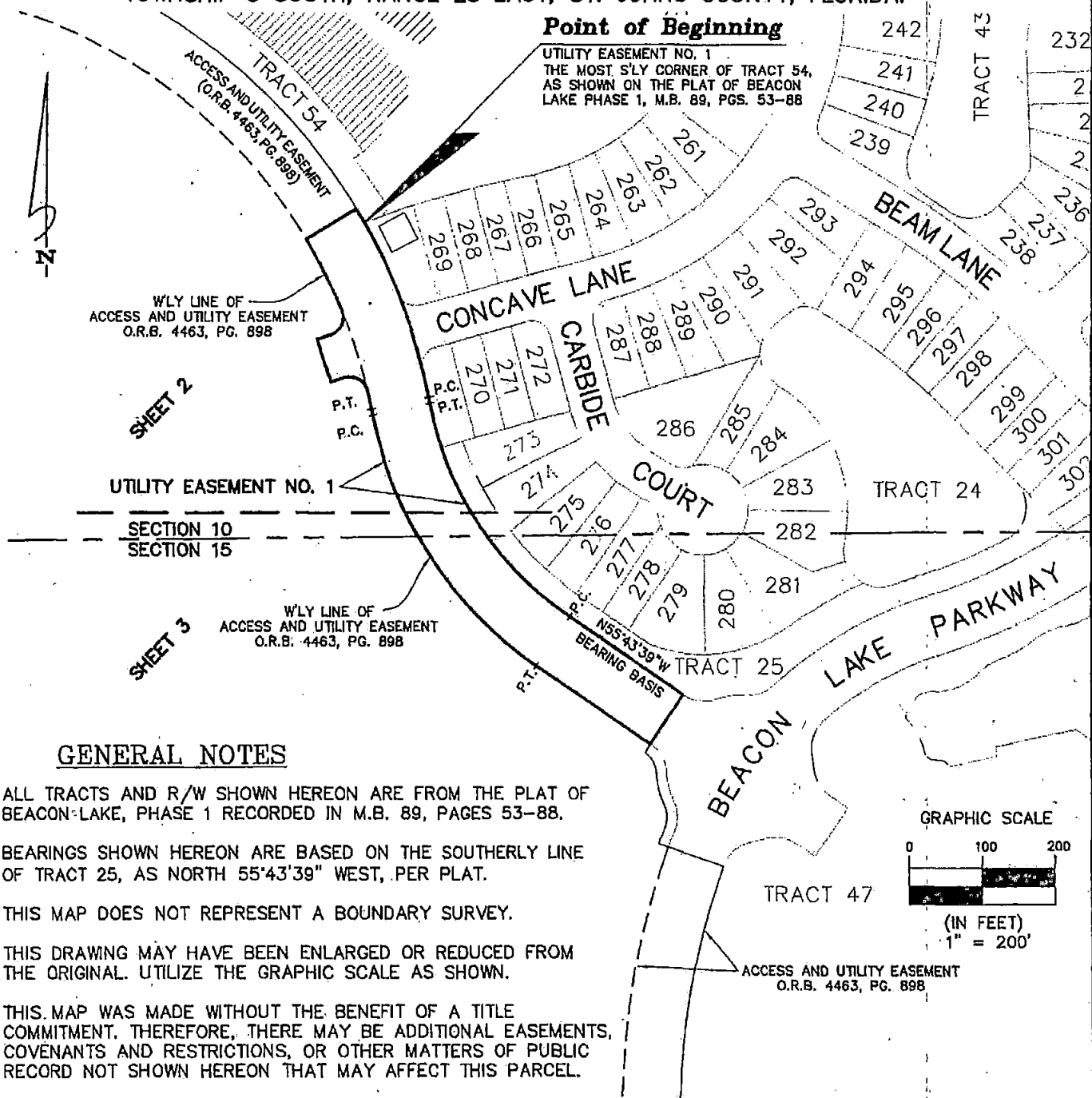
[Signature]  
Notary Public

# MAP SHOWING

A PORTION OF SECTION 10 AND A PORTION OF SECTION 15,  
TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

### Point of Beginning

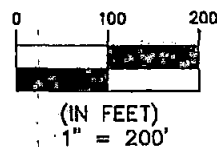
UTILITY EASEMENT NO. 1  
THE MOST S'LY CORNER OF TRACT 54,  
AS SHOWN ON THE PLAT OF BEACON  
LAKE PHASE 1, M.B. 89, PGS. 53-88



### GENERAL NOTES

1. ALL TRACTS AND R/W SHOWN HEREON ARE FROM THE PLAT OF BEACON LAKE, PHASE 1 RECORDED IN M.B. 89, PAGES 53-88.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 25, AS NORTH 55°43'39" WEST, PER PLAT.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

### GRAPHIC SCALE



SHEET 1 OF 4  
UTILITY EASEMENT NO. 1

JOB NO. 2018-87-1  
DRAFTER SPB  
DATE 2/13/2018  
SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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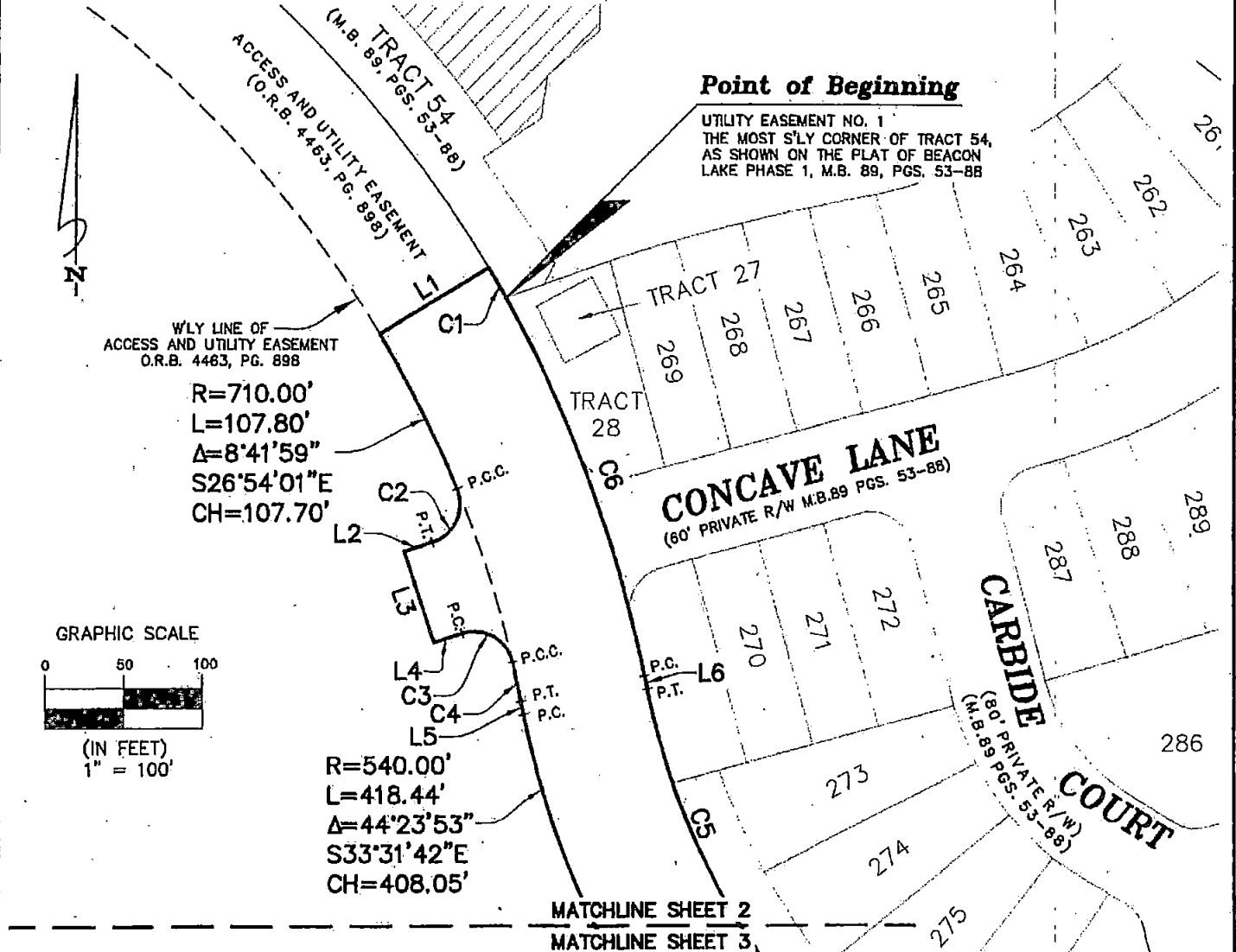
CHECKED BY: *SPB*

*Gregory B. Clary*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

A PORTION OF SECTION 10 AND A PORTION OF SECTION 15,  
TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



### Point of Beginning

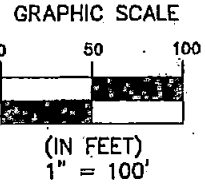
UTILITY EASEMENT NO. 1  
THE MOST S'LY CORNER OF TRACT 54,  
AS SHOWN ON THE PLAT OF BEACON  
LAKE PHASE 1, M.B. 89, PGS. 53-88

WLY LINE OF  
ACCESS AND UTILITY EASEMENT  
O.R.B. 4483, PG. 898

R=710.00'  
L=107.80'  
Δ=8°41'59"  
S26°54'01"E  
CH=107.70'

P.G.C.  
P.T.  
P.C.  
P.T.  
P.C.  
P.C.C.  
P.T.  
P.C.

R=540.00'  
L=418.44'  
Δ=44°23'53"  
S33°31'42"E  
CH=408.05'



MATCHLINE SHEET 2  
MATCHLINE SHEET 3

### LEGEND

- |        |   |                             |        |   |                       |
|--------|---|-----------------------------|--------|---|-----------------------|
| R/W    | = | RIGHT OF WAY                | CH     | = | CHORD                 |
| NO.    | = | NUMBER                      | R      | = | RADIUS                |
| PG.(S) | = | PAGE                        | L      | = | ARC LENGTH            |
| M.B.   | = | MAP BOOK                    | Δ      | = | DELTA ANGLE           |
| P.T.   | = | POINT OF TANGENCY           | O.R.B. | = | OFFICIAL RECORDS BOOK |
| P.C.   | = | POINT OF CURVATURE          |        |   |                       |
| P.C.C. | = | POINT OF COMPOUND CURVATURE |        |   |                       |

SHEET 2 OF 4  
UTILITY EASEMENT NO. 1

JOB NO. 2018-87-1  
DRAFTER SPB  
DATE 2/13/2018  
SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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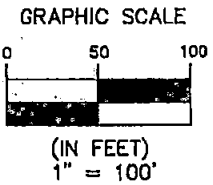
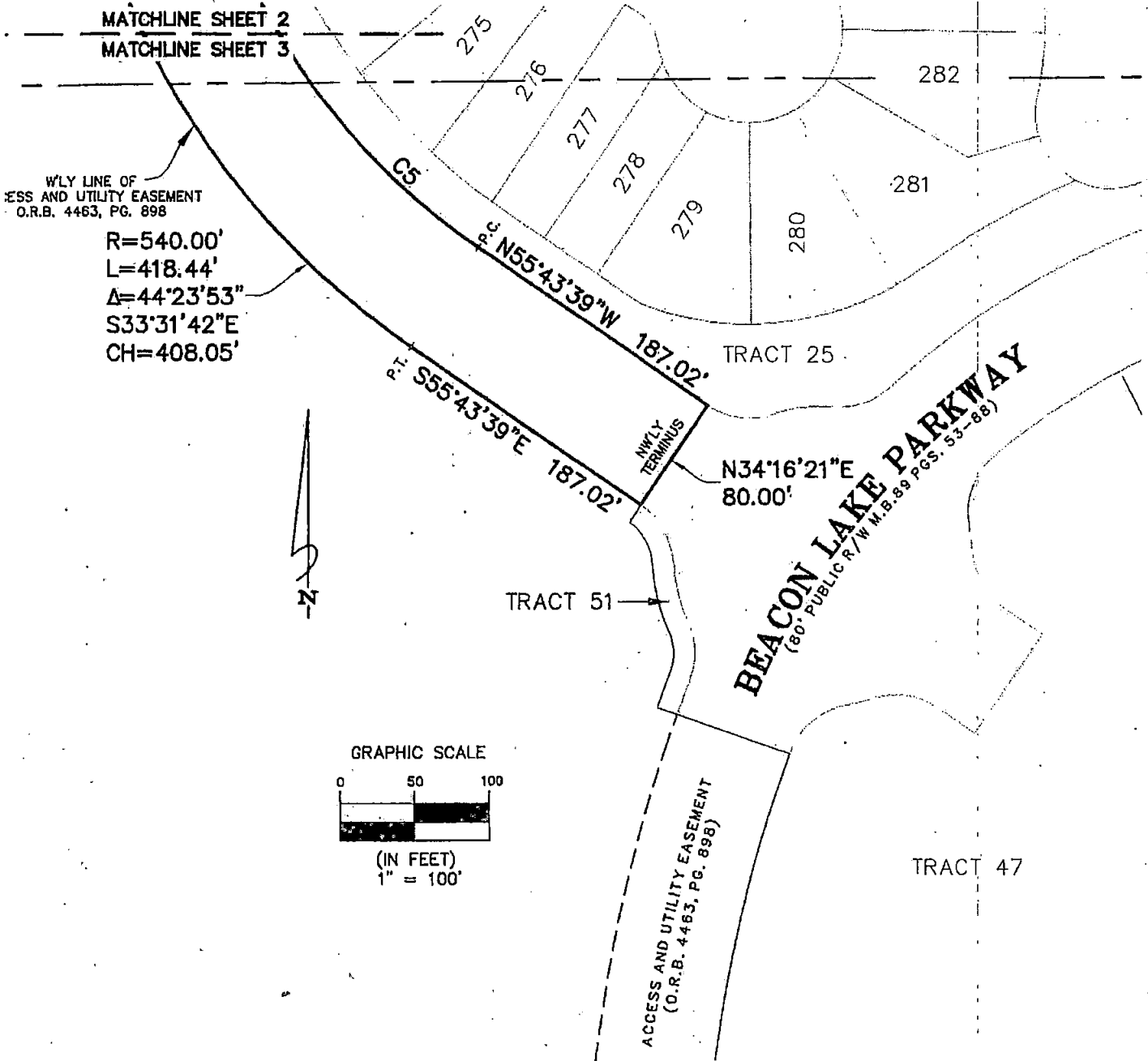
*Gregory B. Clary*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
WWW.CLARYASSOC.COM

CHECKED BY *SPB*

# MAP SHOWING

A PORTION OF SECTION 10 AND A PORTION OF SECTION 15,  
TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



SHEET 3 OF 4  
UTILITY EASEMENT NO. 1

JOB NO. 2018-87-1

DRAFTER SPB

DATE 2/13/2018

SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

**GREGORY B. CLARY, P.S.M. CERT. NO. 3377**

# MAP SHOWING

A PORTION OF SECTIONS 10 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT 54, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 21.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°27'57" WEST, 21.62 FEET; THENCE SOUTH 58°45'00" WEST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 107.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°54'01" EAST, 107.70 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°45'08" WEST, 36.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°03'14" WEST, 18.55 FEET; THENCE SOUTH 18°00'00" EAST, 60.00 FEET; THENCE NORTH 72°03'14" EAST, 18.49 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°38'32" EAST, 36.75 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 24.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°20'04" EAST, 24.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°19'45" EAST, 8.32 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 418.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°31'42" EAST, 408.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°43'39" EAST, 187.02 FEET, TO THE NORTHWESTERLY TERMINUS OF BEACON LAKE PARKWAY, AS SHOWN ON SAID PLAT OF BEACON LAKE PHASE 1; THENCE NORTH 34°16'21" EAST, ALONG SAID NORTHWESTERLY TERMINUS, 80.00 FEET; THENCE NORTH 55°43'39" WEST, 187.02 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 356.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°31'42" WEST, 347.60 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°19'45" WEST, 8.32 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 790.02 FEET, AN ARC DISTANCE OF 253.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°30'20" WEST, 251.97 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.62 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	790.00'	21.62'	1°34'05"	N30°27'57"W	21.62'
C2	25.00'	41.28'	94°36'15"	S24°45'06"W	36.75'
C3	25.00'	41.28'	94°36'23"	S60°38'34"E	36.75'
C4	710.00'	24.91'	2°00'37"	S12°20'04"E	24.91'
C5	460.00'	356.45'	44°23'53"	N33°31'42"W	347.60'
C6	790.02'	253.05'	18°21'08"	N20°30'20"W	251.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°45'00"W	80.00'
L2	S72°03'14"W	18.55'
L3	S18°00'00"E	60.00'
L4	N72°03'14"E	18.49'
L5	S11°19'45"E	8.32'
L6	N11°19'45"W	8.32'

SHEET 4 OF 4  
UTILITY EASEMENT NO. 1

JOB NO. 2018-87-1  
 DRAFTER SPB  
 DATE 2/13/2018  
 SCALE 1"=100'

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*Gregory H. Clary*

**GREGORY H. CLARY, P.S.M. CERT. NO. 3377**

Clary & Associates

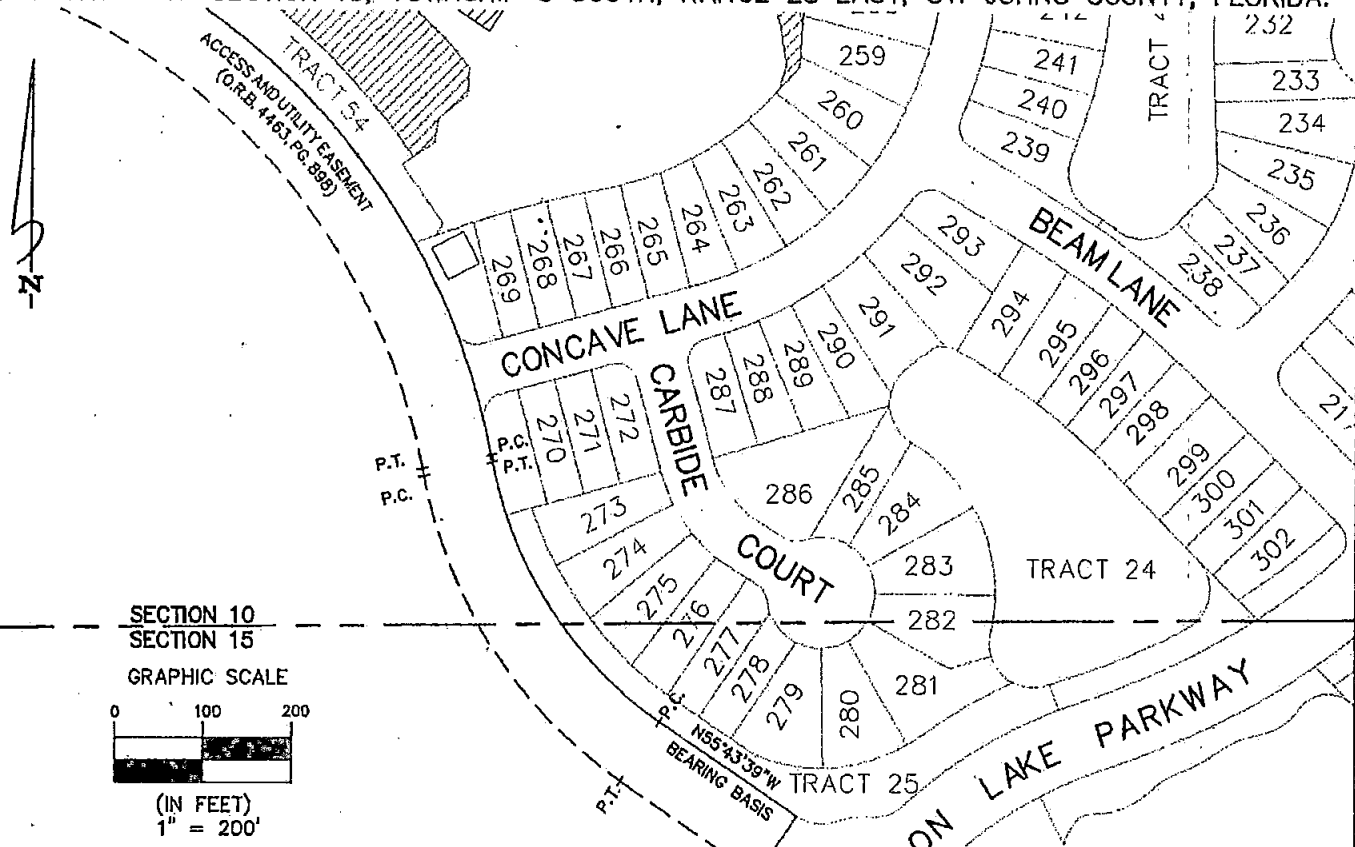
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CHECKED BY: *[Signature]*

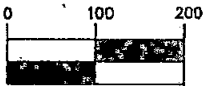
# MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



SECTION 10  
SECTION 15

GRAPHIC SCALE



(IN FEET)  
1" = 200'

## GENERAL NOTES

1. ALL TRACTS AND R/W SHOWN HEREON ARE FROM THE PLAT OF BEACON LAKE, PHASE 1 RECORDED IN M.B. 89, PAGES 53-88.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 25, AS NORTH 55°43'39" WEST, PER PLAT.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

### Point of Beginning

UTILITY EASEMENT NO. 2  
THE MOST S'LY CORNER OF TRACT 51,  
AS SHOWN ON THE PLAT OF BEACON  
LAKE PHASE 1, M.B. 89, PGS. 53-88

UTILITY EASEMENT NO. 2

SEE SHEET 2

TRACT 47

ACCESS AND UTILITY EASEMENT  
O.R.B. 4463, PG. 89B

REVISED 3/20/2018, JOB NO. 2018-176, REVISE LIMITS

SHEET 1 OF 3  
UTILITY EASEMENT NO. 2

JOB NO. 2018-87-2  
DRAFTER SPB  
DATE 2/13/2018  
SCALE 1"=200'

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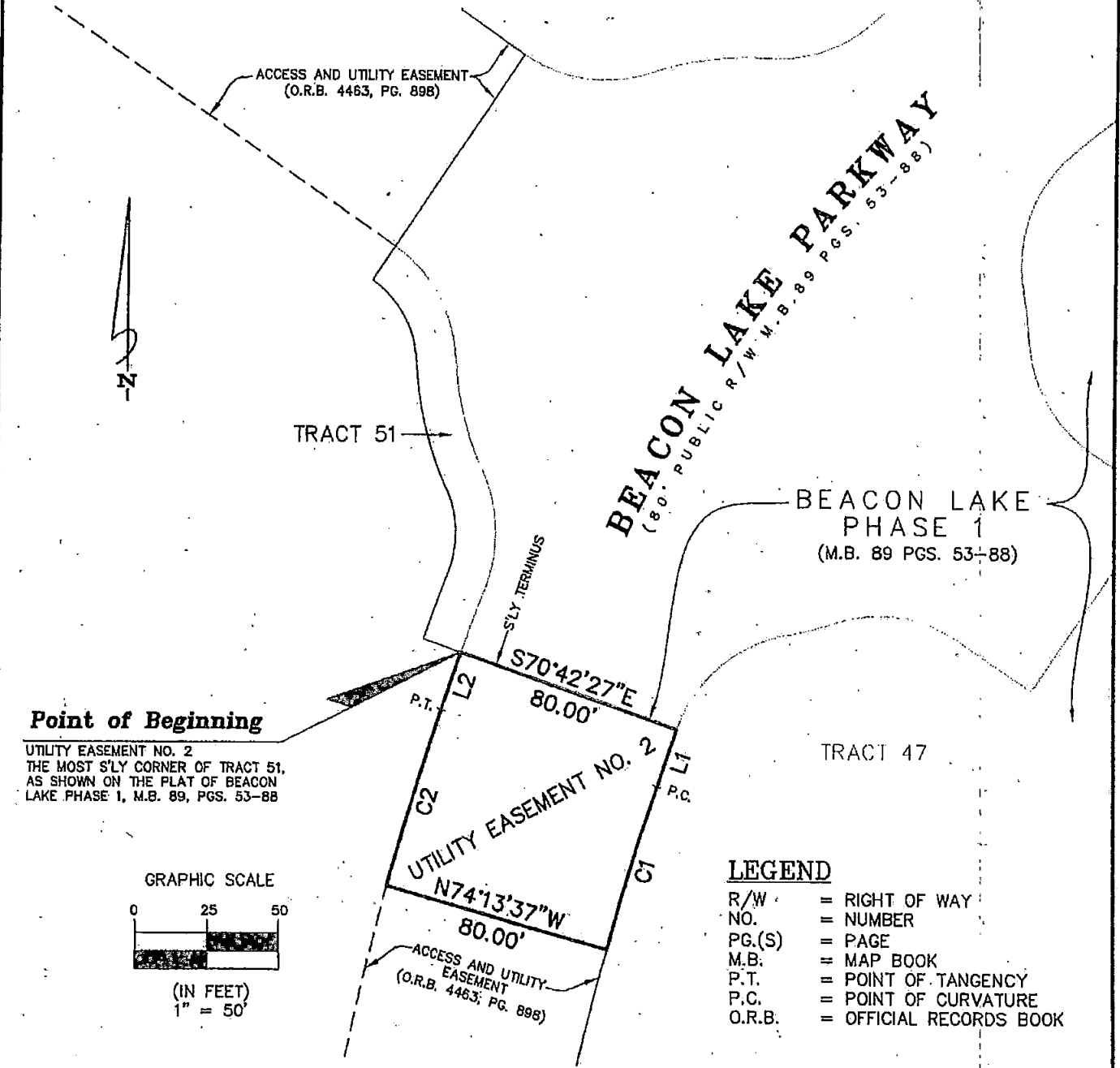
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CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

# MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



REVISED 3/20/2018, JOB NO. 2018-176, REVISE LIMITS

SHEET 2 OF 3  
UTILITY EASEMENT NO. 2

JOB NO. 2018-87-2  
DRAFTER SPB  
DATE 2/14/2018  
SCALE 1"=50'

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CONTAINING 0.15 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°17'33"W	20.89'
L2	N19°17'33"E	20.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	960.00'	58.96'	3°31'09"	S17°31'58"W	58.96'
C2	1040.00'	63.88'	3°31'09"	N17°31'58"E	63.87'

REVISED 3/20/2018, JOB NO. 2018-176, REVISE LIMITS

SHEET 3 OF 3  
UTILITY EASEMENT NO. 2

JOB NO. 2018-87-2  
 DRAFTER SPB  
 DATE 2/14/2018  
 SCALE 1"=50'

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CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377



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

**BEACON LAKE - PHASE 1**

Meadow View at Twin Creeks Community Development District - 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (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 BEACON LAKE - PHASE 1"**  
**WATER AND SEWER ONLY**

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 23 of May 2018.

**WITNESS:**

*Lisa C Cathell*  
Witness Signature

Lisa C. Cathell

Print Witness Name

**OWNER:**

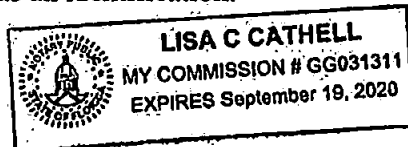
*Blaz Kovacic*  
Owner's Signature

Blaz Kovacic, Vice Chair

Print Owner's Name

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 23 day of May 2018, by Blaz Kovacic, who is personally known to me or has produced or has produced as an identification.



*Lisa C Cathell*  
Notary Public

EXHIBIT "A" TO BILL OF SALE



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Beacon Lake - Phase 1  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Heartwood 23, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE SDR 9	LF	1760	\$ 8.35	\$ 14,696.00
4" PVC C900 DR 18	LF	2676	\$ 9.70	\$ 25,957.20
6" PVC C900 DR 18	LF	332	\$ 13.75	\$ 4,565.00
8" PVC C900 DR 18	LF	7575	\$ 16.60	\$ 125,745.00
10" PVC C900 DR 18	LF	1106	\$ 35.29	\$ 39,030.74
12" PVC C900 DR 18	LF	3974	\$ 26.20	\$ 104,118.80
16" PVC C900 DR 25	LF	2482	\$ 50.85	\$ 126,209.70
4" HDPE DIPS DR 11	LF	40	\$ 18.31	\$ 732.40
6" HDPE DIPS DR 11	LF	68	\$ 23.45	\$ 1,594.60
10" HDPE DIPS DR 11	LF	350	\$ 36.04	\$ 12,614.00
12" HDPE DIPS DR 11	LF	40	\$ 39.90	\$ 1,596.00
14" HDPE DIPS DR 11	LF	60	\$ 63.50	\$ 3,810.00
16" HDPE DIPS DR 11	LF	1017	\$ 97.03	\$ 98,679.51
20" HDPE DIPS DR 11	LF	150	\$ 154.00	\$ 23,100.00
Fittings	LS	1	\$ 99,119.00	\$ 99,119.00
<b>Water Valves (Size and Type)</b>				
4" Gate Valve	EA	6	\$ 770.00	\$ 4,620.00
6" Gate Valve	EA	1	\$ 885.00	\$ 885.00
8" Gate Valve	EA	20	\$ 1,215.00	\$ 24,300.00
10" Gate Valve	EA	5	\$ 1,840.00	\$ 9,200.00
12" Gate Valve	EA	11	\$ 2,125.00	\$ 23,375.00
16" Gate Valve	EA	5	\$ 4,810.00	\$ 24,050.00
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4" Fire Hydrant	EA	21	\$ 3,867.62	\$ 81,220.02
2" Flushing Hydrant	EA	18	\$ 1,319.17	\$ 23,745.06
<b>Services (Size and Type)</b>				
1" HDPE SDR 9 Single Service	EA	36	\$ 720.00	\$ 25,920.00
1" HDPE SDR 9 Double Service	EA	135	\$ 1,040.00	\$ 140,400.00
1" HDPE SDR 9 Lift Station Service	EA	2	\$ 2,402.50	\$ 4,805.00
<b>Total Water System Cost</b>				<b>\$ 1,044,088.03</b>





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Beacon Lake - Phase 1  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Heartwood 23, LLC

Manholes (Size and Type)	UNIT	QUANTITY	UNIT COST	TOTAL COST
0/6 Manhole	EA	18	\$ 3,360.00	\$ 60,480.00
0/6 Manhole w/ Liner	EA	5	\$ 5,015.00	\$ 25,075.00
6/8 Manhole	EA	11	\$ 3,815.00	\$ 41,965.00
6/8 Manhole w/ Liner	EA	3	\$ 6,040.00	\$ 18,120.00
8/10 Manhole	EA	10	\$ 4,525.00	\$ 45,250.00
8/10 Manhole w/ Liner	EA	3	\$ 7,420.00	\$ 22,260.00
10/12 Manhole	EA	8	\$ 4,970.00	\$ 39,760.00
10/12 Manhole w/ Liner	EA	1	\$ 9,425.00	\$ 9,425.00
10/12 Drop Manhole w/ Liner	EA	3	\$ 10,950.00	\$ 32,850.00
12/14 Manhole	EA	6	\$ 5,790.00	\$ 34,740.00
12/14 Manhole w/ Liner	EA	1	\$ 10,270.00	\$ 10,270.00
12/14 Drop Manhole w/ Liner	EA	2	\$ 12,400.00	\$ 24,800.00
14/16 Manhole	EA	3	\$ 9,755.00	\$ 29,265.00
14/16 Manhole w/ Liner	EA	2	\$ 11,260.00	\$ 22,520.00
16/18 Manhole	EA	1	\$ 15,660.00	\$ 15,660.00
<b>Lift Station 1</b>			\$	\$
Mechanical Equipment	Lump Sum	1	\$ 71,835.00	\$ 71,835.00
Process Piping	Lump Sum	1	\$ 19,145.00	\$ 19,145.00
Process Structure	Lump Sum	1	\$ 61,810.00	\$ 61,810.00
Process Electrical Equipment	Lump Sum	1	\$ 44,670.00	\$ 44,670.00
Other Improvements	Lump Sum	1	\$ 23,280.00	\$ 23,280.00
<b>Lift Station 2</b>			\$	\$
Mechanical Equipment	Lump Sum	1	\$ 71,835.00	\$ 71,835.00
Process Piping	Lump Sum	1	\$ 19,145.00	\$ 19,145.00
Process Structure	Lump Sum	1	\$ 61,810.00	\$ 61,810.00
Process Electrical Equipment	Lump Sum	1	\$ 44,670.00	\$ 44,670.00
Other Improvements	Lump Sum	1	\$ 22,800.00	\$ 22,800.00
<b>Total Sewer System Cost</b>				<b>\$ 1,862,375.46</b>

EXHIBIT "F" TO RESOLUTION



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS  
WATER AND SEWER ONLY**

The undersigned lienor, in consideration of the sum \$2,906,463.49 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 5/23/2018 to Heartwood 23, LLC to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR BEACON LAKE - PHASE 1."  
WATER AND SEWER ONLY**

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 23<sup>rd</sup> day of May, 2018.

**WITNESS:**

Rhett J. Niewinski  
Witness Signature

RHETT NIEWINSKI  
Print Witness Name


**OWNER:**

[Signature]  
Lienor's Signature

Chad Hughes  
Print Lienor's Name

State of FL  
County of Sumter

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 2018 by Chad Hughes who is personally known to me or has produced identification as \_\_\_\_\_

 Rachael Mundorff  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG075002  
Expires 2/28/2021

[Signature]  
Notary Public

## EXHIBIT "A" TO FINAL RELEASE OF LIEN



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Beacon Lake - Phase 1  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Heartwood 23, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" HDPE SDR 9	LF	1760	\$ 8.35	\$ 14,696.00
4" PVC C900 DR 18	LF	2676	\$ 9.70	\$ 25,957.20
6" PVC C900 DR 18	LF	332	\$ 13.75	\$ 4,565.00
8" PVC C900 DR 18	LF	7575	\$ 16.60	\$ 125,745.00
10" PVC C900 DR 18	LF	1106	\$ 35.29	\$ 39,030.74
12" PVC C900 DR 18	LF	3974	\$ 26.20	\$ 104,118.80
16" PVC C900 DR 25	LF	2482	\$ 50.85	\$ 126,209.70
4" HDPE DIPS DR 11	LF	40	\$ 18.31	\$ 732.40
6" HDPE DIPS DR 11	LF	68	\$ 23.45	\$ 1,594.60
10" HDPE DIPS DR 11	LF	350	\$ 36.04	\$ 12,614.00
12" HDPE DIPS DR 11	LF	40	\$ 39.90	\$ 1,596.00
14" HDPE DIPS DR 11	LF	60	\$ 63.50	\$ 3,810.00
16" HDPE DIPS DR 11	LF	1017	\$ 97.03	\$ 98,679.51
20" HDPE DIPS DR 11	LF	150	\$ 154.00	\$ 23,100.00
Fittings	LS	1	\$ 99,119.00	\$ 99,119.00
<b>Water Valves (Size and Type)</b>				
4" Gate Valve	EA	6	\$ 770.00	\$ 4,620.00
6" Gate Valve	EA	1	\$ 885.00	\$ 885.00
8" Gate Valve	EA	20	\$ 1,215.00	\$ 24,300.00
10" Gate Valve	EA	5	\$ 1,840.00	\$ 9,200.00
12" Gate Valve	EA	11	\$ 2,125.00	\$ 23,375.00
16" Gate Valve	EA	5	\$ 4,810.00	\$ 24,050.00
<b>Hydrants/Assembly (Size and Type)</b>				
5 1/4" Fire Hydrant	EA	21	\$ 3,867.62	\$ 81,220.02
2" Flushing Hydrant	EA	18	\$ 1,319.17	\$ 23,745.06
<b>Services (Size and Type)</b>				
1" HDPE SDR 9 Single Service	EA	36	\$ 720.00	\$ 25,920.00
1" HDPE SDR 9 Double Service	EA	135	\$ 1,040.00	\$ 140,400.00
1" HDPE SDR 9 Lift Station Service	EA	2	\$ 2,402.50	\$ 4,805.00
<b>Total Water System Cost</b>				<b>\$ 1,044,088.03</b>





**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Beacon Lake - Phase 1  
 Contractor: Hughes Brothers Construction, Inc.  
 Developer: Heartwood 23, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Manholes (Size and Type)</b>				
0/6 Manhole	EA	18	\$ 3,360.00	\$ 60,480.00
0/6 Manhole w/ Liner	EA	5	\$ 5,015.00	\$ 25,075.00
6/8 Manhole	EA	11	\$ 3,815.00	\$ 41,965.00
6/8 Manhole w/ Liner	EA	3	\$ 6,040.00	\$ 18,120.00
8/10 Manhole	EA	10	\$ 4,525.00	\$ 45,250.00
8/10 Manhole w/ Liner	EA	3	\$ 7,420.00	\$ 22,260.00
10/12 Manhole	EA	8	\$ 4,970.00	\$ 39,760.00
10/12 Manhole w/ Liner	EA	1	\$ 9,425.00	\$ 9,425.00
10/12 Drop Manhole w/ Liner	EA	3	\$ 10,950.00	\$ 32,850.00
12/14 Manhole	EA	6	\$ 5,790.00	\$ 34,740.00
12/14 Manhole w/ Liner	EA	1	\$ 10,270.00	\$ 10,270.00
12/14 Drop Manhole w/ Liner	EA	2	\$ 12,400.00	\$ 24,800.00
14/16 Manhole	EA	3	\$ 9,755.00	\$ 29,265.00
14/16 Manhole w/ Liner	EA	2	\$ 11,260.00	\$ 22,520.00
16/18 Manhole	EA	1	\$ 15,660.00	\$ 15,660.00
<b>Lift Station 1</b>				
Mechanical Equipment	Lump Sum	1	\$ 71,835.00	\$ 71,835.00
Process Piping	Lump Sum	1	\$ 19,145.00	\$ 19,145.00
Process Structure	Lump Sum	1	\$ 61,810.00	\$ 61,810.00
Process Electrical Equipment	Lump Sum	1	\$ 44,670.00	\$ 44,670.00
Other Improvements	Lump Sum	1	\$ 23,280.00	\$ 23,280.00
<b>Lift Station 2</b>				
Mechanical Equipment	Lump Sum	1	\$ 71,835.00	\$ 71,835.00
Process Piping	Lump Sum	1	\$ 19,145.00	\$ 19,145.00
Process Structure	Lump Sum	1	\$ 61,810.00	\$ 61,810.00
Process Electrical Equipment	Lump Sum	1	\$ 44,670.00	\$ 44,670.00
Other Improvements	Lump Sum	1	\$ 22,800.00	\$ 22,800.00
<b>Total Sewer System Cost</b>				<b>\$ 1,862,375.46</b>

EXHIBIT "G" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**  
**WATER AND SEWER ONLY**

Date: 05/23/2018

Project Title: Beacon Lake - Phase 1  
St. Johns County, Florida

FROM: Hughes Brothers Construction, Inc.  
948 Walker Road  
Wildwood, FL 34785

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

Chad Hughes  
Print Contractor's Name

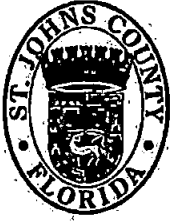
State of FL  
County of Sumter

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 2018 by Chad Hughes who is personally known to me or has produced \_\_\_\_\_ as identification.



Rachael Mundorf  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG075002  
Expires 2/28/2021

Rachael Mundorf  
Notary Public



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

Utility Department

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**INTEROFFICE MEMORANDUM**

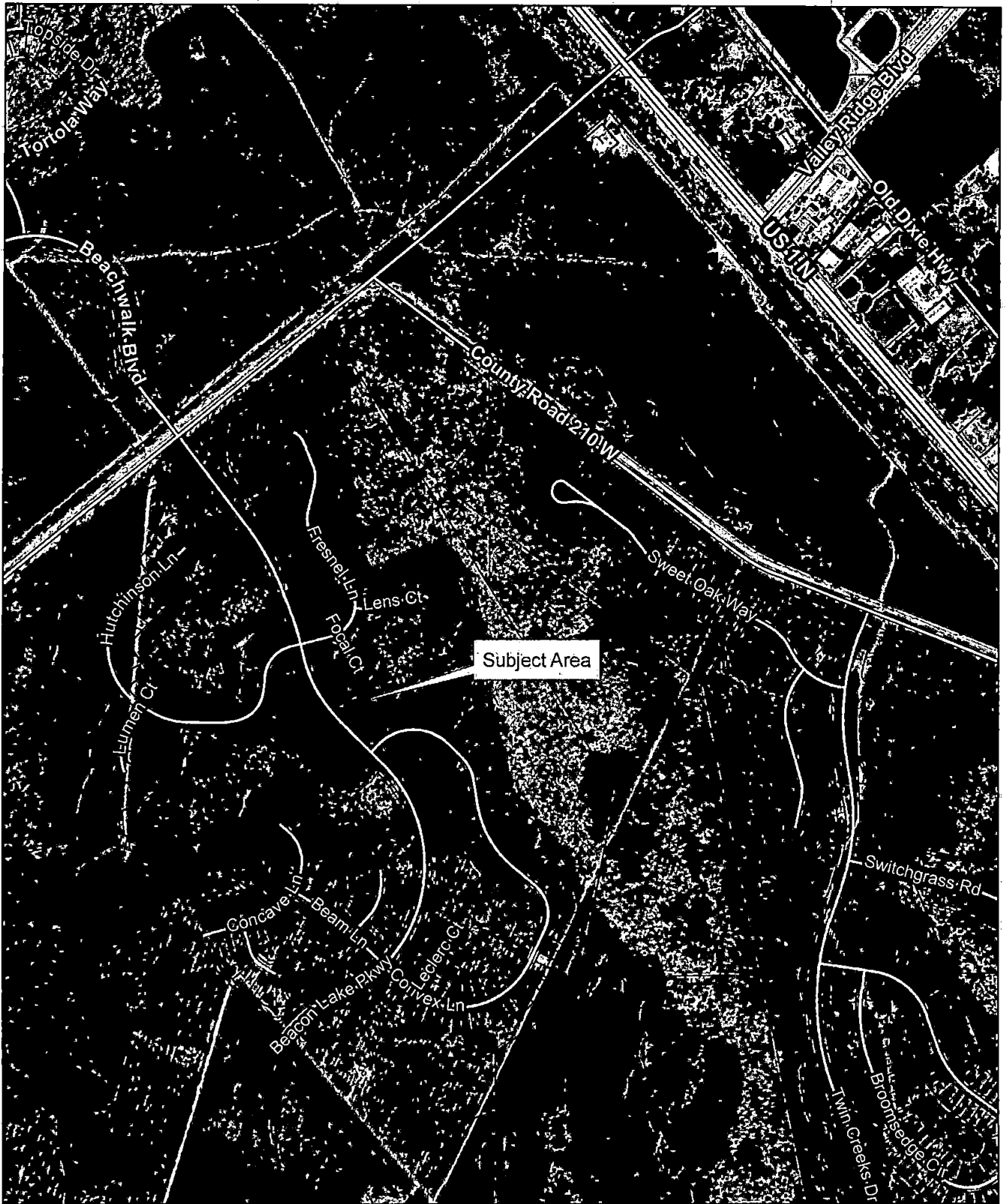
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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Beacon Lakes – Phase 1  
**DATE:** August 9, 2018

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Beacon Lakes – Phase 1.

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  
 0 400 800  
 Feet  
 September 5, 2018

Easements, Special Warranty  
 Deeds, Bill of Sale, Final  
 Release of Lien, and Warranty

## Beacon Lake Phase 1

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 herein.

