

RESOLUTION NO. 2019- 285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, TWO EASEMENTS FOR UTILITIES, SPECIAL WARRANTY DEED AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, FORCE MAINS, PUMP STATION AND SEWER SYSTEMS TO SERVE VILLAGES OF VALENCIA PHASE 5 LOCATED OFF US 1 SOUTH.

RECITALS

WHEREAS, Pulte Home Company LLC, a Michigan limited liability company, has executed and presented to the County two Easements for Utilities associated with the water, force mains, pump station and sewer systems to serve Villages of Valencia Phase 5 located off US 1 South, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, Pulte Home Company LLC, a Michigan limited liability company, has executed and presented to the County a Special Warranty Deed associated with the pump station to serve Villages of Valencia Phase 5 located off US 1 South, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, Pulte Home Company LLC, a Michigan limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water, force mains, pump station and sewer systems to serve Villages of Valencia Phase 5 located off US 1 South, attached hereto as Exhibit "D", incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Villages of Valencia Phase 5, attached hereto as Exhibits "E" and "F", 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 "G," 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 Easements for Utilities, Special Warranty Deed and 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 Circuit Court is instructed to record the original Easements for Utilities, Special Warranty Deed 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 12th day of September, 2019.

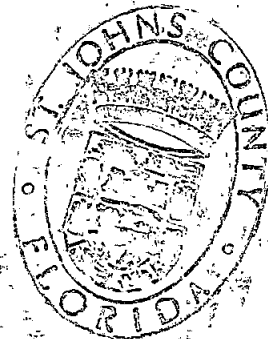
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 9/17/19

Pam Halterman
Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19 day of DECEMBER, 2018 by PULTE HOME COMPANY, LLC a Michigan limited liability company, with an address of 124 Del Webb Parkway, Ponte Vedra, FL 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 lift station & sewer force main, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. PUMP STATION & SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

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

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

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

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

Signed, sealed and delivered
In the presence of:

[Signature]
Witness Signature

David Crosby
Print Name

[Signature]
Witness Signature

DENA HARTMAN
Print Name

By: Justin Dudley

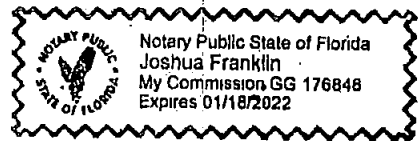
Print Name: [Signature]

Its: Director of Land

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me, this 19 day of December, 2018, by JUSTIN DUDLEY who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



SKETCH AND DESCRIPTION OF

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF VILLAGES OF VALENCIA PHASE 3, RECORDED IN MAP BOOK 85, PAGES 61 THROUGH 69 AND A PORTION OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 4536, PAGE 1829, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 6, ESTATES OF TUSCANY PHASE 2A, AS RECORDED IN MAP BOOK 61, PAGES 36 THROUGH 40 OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 89°34'51" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 00°25'27" WEST, ALONG LAST SAID WEST LINE AND ALONG THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 2030.06 FEET; THENCE SOUTH 89°54'32" WEST, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 8.40 FEET; THENCE NORTH 62°09'47" WEST, A DISTANCE OF 64.93 FEET; THENCE SOUTH 27°50'03" WEST, A DISTANCE OF 37.60 FEET; THENCE SOUTH 62°09'57" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 27°50'03" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 62°09'57" WEST, A DISTANCE OF 37.00 FEET; THENCE SOUTH 27°50'03" WEST, A DISTANCE OF 123.34 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.73 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°18'44" WEST, 30.65 FEET; THENCE NORTH 27°50'03" EAST, A DISTANCE OF 159.64 FEET; THENCE NORTH 62°10'10" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 27°50'03" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 62°09'47" EAST, A DISTANCE OF 61.20 FEET; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 14.58 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SECTION 17; THENCE SOUTH 00°25'27" EAST, ALONG LAST SAID LINE, ALSO BEING THE WEST LINE OF ST. AUGUSTINE SHORES UNIT SIX, AS RECORDED IN MAP BOOK 14, PAGES 40-46, A DISTANCE OF 2045.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 29,230.40 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

SHEET INDEX

1. LEGAL DESCRIPTION & GENERAL NOTES
2. SKETCH

GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY, NOR DOES IT PURPORT TO BE SUCH.
2. BEARINGS BASED ON THE EAST LINE OF SECTION 17, BEING SOUTH 00°25'27" EAST, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD_83), BEING DERIVED BY A TRIMBLE RB BASE STATION AND VERIFIED WITH REDUNDANT MEASUREMENTS, AS SHOWN ON ORIGINAL BOUNDARY SURVEY BY ARC SURVEYING AND MAPPING, FILE # 180331.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.

Bob L. Pittman

BOB L. PITTMAN STATE OF 12-20-2018
 Florida Registration Certificate No. 4827
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



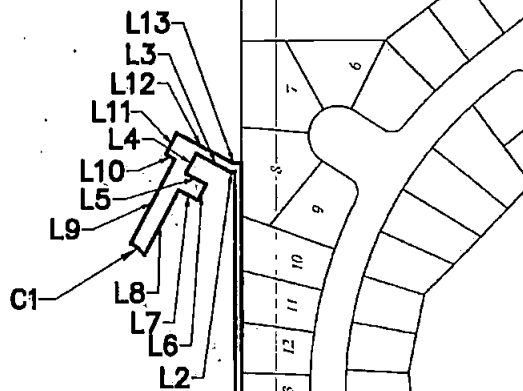
5202 SAN JUAN AVENUE,
 JACKSONVILLE, FLORIDA
 32210 PHONE: 904-384-8377
 LICENSED BUSINESS NO. 6487

DRAWN BY:	DATE:	SHEET #	JOB NO.
JMB	12-20-2018	1 OF 2	180331-02B



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°34'51"W	10.00'
L2	S89°54'32"W	8.40'
L3	N62°09'47"W	64.93'
L4	S27°50'03"W	37.60'
L5	S62°09'57"E	40.00'
L6	S27°50'03"W	30.00'
L7	N62°09'57"W	37.00'
L8	S27°50'03"W	123.34'
L9	N27°50'03"E	159.64'
L10	N62°10'10"W	18.00'
L11	N27°50'03"E	40.00'
L12	S62°09'47"E	61.20'
L13	N89°54'32"E	14.58'

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N50°18'44"W	30.65'	125.00'	30.73'	014°05'10"



O.R.B.: 4536
PAGE: 1829
0.67 ACRES ±

N00°25'27"W 2030.06'

EAST LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST
WEST LINE OF SECTION 40, TOWNSHIP 8 SOUTH, RANGE 30 EAST
AND ALSO BEING THE WEST LINE OF ST. AUGUSTINE SHORES UNIT SIX

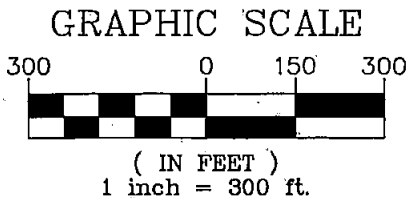
TRACT "D"
ST. AUGUSTINE SHORES UNIT SIX
(MAP BOOK 14, PAGES 40 - 46)



POINT OF BEGINNING
NORTHWEST CORNER OF LOT 6

ESTATES OF
TUSCANY PHASE 2A
(MAP BOOK 61 PAGES 36-40)

ABBREVIATIONS
O.R.B. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
R/W = RIGHT OF WAY



ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA
32210 PHONE: 904-384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY: JMB	DATE: 12-20-2018	SHEET # 2 OF 2	JOB NO. 180331-02B
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SKETCH AND DESCRIPTION OF

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "D", TRACT "E", TRACT "J" AND TRACT "H", AS SHOWN ON THE PLAT OF VILLAGES OF VALENCIA PHASE 3, RECORDED IN MAP BOOK 85, PAGES 61 THROUGH 69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE EAST TERMINUS OF LA MANCHA DRIVE, BEING A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF VILLAGES OF VALENCIA; THENCE SOUTH 74°15'33" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LA MANCHA DRIVE, A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°44'27" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 74°15'33" WEST, A DISTANCE OF 116.28 FEET; THENCE SOUTH 14°30'17" EAST, A DISTANCE OF 399.91 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID LINE ALSO BEING THE SOUTH LINE OF SAID PLAT OF VILLAGES OF VALENCIA PHASE 3; THENCE SOUTH 89°42'28" WEST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 20.63 FEET; THENCE NORTH 14°30'17" WEST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 414.42 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTH LINE OF TRACT "G" AS SHOWN ON SAID PLAT OF VILLAGES OF VALENCIA PHASE 3; THENCE NORTH 74°15'33" EAST, ALONG LAST SAID PROLONGATION AND THE SOUTH LINE OF SAID OF TRACT "G", A DISTANCE OF 115.85 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 15°44'27" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 55.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF LA MANCHA DRIVE; THENCE NORTH 74°15'33" EAST, ALONG LAST SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 11,764.66 SQUARE FEET OR 0.27 ACRES, MORE OR LESS.

SHEET INDEX

1. LEGAL DESCRIPTION & GENERAL NOTES
2. SKETCH

GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY, NOR DOES IT PURPORT TO BE SUCH.
2. BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF LA MANCHA DRIVE, BEING SOUTH 74°15'33" WEST, AS SHOWN ON THE PLAT OF VILLAGES OF VALENCIA PHASE 3, MAP BOOK 85, PAGES 61-69.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.

Bob L. Pitman

BOB L. PITMAN STATE OF 12-20-2018
 Florida Registration Certificate No. 4827
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
 JACKSONVILLE, FLORIDA
 32210 PHONE: 904-384-8377
 LICENSED BUSINESS NO. 6487

DRAWN BY: JMB	DATE: 12-20-2018	SHEET # 1 OF 2	JOB NO. 180331-02A
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S15°44'27"E	75.00'
L2	S74°15'33"W	116.26'
L3	S14°30'17"E	399.91'
L4	S89°42'28"W	20.63'
L5	N14°30'17"W	414.42'
L6	N74°15'33"E	115.85'
L7	N15°44'27"W	55.00'
L8	N74°15'33"E	20.00'



SOUTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST
SOUTH LINE OF VILLAGES OF VALENCIA PHASE 3

TRACT "B"

100' FLORIDA POWER & LIGHT COMPANY EASEMENT
(O.R.B. 2731, PAGE 1815)

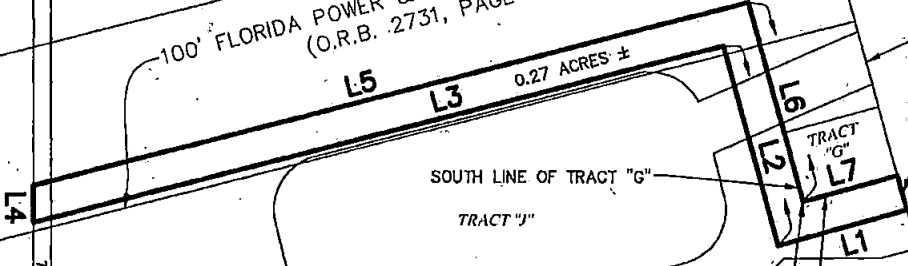
LA MANCHA DRIVE
(50' R/W)

SOUTH R/W LINE OF
LA MANCHA DRIVE

POINT OF BEGINNING

S74°15'33"W 12.20'(A)

POINT OF REFERENCE
SOUTHEAST CORNER OF THE
TERMINUS OF LA MANCHA DRIVE

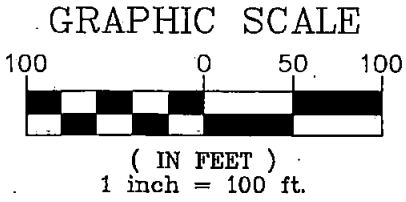


VILLAGES OF VALENCIA PHASE 3
(MAP BOOK 85, PAGES 61-69)

TRACT "H"

O.R.B. 4536
PAGE 1829

ABBREVIATIONS
O.R.B. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
R/W = RIGHT OF WAY



ARC SURVEYING & MAPPING, INC.			
		5202 SAN JUAN AVENUE, JACKSONVILLE, FLORIDA 32210 PHONE: 904-384-8377 LICENSED BUSINESS NO. 6487	
DRAWN BY:	DATE:	SHEET #	JOB NO.
JMB	12-20-2018	2 OF 2	180331-02A

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19 day of December, 2018 by PULTE HOME COMPANY, LLC a Michigan limited liability company, with an address of 124 Del Webb Parkway, Ponte Vedra, FL 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, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. 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.

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

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

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

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

Signed, sealed and delivered
In the presence of:

[Signature]
Witness Signature

David Crosby
Print Name

[Signature]
Witness Signature

DENA HARTMAN
Print Name

By: Justin Dudley

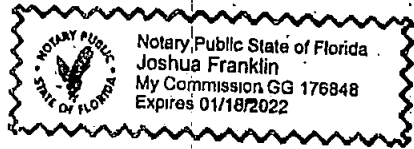
Print Name: [Signature]

Its: Director of Law

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 19th day of December, 2018, by JUSTIN DUDLEY who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



SKETCH AND DESCRIPTION OF

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4536, PAGE 1829 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 59°23'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 17, ALSO BEING THE SOUTH LINE OF THE PLAT OF ST. AUGUSTINE SHORES UNIT FIVE, AS RECORDED IN MAP BOOK 14, PAGES 21 THROUGH 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 816.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°36'31" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 136.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 62.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.30 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°09'55" WEST, 22.18 FEET; THENCE NORTH 30°36'31" WEST, A DISTANCE OF 120.48 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 17; THENCE NORTH 59°23'58" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 1,914.95 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SHEET INDEX

- 1. LEGAL DESCRIPTION & GENERAL NOTES
- 2. SKETCH

GENERAL NOTES

- 1. THIS IS NOT A BOUNDARY SURVEY, NOR DOES IT PURPORT TO BE SUCH.
- 2. BEARINGS BASED ON THE NORTH LINE OF SECTION 17, BEING SOUTH 59°23'58" WEST, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD_83), BEING DERIVED BY A TRIMBLE R8 BASE STATION AND VERIFIED WITH REDUNDANT MEASUREMENTS, AS SHOWN ON ORIGINAL BOUNDARY SURVEY BY ARC SURVEYING AND MAPPING, FILE # 180331.
- 3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
- 4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.

Bob L. Pittman

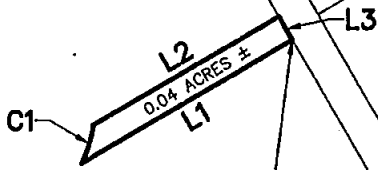
BOB L. PITTMAN STATE OF 12-20-2018
 Florida Registration Certificate No. 4827
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
 JACKSONVILLE, FLORIDA
 32210 PHONE: 904-384-8377
 LICENSED BUSINESS NO. 6487

DRAWN BY:	DATE:	SHEET #	JOB NO.
JMB	12-20-2018	1 OF 2	180331C



POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S30°36'31"E	136.82'
L2	N30°36'31"W	120.48'
L3	N59°23'58"E	15.00'

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N73°09'55"W	22.18'	62.00'	22.30'	020°36'25"

O.R.B. 4536
PAGE 1829

ST. AUGUSTINE SHORES
UNIT FIVE SHORES
TRACT "P"
(MAP BOOK 14, PAGES 21, 22, 23 and 24)



S59°23'58"W 816.11'(A)
BLOCK 157
MARIANA COURT
TOWNSHIP 8 SOUTH, RANGE 30 EAST
(20' DRAINAGE RIGHT-OF-WAY)
(20' F.P. & L. CO. RIGHT-OF-WAY)

POINT OF REFERENCE
NORTHEAST CORNER OF SECTION 17

ST. AUGUSTINE SHORES UNIT SIX
(MAP BOOK 14, PAGES 40 - 46)

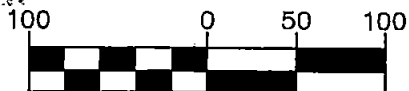
PARCEL "D"

TRACT "A"

ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
R/W = RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA
32210 PHONE: 904-384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY:
JMB

DATE:
12-20-2018

SHEET #
2 OF 2

JOB NO.
180331C

Exhibit "C" to Resolution

This Instrument Prepared By:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 19 day of December 2016 is by and from PULTE HOME COMPANY, LLC, a Michigan limited liability company, whose address is 124 Del Webb Parkway Ponte Vedra, Florida 32081, hereinafter called the Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include 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 \$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:

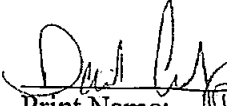
(As recorded in PLAT Map Book 95, pages 1-6 for Tract H)

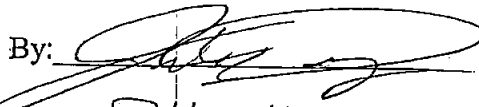
TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

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

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

Signed, sealed and delivered
in our presence:


Print Name: David Crosby


By: 

Its: Pulte Homes
Director of LAND


Print Name: DENA HARTMAN

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 19 day of December, 2018, by Juan Dudley, Pulte Home Company, its Director of LAND who is personally known to me or has produced _____ as identification.


Notary Public

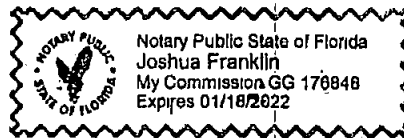


Exhibit "D" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Villages of Valencia Ph5

PULTE HOME COMPANY, LLC, a Michigan limited liability company, whose address is 124 Del Webb Parkway Ponte Vedra, Florida 32081, (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 (Villages of Valencia Ph5)"

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 ___ of ___, ___.

WITNESS:

OWNER:

Ambr D. Crosby
Witness Signature

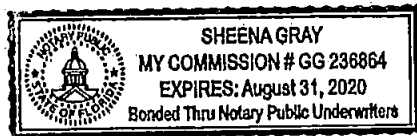
Justin Dudley
Owner's Signature

Ambr D. Crosby
Print Witness Name

Justin Dudley
Print Owner's Name

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 22 day of JULY, 2019, by Justin Dudley who is personally known to me or has produced _____ as identification.



S. Gray
Notary Public



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Villages of Valencia Phase 5
 Contractor: Pipeline Constructors, Inc.
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
ON-SITE				
10" DIP	LF	20	\$ 147.93	\$ 2,958.60
8" DR 18	LF	5108	\$ 22.92	\$ 117,075.36
8" FPVC - Water Main Drill	LF	952	\$ 64.95	\$ 61,832.40
6" DR 18	LF	100	\$ 13.31	\$ 1,331.00
4" DR 9	LF	20	\$ 9.90	\$ 198.00
2" DR 9	LF	288	\$ 6.90	\$ 1,987.20
REFUND - OFF SITE SHORES BLVD				
8" DR 18	LF	785	\$ 92.71	\$ 72,777.35
8" FPVC - Water Main Drill	LF	260	\$ 138.09	\$ 35,903.40
6" DR 18	LF	20	\$ 86.19	\$ 1,723.80
Water Valves (Size and Type)				
ON SITE				
8" Gate Valve	Ea	13	\$ 1,710.83	\$ 22,240.79
6" Gate Valve	Ea	8	\$ 1,236.25	\$ 9,890.00
4" Gate Valve	Ea	2	\$ 1,024.00	\$ 2,048.00
REFUND - OFF SITE SHORES BLVD				
8" Gate Valve	Ea	7	\$ 1,843.14	\$ 12,901.98
8" Tapping Valve	Ea	2	\$ 8,663.73	\$ 17,327.47
Hydrants Assembly (Size and Type)				
ON SITE				
6" Hydrant Assembly	Ea	8	\$ 2,178.88	\$ 17,431.04
Flushing Hydrant	Ea	2	\$ 877.30	\$ 1,754.60
Sevices (Size and Type)				
Short Single Service	Ea	7	\$ 641.43	\$ 4,490.01
Long Single Service	Ea	5	\$ 948.80	\$ 4,744.00
Short Double Service	Ea	25	\$ 997.84	\$ 24,946.00
Long Double Service	Ea	20	\$ 1,629.90	\$ 32,598.00
			Total ON - SITE - Water System Cost	\$ 305,525.00
			Total OFFSITE UCF Refund Agreement Water Contributed Section	\$ 140,634.00
			TOTAL - Water Assts to be recorded	\$ 446,159.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Villages of Valencia Phase 5
Contractor:	Pipeline Constructors, Inc.
Developer:	Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
ON SITE FORCE MAIN				
6" DR 18	LF	80	\$ 14.79	\$ 1,183.20
OFF SITE - REFUND AMOUNT				
12" DR 18	LF	2920	\$ 57.87	\$ 168,980.40
8" DR 18	LF	280	\$ 16.61	\$ 4,650.80
12' FPVC Directional Drill	LF	130	\$ 192.47	\$ 25,021.10
4" Forcemain Credit (per UCF Agreement)	LF	2800	\$ (11.77)	\$ (32,946.72)
Sewer Valves (Size and Type)				
OFF SITE - REFUND AMOUNT				
12" Gate Valve	Ea	7	\$ 2,662.96	\$ 18,640.72
4" Gate Valve Credit (per UCF Agreement)	Ea	7	\$ (750.00)	\$ (5,250.00)
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC	LF	3948	\$ 29.55	\$ 116,663.40
6" PVC	LF	3248	\$ 24.98	\$ 81,135.04
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
Services	EA	101	\$ 263.90	\$ 26,653.90
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	8	\$ 4,553.38	\$ 36,427.04
6-8 foot deep	EA	7	\$ 4,940.57	\$ 34,583.24
8-10 foot deep	EA	3	\$ 6,509.00	\$ 19,527.00
10-12 foot deep	EA	5	\$ 6,515.80	\$ 32,579.00
> 12 foot deep	EA	2	\$ 11,030.08	\$ 22,060.16
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Process Piping	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Process Structure	Lump Sum	1	\$ -	\$ -
Process Electrical Equipment	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Other Improvements	Lump Sum	1	\$ 38,209.00	\$ 38,209.00
Total ON- SITE Sewer System Cost				\$ 598,300.00
Total OFF- SITE REFUND Sewer System Cost				\$ 217,293.00
Total OFF SITE REFUND 4" Forcemain Credit (per UCF Agreement)				\$ (38,196.72)
Total UCF Refund Agreement Sewer Contributed Section Value				\$ 179,096.28
Total- Sewer Assets to be recorded				\$ 815,593.00

Exhibit "E" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum (\$1,261,752.00) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 12/18/18 to Pulte Homes, to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Villages of Valencia Phase 5

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 8 of July 2018

WITNESS:
[Signature]

Witness Signature
Paul H. Huff

Print Witness Name

OWNER:
[Signature]

Lienor's Signature
Ron Denmark

Print Lienor's Name

State of FL
County of Bradford

The foregoing instrument was acknowledged before me this 8 day of July, 2018 by Ron Denmark who is personally known to me or has produced _____ as identification.

Margaret L Best
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Villages of Valencia Phase 5
 Contractor: Pipeline Constructors, Inc.
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
ON-SITE				
10" DIP	LF	20	\$ 147.93	\$ 2,958.60
8" DR 18	LF	5108	\$ 22.92	\$ 117,075.36
8" FPVC - Water Main Drill	LF	952	\$ 64.95	\$ 61,832.40
6" DR 18	LF	100	\$ 13.31	\$ 1,331.00
4" DR 9	LF	20	\$ 9.90	\$ 198.00
2" DR 9	LF	288	\$ 6.90	\$ 1,987.20
REFUND - OFF SITE SHORES BLVD				
8" DR 18	LF	785	\$ 92.71	\$ 72,777.35
8" FPVC - Water Main Drill	LF	260	\$ 138.09	\$ 35,903.40
6" DR 18	LF	20	\$ 86.19	\$ 1,723.80
Water Valves (Size and Type)				
ON-SITE				
8" Gate Valve	Ea	13	\$ 1,710.83	\$ 22,240.79
6" Gate Valve	Ea	8	\$ 1,236.25	\$ 9,890.00
4" Gate Valve	Ea	2	\$ 1,024.00	\$ 2,048.00
REFUND - OFF SITE SHORES BLVD				
8" Gate Valve	Ea	7	\$ 1,843.14	\$ 12,901.98
8" Tapping Valve	Ea	2	\$ 8,663.73	\$ 17,327.47
Hydrants Assembly (Size and Type)				
ON-SITE				
6" Hydrant Assembly	Ea	8	\$ 2,178.88	\$ 17,431.04
Flushing Hydrant	Ea	2	\$ 877.30	\$ 1,754.60
Sevices (Size and Type)				
Short Single Service	Ea	7	\$ 641.43	\$ 4,490.01
Long Single Service	Ea	5	\$ 948.80	\$ 4,744.00
Short Double Service	Ea	25	\$ 997.84	\$ 24,946.00
Long Double Service	Ea	20	\$ 1,629.90	\$ 32,598.00
Total ON - SITE - Water System Cost				\$ 305,525.00
Total OFFSITE UCF Refund Agreement Water Contributed Section				\$ 140,634.00
TOTAL - Water Assts to be recorded				\$ 446,159.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Villages of Valencia Phase 5
 Contractor: Pipeline Constructors, Inc.
 Developer: Pulte Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
ON SITE FORCE MAIN				
6" DR 18	LF	80	\$ 14.79	\$ 1,183.20
OFF SITE - REFUND AMOUNT				
12" DR 18	LF	2920	\$ 57.87	\$ 168,980.40
8" DR 18	LF	280	\$ 16.61	\$ 4,650.80
12' FPVC Directional Drill	LF	130	\$ 192.47	\$ 25,021.10
4" Forcemain Credit (per UCF Agreement)	LF	2800	\$ (11.77)	\$ (32,946.72)
Sewer Valves (Size and Type)				
OFF SITE - REFUND AMOUNT				
12" Gate Valve	Ea	7	\$ 2,662.96	\$ 18,640.72
4" Gate Valve Credit (per UCF Agreement)	Ea	7	\$ (750.00)	\$ (5,250.00)
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC	LF	3948	\$ 29.55	\$ 116,663.40
6" PVC	LF	3248	\$ 24.98	\$ 81,135.04
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
Services	EA	101	\$ 263.90	\$ 26,653.90
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	8	\$ 4,553.38	\$ 36,427.04
6-8 foot deep	EA	7	\$ 4,940.57	\$ 34,583.24
8-10 foot deep	EA	3	\$ 6,509.00	\$ 19,527.00
10-12 foot deep	EA	5	\$ 6,515.80	\$ 32,579.00
> 12 foot deep	EA	2	\$ 11,030.08	\$ 22,060.16
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Process Piping	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Process Structure	Lump Sum	1	\$ -	\$ -
Process Electrical Equipment	Lump Sum	1	\$ 63,093.00	\$ 63,093.00
Other Improvements	Lump Sum	1	\$ 38,209.00	\$ 38,209.00
Total ON- SITE Sewer System Cost				\$ 598,300.00
Total OFF- SITE REFUND Sewer System Cost				\$ 217,293.00
Total OFF SITE REFUND 4" Forcemain Credit (per UCF Agreement)				\$ (38,196.72)
Total UCF Refund Agreement Sewer Contributed Section Value				\$ 179,096.28
Total- Sewer Assets to be recorded				\$ 815,593.00



WARRANTY
UTILITY IMPROVEMENTS

Date: December 18, 2018

Project Title: Villages of Valencia Phase 5
St. Johns County, Florida

FROM: Pipeline Constructors, Inc.
2117 N Temple Avenue
Starke, FL 32091

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

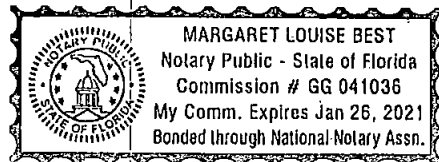
RON DENMARK

Print Contractor's Name

State of FL
County of Bradford

The foregoing instrument was acknowledged before me this 18 day of Dec, 2018 by Ron Denmark who is personally known to me or has produced _____ as identification.

Margaret L Best
Notary Public





St. Johns County Board of County Commissioners

Utility Department

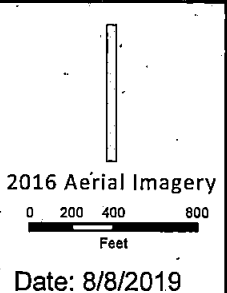
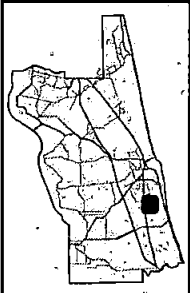
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Villages of Valencia Phase 5
DATE: July 31, 2019

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 Villages of Valencia Phase 5.

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.



*Easements for Utilities,
Special Warranty Deed,
Bill of Sale, Schedule of
Values, Final Release
of Lien, and Warranty*

*Villages of Valencia
Phase 5*

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.

