

RESOLUTION NO. 2019- 136

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

**RECITALS**

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A" incorporated by reference and made a part hereof, associated with the water, sewer and reuse systems to serve Bannon Lakes Phase 1B-1B located off International Golf Parkway; and

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company, has executed and presented to the a Bill of Sale and Schedule of Values, attached hereto as Exhibit "B" incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer and reuse systems to serve Bannon Lakes Phase 1B-1B located off International Golf Parkway; and

**WHEREAS**, Marietta Sand Corporation, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Bannon Lakes Phase 1B-1B, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "E," incorporated by reference and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:**

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities; Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 16 day of April, 2019.

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

By: Paul M. Waldron  
Paul M. Waldron, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

**RENDITION DATE** 4/18/19



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this \_\_\_\_ day of October, 2018 by Pulte Home Company, LLC, with an address of 124 Del Webb Parkway, Ponte Vedra, Florida 32081, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground, water distribution system, reuse distribution system, gravity sewer collection system, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water 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.

(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 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.

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

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any

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

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

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

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

Signed, sealed and delivered  
In the presence of:

*Sheena Gray*  
Witness

By: *[Signature]*  
Its: Director of EMD

Sheena Gray  
Print Name

*Anthony D. Crosby*  
Witness

Anthony D. Crosby  
Print Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2018, by Justin Dudley who is personally known to me or has produced \_\_\_\_\_ as identification.



*Sheena Gray*  
Notary Public

**EXHIBIT "A"**

**EASEMENT AREA**

Being those private rights of way depicted as LAKE BRIDGE ROAD and ARTIST OAKS COURT as depicted on the attached Bannan Lakes Phase 1B-1B Plat recorded as Map Book 92, Pages 57 through 61, recorded in the Public Records of St. Johns County, Florida.

# BANNON LAKES PHASE 1B-1B

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 92 - PAGE 57

SHEET 1 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

### CAPTION

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 21, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1B-1A, AS RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID CORNER BEING ON THE SOUTHERLY LINE OF LOT 40, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1B-2, AS RECORDED IN MAP BOOK 83, PAGES 34 THROUGH 39, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 03°40'28" EAST, ALONG SAID SOUTHERLY LINE, 19.03 FEET; THENCE NORTH 69°29'01" EAST, 632.23 FEET; THENCE NORTH 80°07'30" EAST, 690.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3783, PAGE 179 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID WESTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 40°04'03" WEST, 222.15 FEET; COURSE NO. 2: SOUTH 20°32'57" WEST, 372.60 FEET; COURSE NO. 3: SOUTH 17°37'39" WEST, 1133.89 FEET; THENCE NORTH 03°32'42" WEST, 842.00 FEET; THENCE NORTH 27°54'40" WEST, 888.47 FEET, TO THE EASTERLY LINE OF AFORESAID PLAT OF BANNON LAKES PHASE 1B-1A; THENCE NORTHERLY AND WESTERLY ALONG SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 09°25'23" EAST, 64.93 FEET; COURSE NO. 2: NORTH 60°34'37" WEST, 64.60 FEET; COURSE NO. 3: NORTH 09°25'23" EAST, 120.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.27 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND REF B-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BANNON LAKES PHASE 1B-1B, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAYS DESIGNATED IN THIS PLAT AS LAKE BRIDGE ROAD AND ARTIST OAKS COURT, AND TRACTS 14 AND 18 (STORM WATER MANAGEMENT FACILITY & DRAINAGE EASEMENT), TRACTS 11 AND 12 (OPEN SPACE), TRACTS 10, 13, 15, 17 AND 18 (PARK AND OPEN SPACE), AND TRACT 19 (AMENITY) SHALL REMAIN PRIVATELY OWNED BY PULTE HOME COMPANY, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF THE PULTE HOME COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE HOME COMPANY, LLC RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID ROAD RIGHTS-OF-WAY AND TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

TRACTS 20, 21 AND 22 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY REF B-P-EP BANNON MITIGATION, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF REF B-P-EP BANNON MITIGATION, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, REF B-P-EP BANNON MITIGATION, LLC RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT, SAID TRACTS 20, 21 AND 22 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4175, PAGE 1339 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PULTE HOME COMPANY, LLC, AND ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITED, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICE PROVIDERS, FIRE PROTECTION AND LIFE SAFETY SERVICE PROVIDERS, POSTAL CARRIERS, REPRESENTATIVES OF UTILITIES, TELECOMMUNICATION AND CABLE SERVICE COMPANIES AUTHORIZED IN WRITING BY PULTE HOME COMPANY, LLC TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS ON THE LANDS SHOWN ON THIS PLAT, AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT, PURSUANT TO THE PLAT OF BANNON LAKES PHASE 1B-1A, RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS IN OWNERSHIP OF THE ROAD RIGHTS-OF-WAY FOR LAKE BRIDGE ROAD, HAS RESERVED AND HAS THE RIGHT TO OPERATE AND MAINTAIN GATES AND RELATED IMPROVEMENTS WITHIN THE ROAD RIGHTS-OF-WAY FOR LAKE BRIDGE ROAD TO CONTROL AND RESTRICT ACCESS TO AND FROM THE LANDS SHOWN ON THIS PLAT AND THE LANDS SHOWN ON THE PHASE 1B-1A PLAT AND BANNON LAKES BOULEVARD AND PULTE HOME COMPANY, LLC HAS RESERVED THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID GATES AND RELATED IMPROVEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT, PULTE HOME COMPANY, LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, IF ANY, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS AND EGRESS OVER THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREIN.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE HOME COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. PULTE HOME COMPANY, LLC RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PULTE HOME COMPANY, LLC RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

PULTE HOME COMPANY, LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS CREATED BY THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(2)(b) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(2)(b), NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PULTE HOME COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "PER EASEMENT" AND "FILE" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

THE UNDERSIGNED OWNERS HEREBY IRREVOCABLY DEDICATE TO SAINT JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON AND UNDER ALL ROAD RIGHTS-OF-WAYS DESIGNATED ON THIS PLAT, FOR THE SAINT JOHNS COUNTY UTILITY DEPARTMENT (SJCUD) NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF UNDERGROUND WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF SAINT JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, OF ACCESS OVER SUCH ROAD RIGHTS-OF-WAYS DESIGNATED ON THIS PLAT FOR SUCH PURPOSES.

PULTE HOME COMPANY, LLC HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL, THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, ROAD RIGHTS-OF-WAYS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, AND REF B-P-EP BANNON MITIGATION, LLC HAVE CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH THE AUTHORITY UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: TURPIN BOOLEY  
TITLE: Director of Land  
WITNESS: [Signature]  
PRINT: Aubrey David Greaney  
WITNESS: [Signature]  
PRINT: Laura K. Copeland

REF B-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REF B-P-EP BANNON MITIGATION, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: Adam Simpson  
TITLE: Vice President  
WITNESS: [Signature]  
PRINT: Alma L. Fortincoln  
WITNESS: [Signature]  
PRINT: Yerlis Guez

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MARKERS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS 18 DAY OF JUNE, 2018.

[Signature]  
GREGORY B. CLAY  
FLORIDA REGISTERED LAND SURVEYOR NO. 3377



STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF JUNE, 2018, BY Adam Simpson AS Vice President OF REF B-P-EP BANNON MITIGATION, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # 66 015321  
PRINT NAME: Breanna Arnold MY COMMISSION EXPIRES Aug 31, 2020

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF JUNE, 2018, BY Adam Simpson AS Vice President OF REF B-P-EP BANNON MITIGATION, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA COMMISSION # FF 954767  
PRINT NAME: Kathryn Tenasco MY COMMISSION EXPIRES 8/21/19

### CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF August, 2018, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]  
CHAIR

### CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS 21 DAY OF August, 2018.

[Signature]  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

### CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS 19 DAY OF August, 2018.

BY: [Signature]  
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

### CERTIFICATE OF GLEFC

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 82, PAGES 48-57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 21 DAY OF August, 2018.

[Signature]  
HUNTER S. CONRAD  
CLERK OF THE CIRCUIT COURT STATE OF FLORIDA

### CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY A PROFESSIONAL SURVEYOR AND MAPPER, FOR ST. JOHNS COUNTY, FLORIDA ON THIS 10 DAY OF August, 2018.

[Signature]  
GAIL OLIVER, P.S.M.  
COUNTY SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 4584

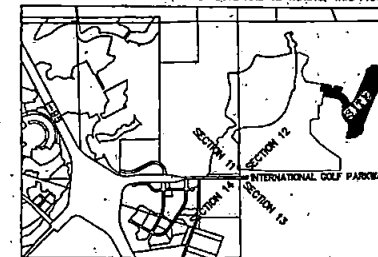


REVISIONS  
OFFICE: [initials]  
FIELD: [initials]  
CHECKED BY: [initials]  
DRAWN/CLOSURES/DATA-COVER SHEET: [initials]  
PRMS: [initials]

# BANNON LAKES PHASE 1B-1B

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 5 SHEETS  
31 LOTS AND 13 TRACTS, THIS PHASE



VICINITY MAP  
NOT TO SCALE

### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY R/W LINE OF INTERNATIONAL GOLF PARKWAY AS N89°38'40"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT).

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS 0250 AND 0251.

0250 N 2025870.5021 E 511532.7838  
0251 N 2025874.3148 E 504321.1545

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2057971.91	516744.98	PRM-NELY CORNER OF TRACT 21
2	2056398.17	516091.49	PRM-NELY CORNER OF LOT 28

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.

6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

7. CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

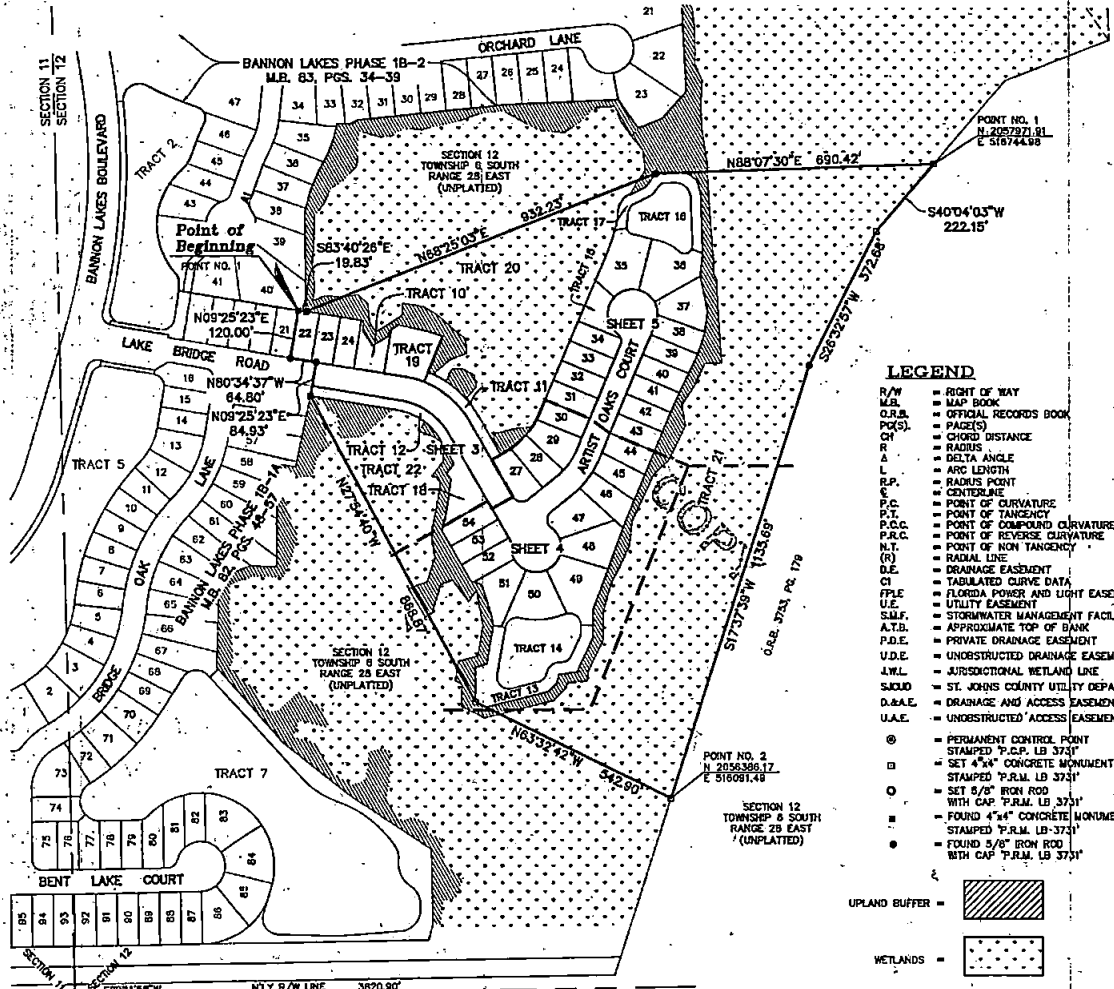
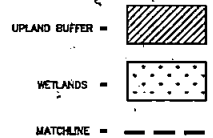
9. EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID UNOBSTRUCTED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

10. THE NUMBERING OF LOTS ON THIS PLAT ONLY INCLUDES LOTS NUMBERED 22 THROUGH 24 AND 27 THROUGH AND INCLUDING 54. THE NUMBERING OF TRACTS ON THIS PLAT ONLY INCLUDES TRACTS NUMBERED 10 THROUGH AND INCLUDING 22.

### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

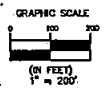
O.R.B. 975, PG. 668	FLORIDA POWER AND LIGHT EASEMENTS	DOES NOT BURDEN PROPERTY
O.R.B. 1350, PG. 119	INGRESS AND EGRESS EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4003, PG. 1394	TEMPORARY CONSTRUCTION EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4112, PG. 1887	CONSERVATION EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4133, PG. 1711	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4133, PG. 1734	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4133, PG. 1751	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4133, PG. 1773	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4143, PG. 242	MASTER DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19
O.R.B. 4143, PG. 840	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4154, PG. 1909	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4156, PG. 1939	ACCESS AND UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4156, PG. 827	AMENDED MASTER DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19
O.R.B. 4175, PG. 1541	UTILITY EASEMENT	DOES NOT BURDEN PROPERTY
O.R.B. 4175, PG. 1339	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4256, PG. 270	AMENDED COMMUNITY DECLARATION	BLANKETS LOTS 22-24, 27-54 AND TRACTS 10-19

- ### LEGEND
- R/W = RIGHT OF WAY
  - M.B. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.C.C. = PARCELS
  - CH = CHORD DISTANCE
  - R = RADIUS
  - Δ = DELTA ANGLE
  - L = ARC LENGTH
  - R.P. = RADIUS POINT
  - C.L. = CENTERLINE
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - P.R.C. = POINT OF REVERSE CURVATURE
  - N.T. = POINT OF NON TANGENCY
  - (R) = RADIAL LINE
  - D.E. = DRAINAGE EASEMENT
  - CI = TABULATED CURVE DATA
  - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
  - U.E. = UTILITY EASEMENT
  - S.M.F. = STORMWATER MANAGEMENT FACILITY
  - A.T.B. = APPROXIMATE TOP OF BANK
  - P.D.E. = PRIVATE DRAINAGE EASEMENT
  - U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
  - J.W.L. = JURISDICTIONAL WETLAND LINE
  - S.M.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
  - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
  - U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- ⊙ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
  - = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
  - = SET 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
  - = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
  - = FOUND 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"



INTERNATIONAL GOLF PARKWAY  
A.K.A. HOME HOLE ROAD  
(VARIABLE WIDTH R/W)

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

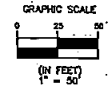




# BANNON LAKES Phase 1B-1B

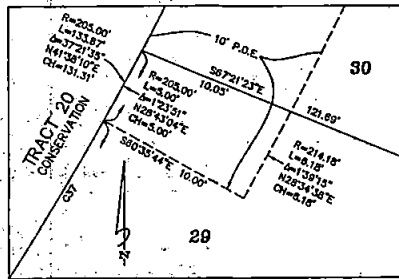
A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE		
LINE	LENGTH	BEARING
L14	25.00'	N61°19'03"E
L21	12.40'	N82°43'58"E
L22	19.41'	N01°05'56"E
L23	30.00'	N88°54'04"W
L24	0.95'	N10°54'32"E

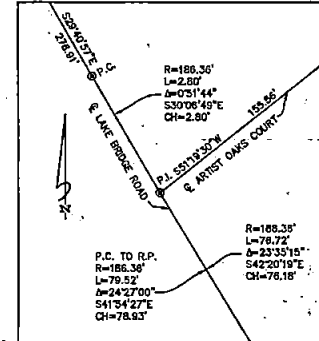
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C9	2.80'	186.36'	0°14'44"	2.80'	S30°06'49"E
C10	76.72'	186.36'	23°35'15"	76.18'	S42°20'19"E
C11	100.12'	200.00'	28°40'33"	99.07'	N36°59'03"E
C12	43.19'	25.00'	58°59'33"	38.02'	S79°10'44"E
C13	22.86'	170.00'	7°42'17"	22.84'	N47°28'21"E
C14	62.24'	170.00'	20°58'36"	61.89'	N33°07'55"E
C15	15.05'	25.00'	34°29'04"	14.82'	N12°26'26"W
C16	35.87'	62.00'	39°09'09"	35.38'	S11°46'28"E
C17	41.19'	62.00'	39°10'54"	40.49'	S47°21'59"E
C18	52.18'	62.00'	48°13'29"	50.66'	N89°30'19"E
C19	52.30'	62.00'	48°19'57"	50.76'	N41°13'36"E
C20	39.11'	62.00'	35°06'48"	38.47'	N01°00'46"W
C21	36.33'	62.00'	33°34'29"	35.81'	N35°52'29"W
C22	45.37'	25.00'	102°59'09"	35.43'	S30°40'05"E
C23	25.32'	230.00'	6°33'29"	25.31'	N48°10'45"E
C24	52.61'	230.00'	13°06'24"	52.50'	N38°12'48"E
C25	36.19'	230.00'	9°00'59"	36.16'	N27°09'05"E
C26	59.48'	30.00'	113°36'05"	58.21'	S46°57'36"E
C27	44.21'	25.00'	63°49'30"	38.38'	N43°44'27"E
C28	37.61'	30.00'	71°49'26"	29.19'	S16°49'18"W
C29	30.22'	30.00'	57°42'35"	28.95'	N53°52'40"E
C30	12.53'	30.00'	23°55'27"	12.44'	N12°03'39"E
C31	52.63'	30.00'	100°33'02"	46.13'	N49°10'35"W
C32	6.47'	30.00'	131°02'07"	6.81'	S74°01'50"W
C33	112.29'	182.00'	35°21'01"	110.52'	N65°11'17"E
C34	48.71'	30.00'	93°01'22"	43.53'	S56°21'07"E
C35	18.17'	205.30'	5°04'15"	18.16'	N57°46'42"E
C36	50.69'	203.17'	14°03'24"	50.56'	N48°09'19"E
C37	41.63'	203.18'	11°38'35"	41.62'	N35°14'26"E
C38	5.00'	215.99'	119°35"	5.00'	N28°44'07"E



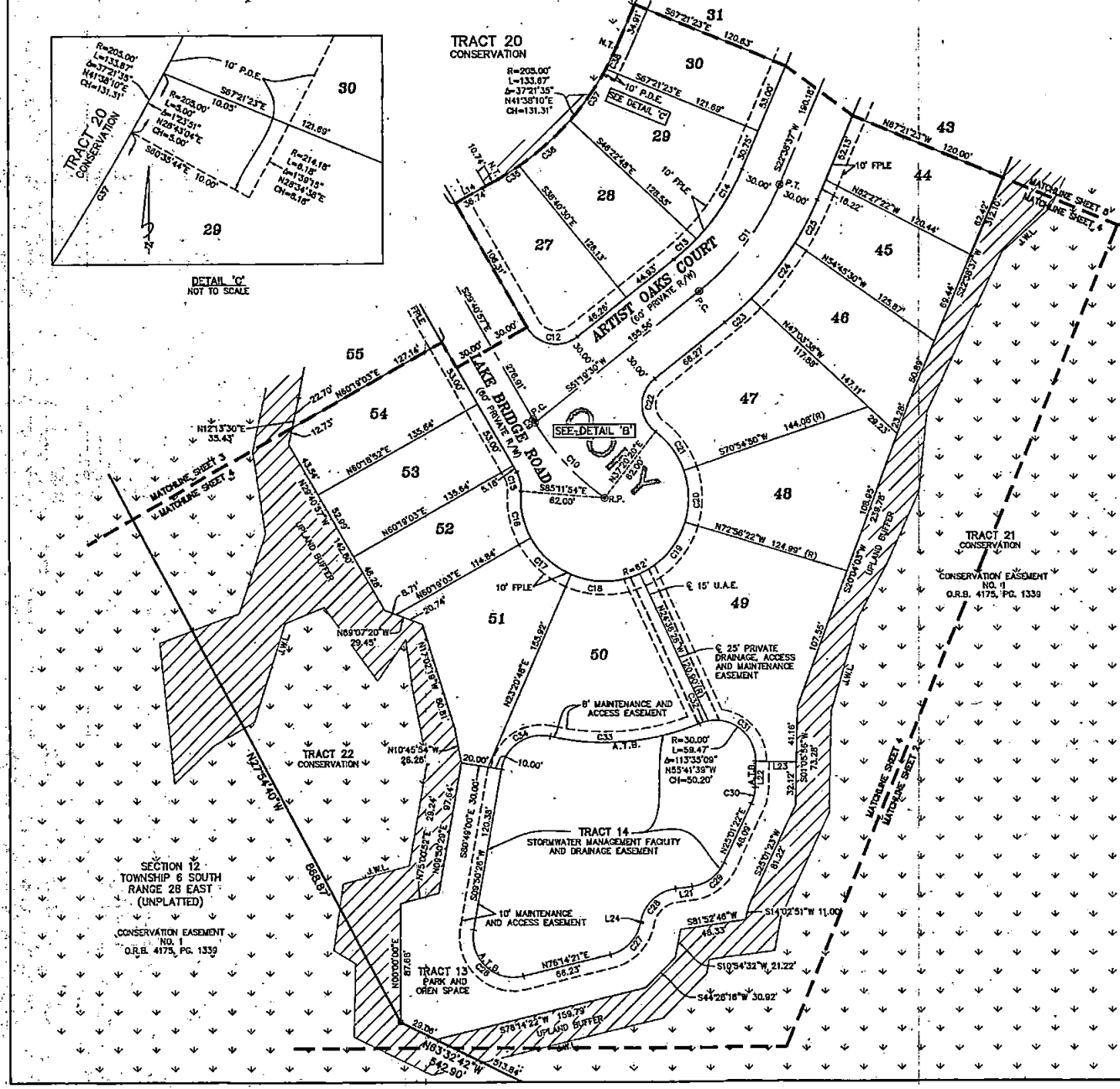
DETAIL 'C'  
NOT TO SCALE



SEE DETAIL 'B'



DETAIL 'B'  
NOT TO SCALE



SECTION 12  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST  
(UNPLATTED)

CONSERVATION EASEMENT  
NO. 1  
O.R.B. 4175, PG. 1339

TRACT 14  
STORMWATER MANAGEMENT FACILITY  
AND DRAINAGE EASEMENT

10' MAINTENANCE  
AND ACCESS EASEMENT

TRACT 13  
PARK AND  
OPEN SPACE

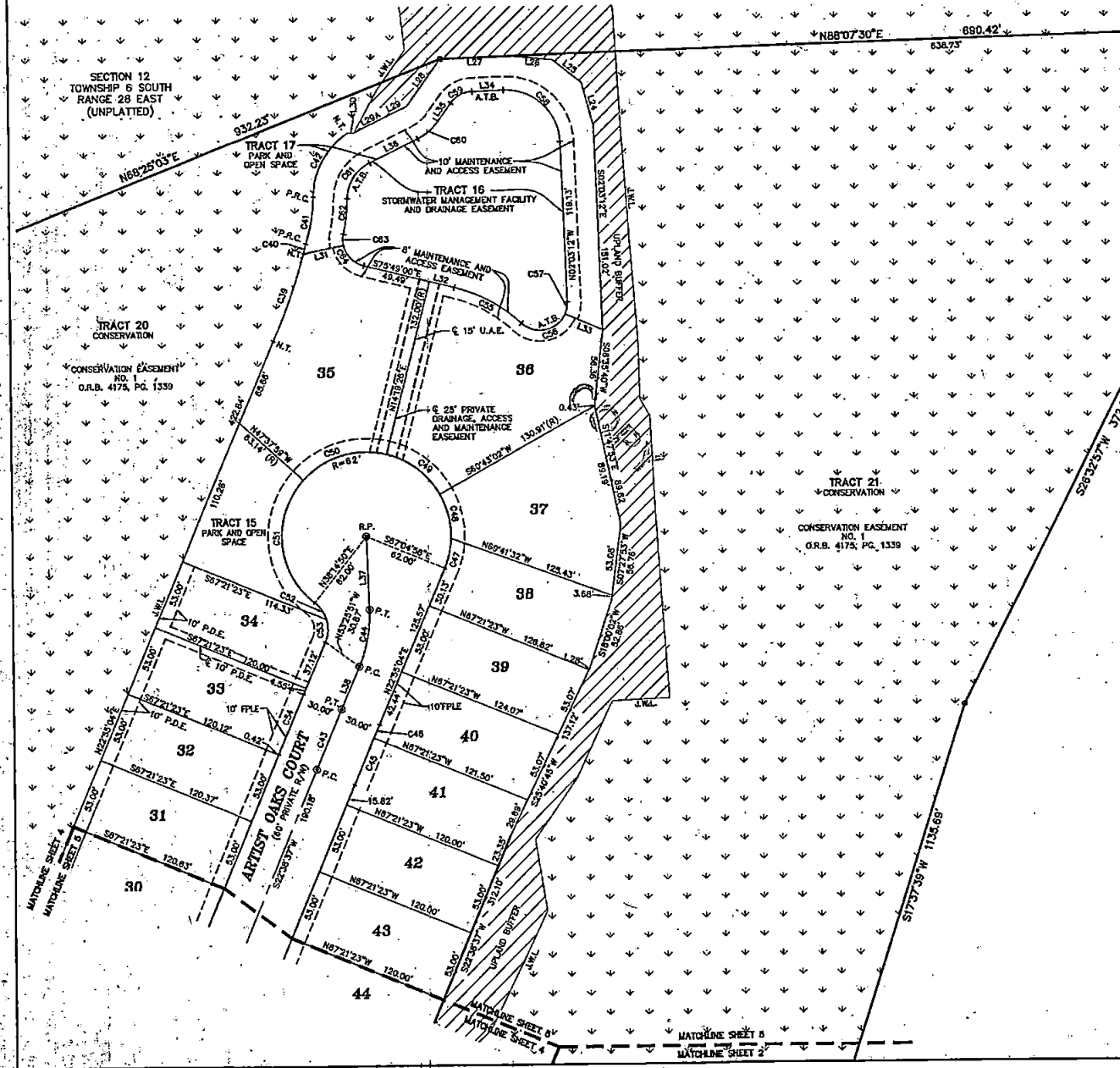
TRACT 21  
CONSERVATION  
EASEMENT  
NO. 1  
O.R.B. 4175, PG. 1339



# BANNON LAKES Phase 1B-1B

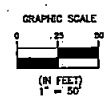
A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE		
LINE	LENGTH	BEARING
L24	33.37	S15°00'12"E
L25	27.38	S51°09'22"E
L26	30.56	S33°15'00"E
L27	31.68	N88°07'39"E
L28	42.59	N35°18'09"E
L29	17.35	N64°08'36"E
L29A	26.12	N57°23'16"E
L30	4.53	N89°49'11"E
L31	33.04	N78°26'16"E
L32	18.72	S75°49'00"E
L33	29.95	N66°19'21"V
L34	22.93	S88°07'39"V
L35	18.40	S25°18'44"V
L36	39.98	S63°41'38"V
L37	54.22	S01°54'15"V
L38	34.38	S22°55'04"V

CURVE TABLE					
CURVE	LENGTH	RADIUS	BETA	CHORD	CHORD DIRECTION
C38	18.11	205.00	3°03'47"	18.11	N83°29'16"E
C39	69.63	420.34	9°20'24"	69.54	N19°24'41"E
C40	7.42	51.37	8°17'17"	7.42	N13°48'30"E
C41	35.40	117.42	17°16'17"	35.26	N09°18'38"E
C42	56.00	87.33	33°57'45"	83.80	N26°39'42"E
C43	47.89	100.000	0°16'28"	47.88	S22°46'50"V
C44	43.32	100.00	24°49'20"	42.92	N10°32'25"E
C45	37.18	997000	0°12'49"	37.18	S22°43'01"V
C46	10.56	997000	0°03'38"	10.56	S22°53'15"V
C47	22.76	62.00	21°01'51"	22.63	N12°24'09"E
C48	33.73	62.00	31°10'12"	33.31	N14°15'34"V
C49	50.28	62.00	45°23'26"	48.84	N52°28'46"V
C50	67.04	62.00	61°57'25"	63.82	S73°20'43"V
C51	101.89	62.00	94°07'10"	93.78	S94°41'35"E
C52	15.40	231.00	35°18'13"	15.16	N34°06'04"V
C53	17.18	250.00	39°22'01"	16.84	N03°14'01"V
C54	40.62	1000.00	0°16'28"	40.62	S22°46'50"V
C55	56.54	1100.00	29°27'00"	55.92	N61°02'28"V
C56	38.38	20.00	109°57'22"	32.76	N78°39'21"E
C57	8.98	20.00	25°49'32"	8.91	N0°48'44"E
C58	62.71	40.00	89°49'14"	36.48	N45°27'01"V
C59	18.44	20.00	52°48'49"	17.79	S61°49'09"V
C60	19.61	40.00	28°22'54"	19.61	N49°30'11"E
C61	32.77	30.00	62°34'45"	31.16	S32°24'16"V
C62	26.70	142.42	10°44'22"	26.66	N05°29'04"E
C63	8.17	20.00	23°24'59"	8.12	S30°08'46"V
C64	22.43	20.00	64°13'14"	21.27	S45°41'21"E





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

**Bannon Lakes Phase 1B-1B**

Pulte Home Company, LLC (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Bannon Lakes Phase 1B-1B"

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

**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 25 of February, 2019.

**WITNESS:**

Anna Kuczkowski  
Witness Signature

Anna KUCZKOWSKI  
Print Witness Name

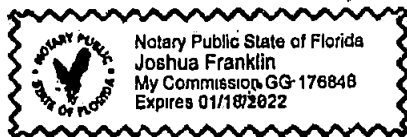
**OWNER:**

Justin Dudley  
Owner's Signature

JUSTIN DUDLEY  
Print Owner's Name

State of FLORIDA  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 25 day of February, 2019, by JUSTIN DUDLEY who is personally known to me or has produced \_\_\_\_\_ as identification.



Joshua Franklin  
Notary Public



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

Project Name: Bannon Lakes Phase 1B-1B.  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
8" SDR26	LF	1348	\$ 23.15	\$ 31,206.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR26	EA	29	\$ 1,266.71	\$ 36,734.59
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
48" Type A 6-8 foot deep	EA	2	\$ 2,588.52	\$ 5,177.04
48" Type A 8-10 foot deep	EA	2	\$ 4,125.21	\$ 8,250.42
48" Type A 10-12 foot deep	EA	3	\$ 2,980.81	\$ 8,942.43
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 90,310.68</b>



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

Project Name: Bannon Lakes Phase 1B-1B  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" Poly	LF	480	\$ 8.81	\$ 4,228.80
4" DR 18	LF	190	\$ 10.92	\$ 2,074.80
6" DR18	LF	180	\$ 15.04	\$ 2,707.20
6" HDPE	LF	40	\$ 25.62	\$ 1,024.80
8" DR 18	LF	650	\$ 21.41	\$ 13,916.50
10" HDPE	LF	125	\$ 35.24	\$ 4,405.00
<b>Water Valves (Size and Type)</b>				
6" GATE VALVE	Ea	1	\$ 869.63	\$ 869.63
8" GATE VALVE	Ea	1	\$ 1,263.40	\$ 1,263.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" FLUSHING HYDRANT	Ea	2	\$ 895.70	\$ 1,791.40
6" FIRE HYDRANT	EA	2	\$ 3,452.00	\$ 6,904.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
SINGLE SHORT	Ea	11	\$ 558.98	\$ 6,148.78
SINGLE LONG	Ea	2	\$ 695.36	\$ 1,390.72
DOUBLE SHORT	Ea	4	\$ 767.97	\$ 3,071.88
DOUBLE LONG	Ea	5	\$ 921.43	\$ 4,607.15
<b>Total Water System Cost</b>				<b>\$ 54,404.06</b>



St. Johns County Utility Department  
Asset Management  
Schedule of Values

Project Name: Bannon Lakes Phase 1B-1B  
Contractor: Marietta Sand Corporation  
Developer: Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
2" POLY	LF	360	\$ 9.86	\$ 3,549.60
4" DR 18	LF	250	\$ 12.82	\$ 3,205.00
6" DR 18	LF	345	\$ 15.40	\$ 5,313.00
8" DR18	LF	645	\$ 21.61	\$ 13,938.45
8" HDPE	LF	40	\$ 44.11	\$ 1,764.40
<b>Reuse Valves (Size and Type)</b>				
8" GATE VALVE	Ea	2	\$ 1,474.35	\$ 2,948.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
SINGLE SHORT	Ea	10	\$ 752.43	\$ 7,524.30
SINGLE LONGS	Ea	2	\$ 841.61	\$ 1,683.22
DOUBLE SHORT	Ea	5	\$ 686.00	\$ 3,430.00
DOUBLE LONGS	Ea	4	\$ 961.27	\$ 3,845.08
<b>Total Reuse System Cost</b>				<b>\$ 47,201.75</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$191,916.49 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 31 2018 to Pulte Home Company, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR BANNON LAKES PHASE 1B-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 1<sup>st</sup> of November, 2018.

WITNESS:

[Handwritten Signature]  
Witness Signature

Dean Black  
Print Witness Name

OWNER:

[Handwritten Signature]  
Lienor's Signature

Wayne Pope  
Print Lienor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2018, by Wayne Pope who is personally known to me or has produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
Notary Public





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

Project Name: Bannon Lakes Phase 1B-1B  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
8" SDR26	LF	1348	\$ 23.15	\$ 31,206.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR26	EA	29	\$ 1,266.71	\$ 36,734.59
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
48" Type A 6-8 foot deep	EA	2	\$ 2,588.52	\$ 5,177.04
48" Type A 8-10 foot deep	EA	2	\$ 4,125.21	\$ 8,250.42
48" Type A 10-12 foot deep	EA	3	\$ 2,980.81	\$ 8,942.43
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 90,310.68</b>



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

**Project Name:** Bannon Lakes Phase 1B-1B  
**Contractor:** Marietta Sand Corporation  
**Developer:** Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" Poly	LF	480	\$ 8.81	\$ 4,228.80
4" DR 18	LF	190	\$ 10.92	\$ 2,074.80
6" DR18	LF	180	\$ 15.04	\$ 2,707.20
6" HDPE	LF	40	\$ 25.62	\$ 1,024.80
8" DR 18	LF	650	\$ 21.41	\$ 13,916.50
10" HDPE	LF	125	\$ 35.24	\$ 4,405.00
<b>Water Valves (Size and Type)</b>				
6" GATE VALVE	Ea	1	\$ 869.63	\$ 869.63
8" GATE VALVE	Ea	1	\$ 1,263.40	\$ 1,263.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" FLUSHING HYDRANT	Ea	2	\$ 895.70	\$ 1,791.40
6" FIRE HYDRANT	EA	2	\$ 3,452.00	\$ 6,904.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
SINGLE SHORT	Ea	11	\$ 558.98	\$ 6,148.78
SINGLE LONG	Ea	2	\$ 695.36	\$ 1,390.72
DOUBLE SHORT	Ea	4	\$ 767.97	\$ 3,071.88
DOUBLE LONG	Ea	5	\$ 921.43	\$ 4,607.15
<b>Total Water System Cost</b>				<b>\$ 54,404.06</b>



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

Project Name: Bannon Lakes Phase 1B-1B  
 Contractor: Marietta Sand Corporation  
 Developer: Pulte Home Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
2" POLY	LF	360	\$ 9.88	\$ 3,549.60
4" DR 18	LF	250	\$ 12.82	\$ 3,205.00
6" DR 18	LF	345	\$ 15.40	\$ 5,313.00
8" DR18	LF	645	\$ 21.61	\$ 13,938.45
8" HDPE	LF	40	\$ 44.11	\$ 1,764.40
<b>Reuse Valves (Size and Type)</b>				
8" GATE VALVE	Ea	2	\$ 1,474.35	\$ 2,948.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
SINGLE SHORT	Ea	10	\$ 752.43	\$ 7,524.30
SINGLE LONGS	Ea	2	\$ 841.61	\$ 1,683.22
DOUBLE SHORT	Ea	5	\$ 686.00	\$ 3,430.00
DOUBLE LONGS	Ea	4	\$ 961.27	\$ 3,845.08
<b>Total Reuse System Cost</b>				<b>\$ 47,201.75</b>



WARRANTY  
UTILITY IMPROVEMENTS

Date: October 24 2018

Project Title: Bannon Lakes Phase 1B-1B  
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:

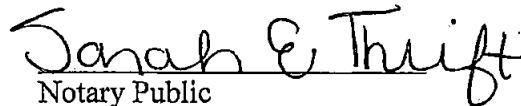
  
Contractor's Signature

DAWN D. MOTES  
Print Contractor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 2018, by Dawn D. Motes who is personally known to me or has produced \_\_\_\_\_ as identification.



  
Notary Public



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

Utility Department

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INTEROFFICE MEMORANDUM

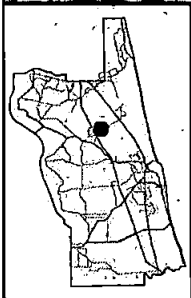
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Bannon Lakes Phase 1B-1B  
DATE: January 15, 2019

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



2016 Aerial Imagery

0 100 200 400  
Feet

Date: 3/13/2019

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

**Bannon Lakes Phase 1B-1B**

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.

