

RESOLUTION NO. 2018- 42

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR ACCESS AND UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEMS TO SERVE CREEKSIDE AT TWIN CREEKS PHASE 1B.

RECITALS

WHEREAS, Twin Creeks Ventures LLC, a Florida limited liability company, has executed and presented to the County an Easement for Access and Utilities, and a Bill of Sale and Schedule of Values, attached hereto as Exhibits "A," and "B," incorporated by reference and made a part hereof, conveying all personal property associated with the reuse, water and sewer systems to serve Creekside at Twin Creeks Phase 1B located off CR 210 West; and

WHEREAS, A.J. Johns, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty, attached hereto as Exhibits "C" and "D," incorporated by reference and made a part hereof, for work performed at Creekside at Twin Creeks Phase 1B; 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 Access and Utilities, Final Release of Lien, Warranty, and Bill of Sale and Schedule of Values, 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 Access and Utilities and the 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 20 day of February, 2018.

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

By: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 2/21/18

Pam Halterman
Deputy Clerk

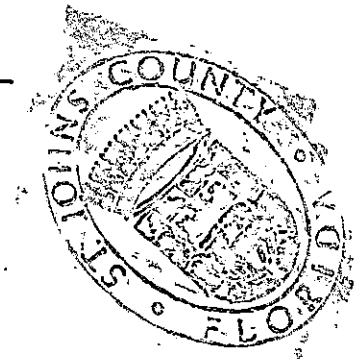


EXHIBIT A TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 30 day of MAY, 2017
TWIN CREEKS VENTURES LLC, a Florida limited liability company, with an
address of One Town Center Road, Suite 600, Boca Raton, Florida 33486, 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 and reuse and all
other equipment and appurtenances as may be necessary or convenient for the operation
of the underground water and sewer utility services (hereinafter referred to as "Utility
Lines and Associated Equipment") over and upon the real property described on Exhibit
A attached hereto (the "Easement Area"); together with rights of ingress and egress to
access the Easement Area as necessary for the use and enjoyment of the easement herein
granted. 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 as Exhibit B attached hereto (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) **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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

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 Signature

[Signature]
Print Name

[Signature]
Witness Signature

Taravalle
Print Name

TWIN CREEKS VENTURES LLC, a
Florida limited liability company

By: [Signature]
John T. Kinsey
Its: Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 30th day of May, 2017, by John T. Kinsey, as Manager of Twin Creeks Ventures LLC, a Florida limited liability company, who is personally known to me or has produced n/a as identification.

[Signature]
Notary Public

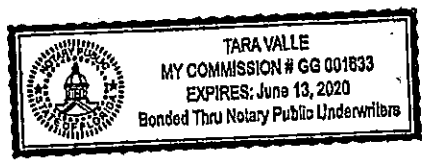


EXHIBIT "A"

EASEMENT AREA

The platted road rights-of-way of Sweet Oak Way and Oxbow Bend as shown on the Plat of Creekside at Twin Creeks – Phase 1B, as recorded in Map Book 82, Pages 79 through 85, of the Public Records of St. Johns County, Florida.

Together with:

Tract U-1 (Utility), Plat of Creekside at Twin Creeks – Phase 1B, as recorded in Map Book 82, Pages 79 through 85, of the Public Records of St. Johns County, Florida.

EXHIBIT "B"

INGRESS/EGRESS AREA

The platted road rights-of-way of Sweet Oak Way and Oxbow Bend as shown on the Plat of Creekside at Twin Creeks – Phase 1B, as recorded in Map Book 82, Pages 79 through 85, of the Public Records of St. Johns County, Florida.

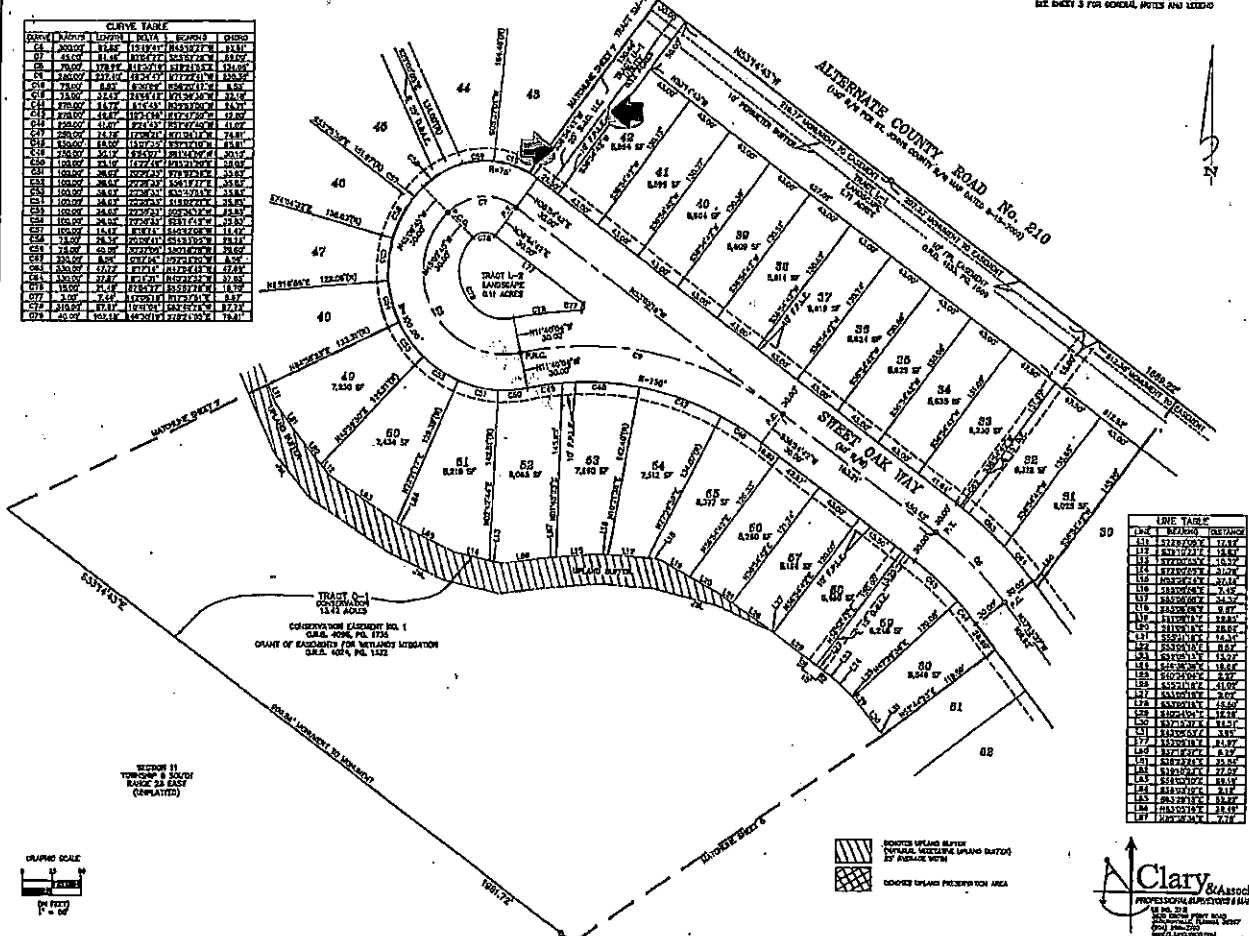
Creekside at Twin Creeks - Phase 1B

A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 84

SHEET 6 OF 7 SHEETS
SEE SHEET 5 FOR SPECIAL NOTES AND LEGEND

CHIRVE	CHIRVE	CHIRVE	CHIRVE	CHIRVE	CHIRVE
001	1.0000	1.0000	1.0000	1.0000	1.0000
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013	1.0000	1.0000	1.0000	1.0000	1.0000
014	1.0000	1.0000	1.0000	1.0000	1.0000
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016	1.0000	1.0000	1.0000	1.0000	1.0000
017	1.0000	1.0000	1.0000	1.0000	1.0000
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LINE	BEARING	DISTANCE
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170	S 89° 59' 57" W	17.14'

Clary & Associates
 PROFESSIONAL ENGINEERS & SURVEYORS
 100 N. W. 10th St.
 Ft. Lauderdale, Florida 33304
 (954) 561-1111
 www.clary.com

EXHIBIT B TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

CREEKSIDE AT TWIN CREEKS

Twin Creek Ventures LLC 1951 NW 19th St, Suite 200 Boca Raton, FL 33431
(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 the dedicated utility infrastructure for Creekside at Twin Creeks.

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 17th of March 2017.

WITNESS:

[Signature]
Witness Signature
Robert E. Furlong
Print Witness Name

OWNER:

[Signature]
Owner's Signature
John T. Kinsey
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17th day of March, 2017, by John Kinsey who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



EXHIBIT A TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 1B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR 18 PVC pipe	LF	400	\$ 18.51	\$ 7,404.00
6" DR 18 PVC pipe	LF	820	\$ 13.95	\$ 11,439.00
4" DR 18 PVC pipe	LF	580	\$ 13.36	\$ 7,748.80
6" HDPE DR-11 (Open Cut)	LF	20	\$ 43.79	\$ 875.80
2" HDPE DR-11 pipe	LF	200	\$ 8.94	\$ 1,788.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Reuse Valves (Size and Type)				
6" Gate Valve	Ea	2	\$ 802.00	\$ 1,604.00
4" Gate Valve	Ea	1	\$ 661.00	\$ 661.00
2" Gate Valve	Ea	2	\$ 423.00	\$ 846.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants (Size and Type)				
2" Flushing Hydrants	Ea	1	\$ 877.00	\$ 877.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1" Poly Single	Ea	10	\$ 572.00	\$ 5,720.00
1.5" Poly Double	Ea	31	\$ 768.00	\$ 23,808.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 62,771.60



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

Project Name: Creekside at Twin Creeks Phase 1 B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC pipe	LF	2100	\$ 20.18	\$ 42,378.00
4" DR 18 PVC pipe	LF	20	\$ 10.89	\$ 217.80
2" HDPE DR-11 pipe (Open Cut)	LF	200	\$ 8.94	\$ 1,788.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 1,227.00	\$ 3,681.00
4" Gate Valve	Ea	2	\$ 661.00	\$ 1,322.00
2" Gate Valve	Ea	2	\$ 423.00	\$ 846.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" M & H (Includes valve)	Ea	4	\$ 3,805.00	\$ 15,220.00
2" Flushing Hydrants	Ea	1	\$ 1,002.00	\$ 1,002.00
			\$ -	\$ -
Sevices (Size and Type)				
1" Poly Single	Ea	5	\$ 550.00	\$ 2,750.00
1.5" Poly Double	Ea	33	\$ 748.00	\$ 24,684.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	\$ 93,888.80

EXHIBIT A TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 1B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	1568	\$ 33.48	\$ 52,496.64
	LF	0	\$ -	\$ -
Laterals (Size and Type)				
6" SDR 35 PVC	EA	58	\$ 571.00	\$ 33,118.00
Manholes (Size and Type)				
48" Type A" Manhole	EA	9	\$ 5,630.33	\$ 50,672.97
	EA	0	\$ -	\$ -
	EA	0	\$ -	\$ -
Lift Station #1				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Lift Station #2				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Total Sewer System Cost				\$ 136,287.61

EXHIBIT E TO RESOLUTION



FINAL RELEASE OF LIEN

**UTILITY IMPROVEMENTS
CREEKSIDE AT TWIN CREEKS PHASE 1**

The undersigned lienor, in consideration of the sum (\$292,948.01) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 14, 2017 to Creekside at Twin Creeks Community Development District, to the following described property:

See Exhibit A "Schedule of Values" for the dedicated utility infrastructure for Creekside at Twin Creeks Phase 1B

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 17th of March, 2017.

WITNESS:

[Signature]
Witness Signature

Robert E. Furlong
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

John T. Kinsey
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17th day of March, 2017, by John Kinsey who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

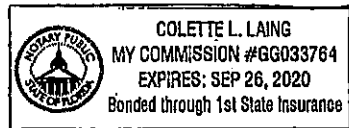


EXHIBIT A TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 1B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR 18 PVC pipe	LF	400	\$ 18.51	\$ 7,404.00
6" DR 18 PVC pipe	LF	820	\$ 13.95	\$ 11,439.00
4" DR 18 PVC pipe	LF	580	\$ 13.36	\$ 7,748.80
6" HDPE DR-11 (Open Cut)	LF	20	\$ 43.79	\$ 875.80
2" HDPE DR-11 pipe	LF	200	\$ 8.94	\$ 1,788.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Reuse Valves (Size and Type)				
6" Gate Valve	Ea	2	\$ 802.00	\$ 1,604.00
4" Gate Valve	Ea	1	\$ 661.00	\$ 661.00
2" Gate Valve	Ea	2	\$ 423.00	\$ 846.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants (Size and Type)				
2" Flushing Hydrants	Ea	1	\$ 877.00	\$ 877.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1" Poly Single	Ea	10	\$ 572.00	\$ 5,720.00
1.5" Poly Double	Ea	31	\$ 768.00	\$ 23,808.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 62,771.60



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

Project Name: Creekside at Twin Creeks Phase 1 B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC pipe	LF	2100	\$ 20.18	\$ 42,378.00
4" DR 18 PVC pipe	LF	20	\$ 10.89	\$ 217.80
2" HDPE DR-11 pipe (Open Cut)	LF	200	\$ 8.94	\$ 1,788.00
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	3	\$ 1,227.00	\$ 3,681.00
4" Gate Valve	Ea	2	\$ 661.00	\$ 1,322.00
2" Gate Valve	Ea	2	\$ 423.00	\$ 846.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants/Assembly (Size and Type)				
6" M & H (Includes valve)	Ea	4	\$ 3,805.00	\$ 15,220.00
2" Flushing Hydrants	Ea	1	\$ 1,002.00	\$ 1,002.00
			\$ -	\$ -
Services (Size and Type)				
1" Poly Single	Ea	5	\$ 550.00	\$ 2,750.00
1.5" Poly Double	Ea	33	\$ 748.00	\$ 24,684.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 93,888.80

EXHIBIT A TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Creekside at Twin Creeks Phase 1B
 Contractor: AJ Johns, Inc.
 Developer: Creekside at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
	LF	0	\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	1568	\$ 33.48	\$ 52,496.64
	LF	0	\$ -	\$ -
Laterals (Size and Type)				
6" SDR 35 PVC	EA	58	\$ 571.00	\$ 33,118.00
Manholes (Size and Type)				
48" Type A" Manhole	EA	9	\$ 5,630.33	\$ 50,672.97
	EA	0	\$ -	\$ -
	EA	0	\$ -	\$ -
Lift Station #1				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Lift Station #2				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
Total Sewer System Cost			\$	136,287.61

EXHIBIT D TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: December 20, 2016

Project Title: Creekside at Twin Creeks
Phase 1 B
St. Johns County, Florida

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

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

A handwritten signature in black ink, appearing to read "Chad Crockrell".

Contractor's Signature

Chad Crockrell, Sr. P.M.

Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 20th day of December, 2016, by Chad Crockrell who is personally known to me or has produced _____ as identification.

Notary Public

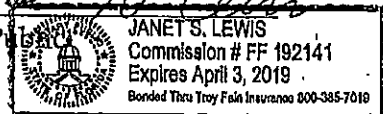




EXHIBIT E TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

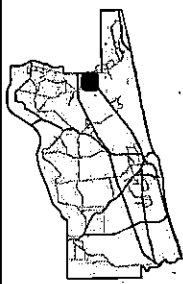
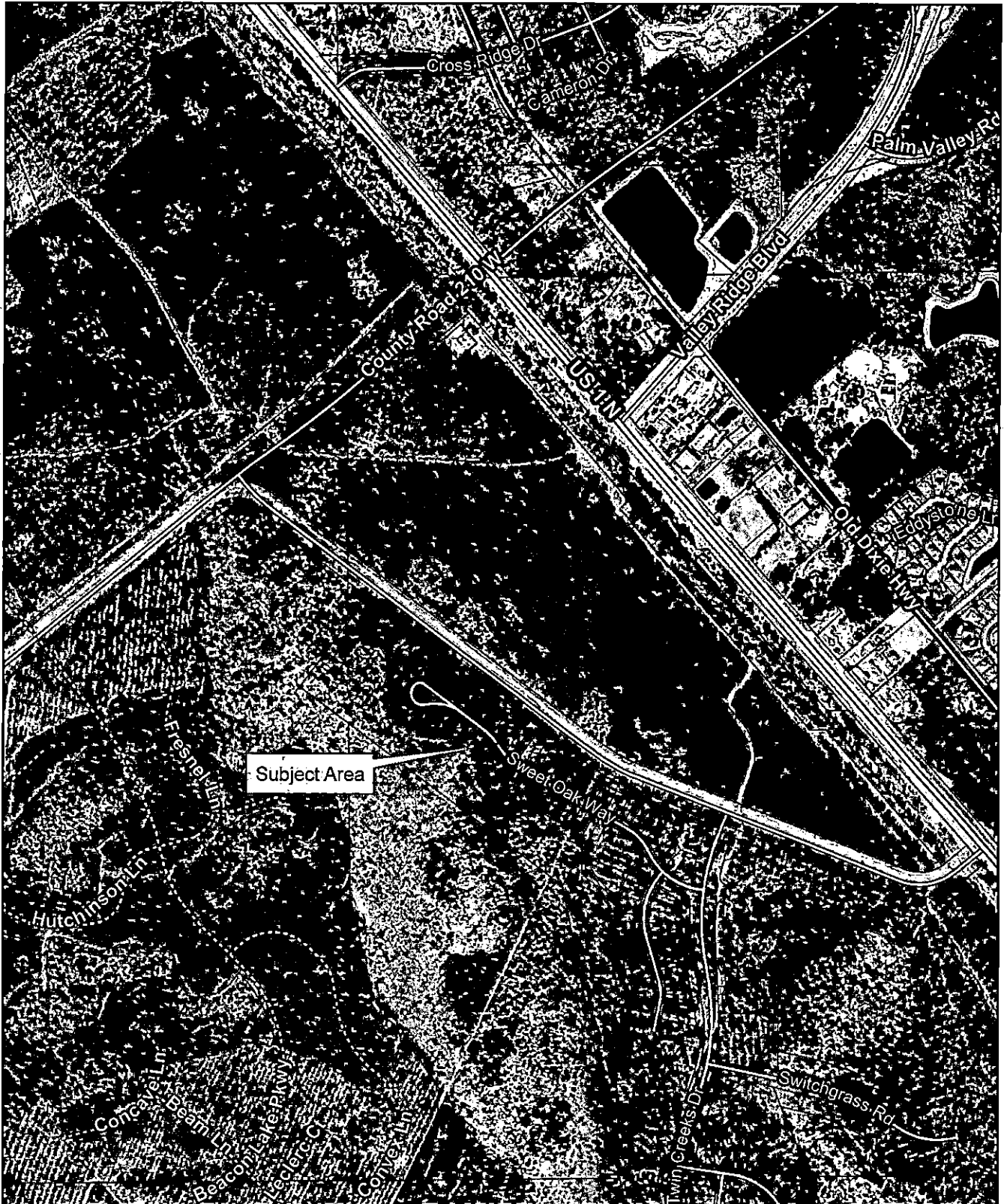
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Creekside at Twin Creeks Phase 1B
DATE: December 4, 2017

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien and Warranty Letter to the Board of County Commissioners (BCC) for final approval and acceptance of Creekside at Twin Creeks Phase 1B

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

Your support and cooperation as always are greatly appreciated.



2013 Aerial Imagery

0 250 500

Feet

January 12, 2018

Easement for Utilities,
Final Release of Lien,
Warranty and Bill of Sale

*Creekside at Twin Creeks
Phase 1B*

Land Management
Systems
Real Estate
Division
(904) 209-0764

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

