

RESOLUTION NO. 2018- 370

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND SEWER FORCE MAINS SYSTEMS TO SERVE EVENTIDE LOCATED OFF PONTE VEDRA BOULEVARD.**

**RECITALS**

**WHEREAS**, 1044PVB, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities, Special Warranty Deed and Bill of Sale and Schedule of Values attached hereto as Exhibits "A", "B" and "C", incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer and sewer force mains systems to serve Eventide located off Ponte Vedra Boulevard; and

**WHEREAS**, Marietta Sand Corporation, a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Eventide, attached hereto as Exhibits "D" and "E", 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 "F", 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 Deed, 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 Special Warranty Deed, 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 6 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

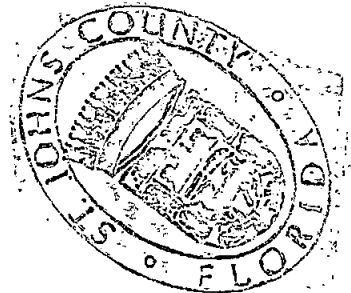


EXHIBIT "A" TO RESOLUTION

Prepared By:

Kathryn F. Whittington, Esq.  
Whittington Law, PLLC  
236 San Marco Avenue  
St. Augustine, Florida 32084

**EASEMENT FOR ACCESS AND UTILITIES**

THIS EASEMENT executed and given this 29<sup>th</sup> day of NOVEMBER, 2017, by **1044PVB, LLC**, a Delaware limited liability company, with an address of 7807 Baymeadows Road East, Suite 205, 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, & sewer force mains 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 and depicted 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

Eventide  
W&S 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 or its successors and assigns will indemnify and hold Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

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

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.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**


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.

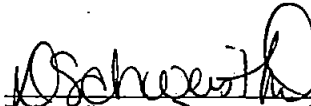
GRANTOR:

Signed, sealed and delivered in the presence of:

1044PVB, LLC  
a Delaware limited liability company


  
Print Name: BRETT KERN

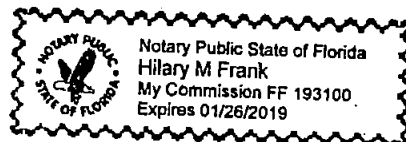
By:   
Print Name: Michael C. Taylor  
Its: Vice-President

  
Print Name: Denise Schweisthal

STATE OF FLORIDA }  
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of 2017, by Michael C. Taylor, as the Vice-President of 1044PVB, LLC, a Delaware limited liability company, on behalf of the company.

  
Print Name: Hilary M. Frank  
Notary Public  
State of Florida at Large  
Commission # FE 193100  
My Commission Expires: 11/26/2019  
Personally Known  or Produced ID   
[check one of the above]  
Type of Identification Produced



Eventide  
W&S Easement

# MAP OF

A PORTION OF TRACT M, EVENTIDE, AS RECORDED IN MAP BOOK 85, PAGES 70 THROUGH 74, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF LOT 12, EVENTIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 85, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 76°55'00" WEST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 13°05'00" WEST, ALONG THE EASTERLY LINE OF TRACT E, OF SAID EVENTIDE, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 76°55'00" EAST, A DISTANCE OF 10.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SEA GLASS WAY OF AFORESAID EVENTIDE, (A 50' RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 13°05'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 400 SQUARE FEET MORE OR LESS.

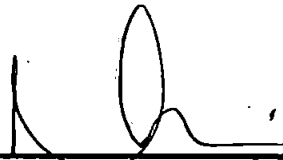
**SEE SHEET 2 OF 2 FOR MAP TO ACCOMPANY THIS DESCRIPTION.**

## NOTES:

1. THIS IS A MAP ONLY.
2. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF SEA GLASS WAY, BEING SOUTH 13°05'00" EAST, AS PER PLAT.
3. MB DENOTES MAP BOOK.
4. PG/PG's DENOTES PAGE OR PAGES.
5. BES DENOTES BEACHES ENERGY SERVICES.
6. ORB DENOTES OFFICIAL RECORDS BOOK.

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER\*

THIS MAP WAS MADE FOR THE BENEFIT OF ST. JOHNS COUNTY, FLORIDA.



**DONN W. BOATWRIGHT, P.S.M.**  
**FLA. LIC. SURVEYOR AND MAPPER No. 3295**  
 FLA. LIC. SURVEYING AND MAPPING BUSINESS No. 3672

CHECKED: \_\_\_\_\_  
 DRAWN BY: DAF  
 FILE #: 2016-1080-8

**BOATWRIGHT LAND SURVEYORS, INC.**  
**1500 ROBERTS DRIVE**  
**JACKSONVILLE BEACH, FLORIDA 241-8550**

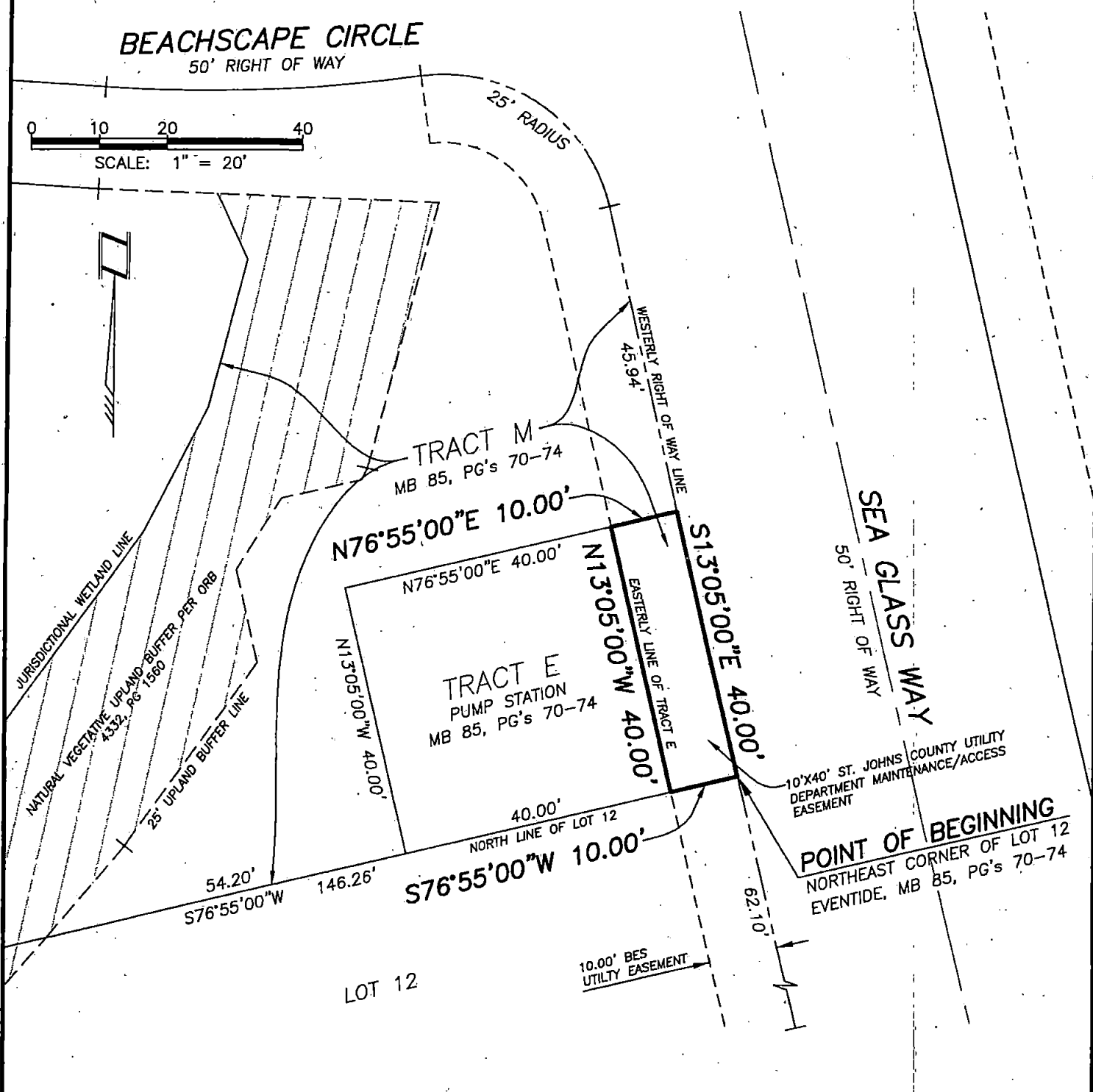
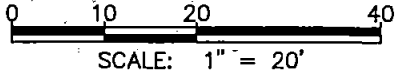
DATE: NOVEMBER 8, 2017  
 SHEET 1 OF 2

# MAP OF

A PORTION OF TRACT M, EVENTIDE AS RECORDED IN MAP BOOK 85, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.  
SEE SHEET 1 FOR COMPLETE DESCRIPTION

**BEACHSCAPE CIRCLE**

50' RIGHT OF WAY



SEE SHEET 1 OF 2 FOR COMPLETE DESCRIPTION, GENERAL NOTES AND SIGNATURE OF SURVEYOR

CHECKED: \_\_\_\_\_  
DRAWN BY: DAF  
FILE #: 2016-1080-8

BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE  
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: NOVEMBER 8, 2017  
SHEET 2 OF 2

EXHIBIT "B" TO RESOLUTION

Prepared By:

Kathryn F. Whittington, Esq.  
Whittington Law, PLLC  
236 San Marco Avenue  
St. Augustine, Florida 32084

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made and executed this 29<sup>th</sup> day of NOVEMBER, 2017, by **1044PVB LLC**, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256, hereinafter called the Grantor, to **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:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**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 in the County of St. Johns, State of Florida, being more particularly described as follows:

TRACT E, AS SHOWN ON THE PLAT OF EVENTIDE, AS RECORDED IN MAP BOOK 85, PAGES 70-74 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND AS DEPICTED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF ("THE PROPERTY").

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

**AND** the Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the Grantor is lawfully seized of said land in fee simple; that the Grantor hereby warrants the title to said land and will 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, 2017 and all covenants, restrictions, reservations and easements of record, if any; however, such references shall not serve to reimpose the same.

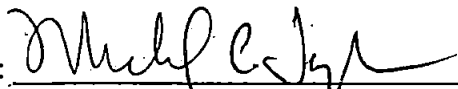
**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

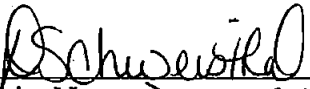
**GRANTOR:**

Signed, sealed and delivered in the presence of:

**1044PVB, LLC,  
a Delaware limited liability company**

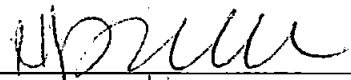
  
Print Name: GARY KEAN

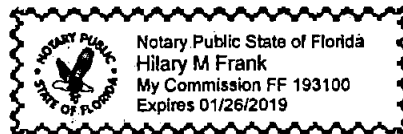
By:   
Print Name: Michael C. Taylor  
Its: Vice-President

  
Print Name: Denise Schweisthal

STATE OF FLORIDA }  
COUNTY OF Duval }

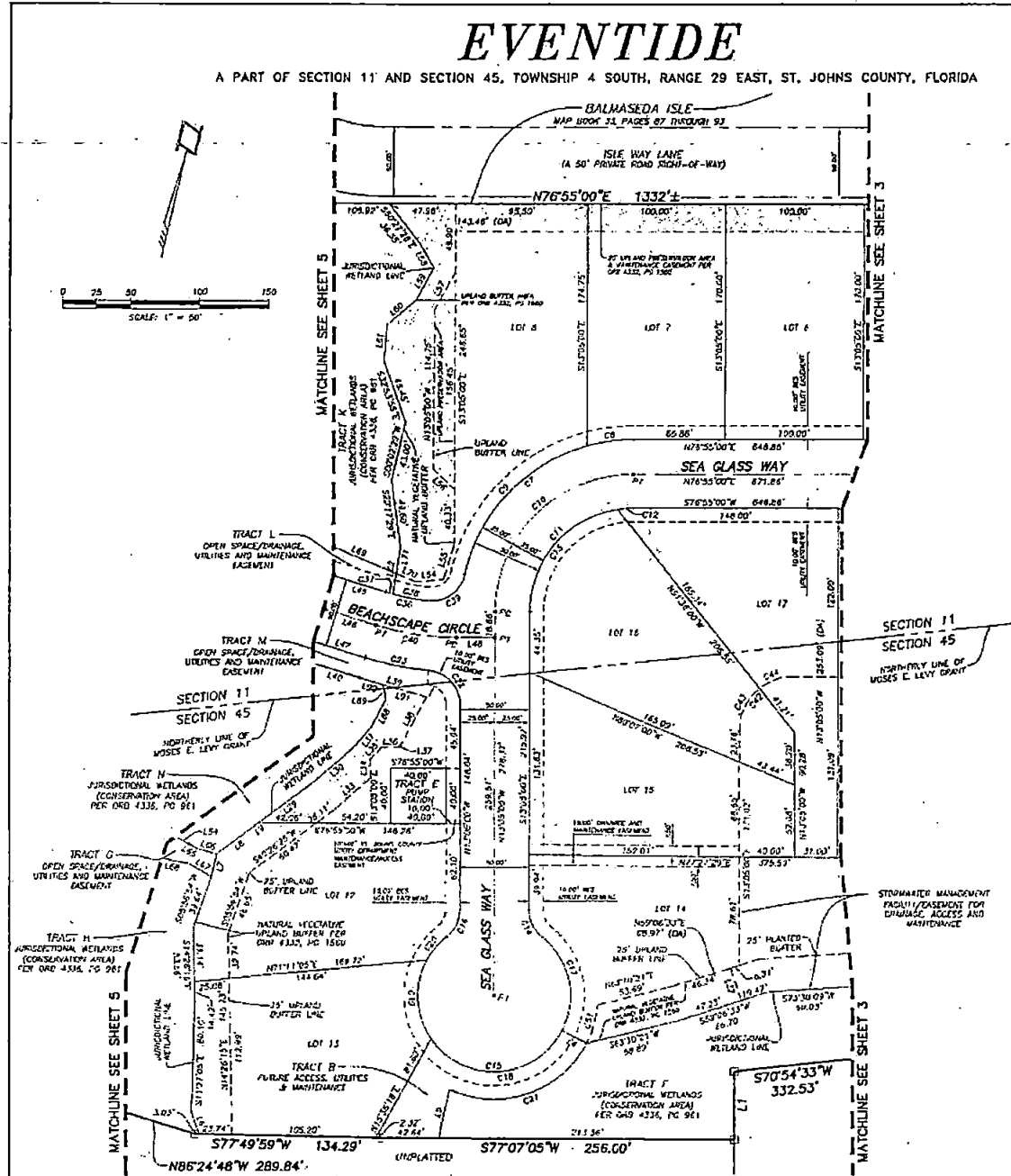
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of November, 2017, by Michael C. Taylor, as the Vice-President of 1044PVB, LLC, a Delaware limited liability company, on behalf of the company.

  
Print Name: Hilary M. Frank  
Notary Public  
State of Florida at Large  
Commission # FF 193100  
My Commission Expires: 1/26/2019  
Personally Known  or Produced ID   
[check one of the above]  
Type of Identification Produced



# EVENTIDE

A PART OF SECTION 11 AND SECTION 45, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S12°33'35"W	49.34'
L4	N75°55'00"E	20.00'
L5	N02°40'27"W	33.91'
L6	S13°33'43"E	18.85'
L7	S07°01'07"E	18.78'
L8	S40°24'45"W	33.04'
L9	S40°24'45"W	4.30'
L20	N44°02'25"E	30.48'
L30	N15°16'58"E	37.95'
L31	N07°00'25"E	20.37'
L32	S30°13'27"E	25.60'
L33	S35°58'25"W	33.13'
L34	N13°05'00"W	14.02'
L35	N11°35'10"E	13.43'
L36	N76°35'10"E	11.93'
L37	S27°07'04"W	1.93'
L38	S14°30'56"W	40.29'
L39	S27°49'11"E	50.24'
L40	S46°09'24"E	37.20'
L45	S26°09'24"E	33.93'
L46	S07°09'24"E	38.93'
L47	N86°22'04"W	38.93'

LINE	BEARING	DISTANCE
L48	N76°25'00"E	27.87'
L54	S71°20'00"W	19.83'
L55	N03°45'09"E	26.20'
L56	N59°23'43"W	29.69'
L57	N15°13'50"E	31.20'
L58	S47°46'00"E	29.42'
L59	S75°43'50"W	26.15'
L60	S38°11'08"W	27.60'
L81	S09°21'20"E	28.53'
L83	S04°30'17"E	34.26'
L84	S75°12'39"E	21.33'
L85	S73°21'45"E	6.74'
L90	S87°53'13"E	14.68'
L87	N17°27'17"W	18.28'
L84	S68°19'33"W	44.81'
L63	S87°54'27"E	82.06'
L70	S80°34'27"E	15.82'
L73	S24°40'17"E	19.22'
L88	N14°33'27"E	32.43'
L89	N25°16'49"W	10.63'
L90	S87°09'24"E	17.61'
L91	S87°49'01"E	32.63'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C7	103.22'	125.00'	77°34'01"	S38°07'39"W	154.59'
C8	34.58'	125.00'	15°11'08"	S68°59'28"W	34.44'
C9	134.64'	125.00'	81°47'23"	S37°12'24"W	128.23'
C10	152.08'	100.00'	80°00'00"	N37°55'00"E	141.42'
C11	112.81'	75.00'	80°00'00"	S37°55'00"W	104.07'
C17	11.67'	75.00'	82°43'36"	S72°07'31"W	11.66'
C13	100.14'	75.00'	81°05'01"	S27°22'31"W	97.50'
C14	22.19'	75.00'	5°11'04"	S34°44'39"E	21.85'
C15	271.31'	58.00'	205°33'06"	N76°23'00"E	68.79'
C16	82.39'	25.00'	51°10'04"	N12°34'32"E	21.85'
C17	75.30'	55.00'	78°25'32"	N25°10'48"W	69.55'
C18	113.47'	55.00'	118°19'37"	N73°04'42"E	94.39'
C18	60.86'	35.00'	87°09'04"	S18°10'53"E	57.50'
C20	21.93'	25.00'	27°50'25"	S16°48'57"W	21.72'
C21	119.60'	75.00'	87°04'04"	N37°09'39"E	104.11'
C22	32.03'	25.00'	84°58'18"	N55°12'39"W	33.73'
C23	48.56'	225.00'	11°51'14"	N40°25'47"E	48.42'
C25	28.35'	175.00'	9°48'18"	N88°56'47"E	29.91'
C27	9.35'	175.00'	1°40'24"	S67°01'39"E	9.31'
C28	24.65'	175.00'	8°03'14"	N88°04'15"E	24.38'
C39	29.75'	25.00'	84°41'28"	N41°41'45"E	33.68'
C40	59.10'	200.00'	1°50'26"	N65°07'28"E	58.88'
C42	54.69'	38.00'	30°00'00"	S37°55'00"W	51.74'
C43	34.15'	38.00'	N17°30'00"	S17°30'32"W	33.01'
C44	25.55'	38.00'	S8°11'00"	S27°33'20"W	25.07'
C51	29.99'	75.00'	27°08'44"	N27°39'06"E	28.91'

EXHIBIT "A"



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

**(Eventide (fka. Ponte Vedra Beach Preserve))**

(1044PVB LLC, 7807 Baymeadows Rd East, Suite 205, 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 21 of AUGUST, 2017

**WITNESS:**

Witness Signature

GREGG KERN

Print Witness Name

**OWNER:**

Owner's Signature

Michael Taylor

Print Owner's Name

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 21 day of August, 2017, by Michael Taylor who is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public SARA G. ZEBOUNI

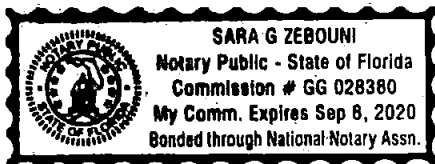


EXHIBIT "A" TO BILL OF SALE



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

Project Name: Eventide  
 Contractor: Marietta Sand Corporation  
 Developer: 1044 PVB, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-18 Water Main	LF	340	\$ 15.25	\$ 5,185.00
6" DR-18 Water Main	LF	600	\$ 10.84	\$ 6,504.00
4" DR-18 Water Main	LF	120	\$ 8.33	\$ 999.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Gate Valve / Box	Ea	4	\$ 1,080.88	\$ 4,323.52
4" Gate Valve / Box	Ea	1	\$ 969.51	\$ 969.51
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrant	Ea	2	\$ 2,345.14	\$ 4,690.28
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Long Double Service	Ea	4	\$ 846.33	\$ 3,385.32
Long Single Service	Ea	2	\$ 756.28	\$ 1,512.56
Short Single Service	Ea	13	\$ 646.65	\$ 8,406.45
Static Line	Ea	1	\$ 598.74	\$ 598.74
<b>Total Water System Cost</b>				<b>\$ 36,574.98</b>



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

Project Name: Eventide  
 Contractor: Marietta Sand Corporation  
 Developer: 1044 PVB, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
3" Dr11 HDPE Pipe	LF	1011	\$ 13.09	\$ 13,233.99
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
3" Gate Valve / Box	Ea	2	\$ 874.43	\$ 1,748.86
Tapping Sleeve / Valve	Ea	1	\$ 2,469.86	\$ 2,469.86
3" 90Degree Bends	Ea	1	\$ 209.36	\$ 209.36
3" Adaptors	Ea	7	\$ 180.42	\$ 1,262.94
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 Pipe	LF	1486	\$ 19.99	\$ 29,705.14
	LF		\$ 9.82	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR-35 Pipe	EA	784	\$ 9.82	\$ 7,698.88
Cleanouts	EA	23	\$ 276.30	\$ 6,354.90
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	3	\$ 4,253.00	\$ 12,759.00
6-8 foot deep	EA	2	\$ 5,090.30	\$ 10,180.60
8-10 foot deep	EA	2	\$ 6,378.04	\$ 12,756.08
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
8-10 Lined	EA	4	\$ 10,817.34	\$ 43,269.36
6' Precast Wetwell	EA	1	\$ 30,125.41	\$ 30,125.41
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 124,000.00	\$ 124,000.00
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 295,774.38</b>

EXHIBIT "D" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$332,349.36 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through September 27<sup>th</sup>, 2017 to 1044 PVB, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR”  
“Eventide”

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 27 of September 2017

WITNESS:

[Signature]  
Witness Signature

Wayne S. Pope  
Print Witness Name

OWNER:

[Signature]  
Lienor's Signature

Dawn D. Motes, President  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 27 day of September, 2017, by Dawn D. Motes who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

PATRICIA B. CHOLERTON  
Notary Public, State of Florida  
My Comm. Expires 01/07/2021  
Commission No. GG46542

EXHIBIT "A" TO FINAL RELEASE OF LIEN



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

Project Name: Eventide  
 Contractor: Marietta Sand Corporation  
 Developer: 1044 PVB, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-18 Water Main	LF	340	\$ 15.25	\$ 5,185.00
6" DR-18 Water Main	LF	600	\$ 10.84	\$ 6,504.00
4" DR-18 Water Main	LF	120	\$ 8.33	\$ 999.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" Gate Valve / Box	Ea	4	\$ 1,080.88	\$ 4,323.52
4" Gate Valve / Box	Ea	1	\$ 969.51	\$ 969.51
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrant	Ea	2	\$ 2,345.14	\$ 4,690.28
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Long Double Service	Ea	4	\$ 846.33	\$ 3,385.32
Long Single Service	Ea	2	\$ 756.28	\$ 1,512.56
Short Single Service	Ea	13	\$ 646.65	\$ 8,406.45
Static Line	Ea	1	\$ 598.74	\$ 598.74
<b>Total Water System Cost</b>				<b>\$ 36,574.98</b>



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

Project Name: Eventide  
 Contractor: Marietta Sand Corporation  
 Developer: 1044 PVB, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
3" Dr11 HDPE Pipe	LF	1011	\$ 13.09	\$ 13,233.99
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
3" Gate Valve / Box	Ea	2	\$ 874.43	\$ 1,748.86
Tapping Sleeve / Valve	Ea	1	\$ 2,469.86	\$ 2,469.86
3" 90Degree Bends	Ea	1	\$ 209.36	\$ 209.36
3" Adaptors	Ea	7	\$ 180.42	\$ 1,262.94
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 Pipe	LF	1486	\$ 19.99	\$ 29,705.14
	LF		\$ 9.82	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR-35 Pipe	EA	784	\$ 9.82	\$ 7,698.88
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
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8-10 foot deep	EA	2	\$ 6,378.04	\$ 12,756.08
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
8-10 Lined	EA	4	\$ 10,817.34	\$ 43,269.36
6' Precast Wetwell	EA	1	\$ 30,125.41	\$ 30,125.41
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 124,000.00	\$ 124,000.00
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 295,774.38</b>

EXHIBIT "E" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: August 24, 2017

Project Title: Eventide  
St. Johns County, Florida

FROM: Marietta Sand Corporation  
377 Agmac Avenue  
Jacksonville, FL 32254

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:

*Wayne Pope*  
Contractor's Signature

Wayne Pope  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 24 day of August, 2017, by Wayne Pope who is personally known to me or has produced \_\_\_\_\_ as identification.

*Patricia B. Cholerton*  
Notary Public  
PATRICIA B. CHOLERTON  
Notary Public, State of Florida  
My Comm. Expires 01/07/2021  
Commission No. GG46542

EXHIBIT "F" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Eventide  
DATE: October 2, 2018

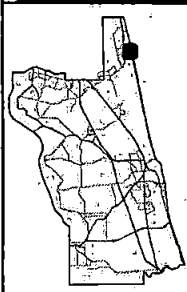
Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Eventide.


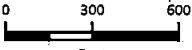
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area



  
 2016 Aerial Imagery  
  
 Feet  
 October 4, 2018

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

*Eventide*

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

Disclaimer:  
 This map is for reference use only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate  
 Division disclaims all responsibility  
 for the accuracy or completeness  
 of the data shown hereon.

