

RESOLUTION NO. 2019- 284

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 AND REUSE SYSTEMS TO SERVE BANNON LAKES PUD PHASE 1 – WENDY’S ENTRANCE LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP OAK FOREST, LLC, a Delaware 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 water and reuse systems to serve Bannon Lakes PUD Phase 1 – Wendy’s Entrance located off International Golf Parkway; and

WHEREAS, Bannon Lakes Community Development District, has executed and presented to the County 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 water and reuse systems to serve Bannon Lakes PUD Phase 1 – Wendy’s Entrance located off International Golf Parkway; and

WHEREAS, Vallencourt Construction Company, 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 PUD Phase 1 – Wendy’s Entrance, 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's 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 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

Pam Halterman

Deputy Clerk

RENDITION DATE 9/17/19

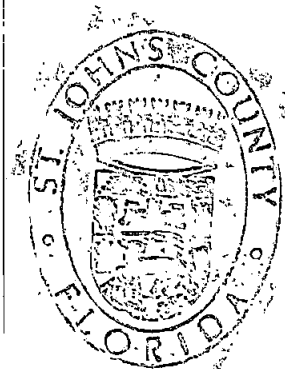


Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT is executed and given this 3rd day of January, 2019, by **RREF III-P-EP OAK FOREST, LLC**, a Delaware limited liability company, with an address of 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, 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, Florida 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 reuse system (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 reuse 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, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove driveway and landscaping improvements; 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) REUSE SYSTEM – Grantee, by acceptance of this Easement, hereby agrees to maintain all reuse meter or meters located within the Easement Area. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines located within the boundary of the Grantor's property excluding the reuse meters.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall restore any 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 in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. At such time as the Easement Area is platted by Grantor or Grantor's successors and assigns and the dedication thereof to St. Johns County, Florida for the construction, operation, and maintenance of Utility Lines and Associated Equipment is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate.

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

6. 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 page immediately follows]

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.

WITNESSES:

Alec Venrice
(Sign on this line.)
Alec Venrice
(Print name legibly on this line.)

Monica Cabler
(Sign on this line.)
Monica Cabler
(Print name legibly on this line.)

GRANTOR:

RREF III-P-EP OAK FOREST, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, its Sole Member

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: *Cony Olson*
Name: Cony Olson
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 3rd day of January, 2019, by Cony Olson, as Authorized Signatory of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, as Sole Member of RREF III-P-EP OAK FOREST, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced _____ as identification.



Erika D. Levy
(Sign on this line)
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: _____
EXPIRATION DATE: _____

(SEAL)

EXHIBIT "A"
EASEMENT AREA

10'x15' SJCUD METER EASEMENT NO. 1

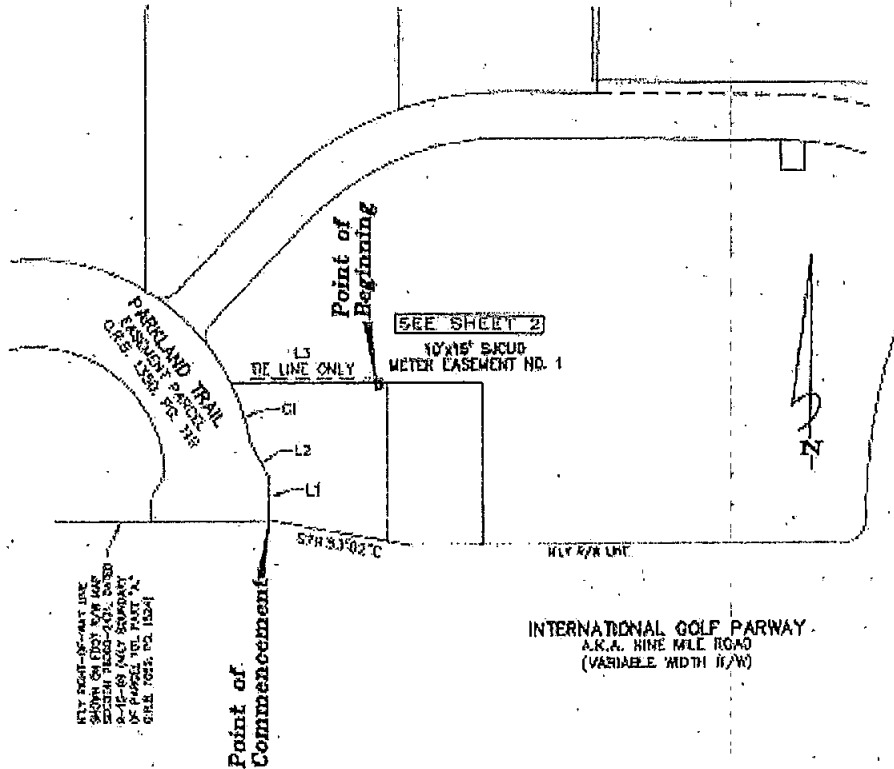
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 110.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°32'57" WEST, 110.52 FEET; THENCE NORTH 89°35'44" EAST, 246.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'44" EAST, 10.00 FEET; THENCE SOUTH 00°24'16" EAST, 15.00 FEET; THENCE SOUTH 89°35'44" WEST, 10.00 FEET; THENCE NORTH 00°24'16" WEST, 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N/TLY R/W LINE OF INTERNATIONAL GOLF PARKWAY AS 57° 53' 02" E, IRVING PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1900 HOS ADJUSTMENT.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES, INC., FILE NO. RB-186, TDS-321 & SURVEY BY GREGGDELL COMPANY, JOB NO. 05136.

LEGEND

- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- PO(S) = PAGE
- SJCUD = ST. JOHNS COUNTY UTILITY DEPARTMENT

GRAPHIC SCALE



(IN FEET)
1" = 300'

SHEET 1 OF 2
10'x15' SJCUD
METER EASEMENT NO. 1

JOB NO. 2018-0738-4
DRAFTER EJC
DATE 10/18/18
SCALE 1"=300'
CHECKED BY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF REVENUE AND CONSUMER SERVICES IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.03, FLORIDA STATUTES, UNLESS OTHERWISE NOTED AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL WALLED SEAL OF A FLORIDA LICENSED SURVEYOR AND NUMBER (CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATION NUMBER HEREON DOES NOT EXTEND TO ANY UNPAID PARTY.

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPING
L.S. NO. 1231
3630 GROWN POINT ROAD
PENSACOLA, FLORIDA 32503
(904) 260-2703
WWW.CLARYASSOCIATES.COM

GREGORY B. CLARY, P.S.M. CERT. NO. 9377

MAP SHOWING

10'x15' SJCUJ METER EASEMENT NO. 1

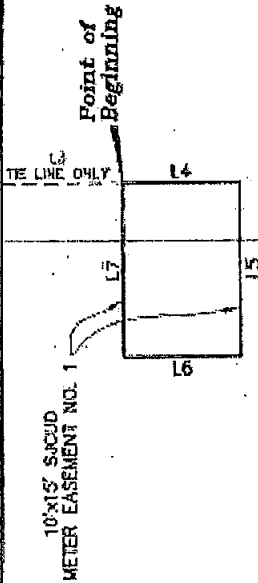
A PORTION OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-19-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN QEDD RECORDED IN OFFICIAL RECORDS BOOK 1089, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1 NORTH 00°32'52" WEST, 70.00 FEET; COURSE NO. 2 SOUTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE, LEADING NORTHERLY; COURSE NO. 3 NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 110.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°32'57" WEST, 110.52 FEET; THENCE NORTH 89°35'44" EAST, 248.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'44" EAST, 10.00 FEET; THENCE SOUTH 00°24'16" EAST, 15.00 FEET; THENCE SOUTH 89°35'44" WEST, 10.00 FEET; THENCE NORTH 00°24'16" WEST, 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	375.00'	110.52'	18°32'57"	N18°32'57"W	110.52'

LINE	BEARING	DISTANCE
L1	S00°23'25"W	70.00'
L2	N28°04'44"W	70.00'
L3	N89°35'44"E	248.79'
L4	N89°35'44"E	10.00'
L5	S00°24'16"E	15.00'
L6	S89°35'44"W	10.00'
L7	S00°24'16"W	15.00'



SHEET 2 OF 2
10'x15' SJCUJ
METER EASEMENT NO. 1

JOB NO. 2016-736-A
DRAFTER RAC
DATE 10/18/18
SCALE 1"=10'

THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN CHAPTER 120, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO SECTION 472.627, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SPECIFIC PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND SURVEYOR (CHAPTER 471-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE DRAFTER NAMED HEREON. THE CONTRACTOR SHALL RETURN THIS MAP EXCEPT TO ANY UNRAISED PARTS.

Gregory H. Clary

CHECKED BY:

GREGORY H. CLARY, P.S.M., CERT. NO. 9377

Clary & Associates
PROFESSIONAL SURVEYORS & ENGINEERS
101 S. 27th
3420 SOUTH PINE BLVD
JACKSONVILLE, FLORIDA 32217
(904) 340-3763
WWW.CLARYSSCO.COM

10'x15' SJCUD METER EASEMENT NO. 2

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 110.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°32'57" WEST, 110.52 FEET; THENCE NORTH 89°35'44" EAST, 300.61 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°35'44" EAST, 10.00 FEET; THENCE SOUTH 00°24'16" EAST, 15.00 FEET; THENCE SOUTH 89°35'44" WEST, 10.00 FEET; THENCE NORTH 00°24'16" WEST, 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

MAP SHOWING

10'x15' SJGUD METER EASEMENT NO. 2

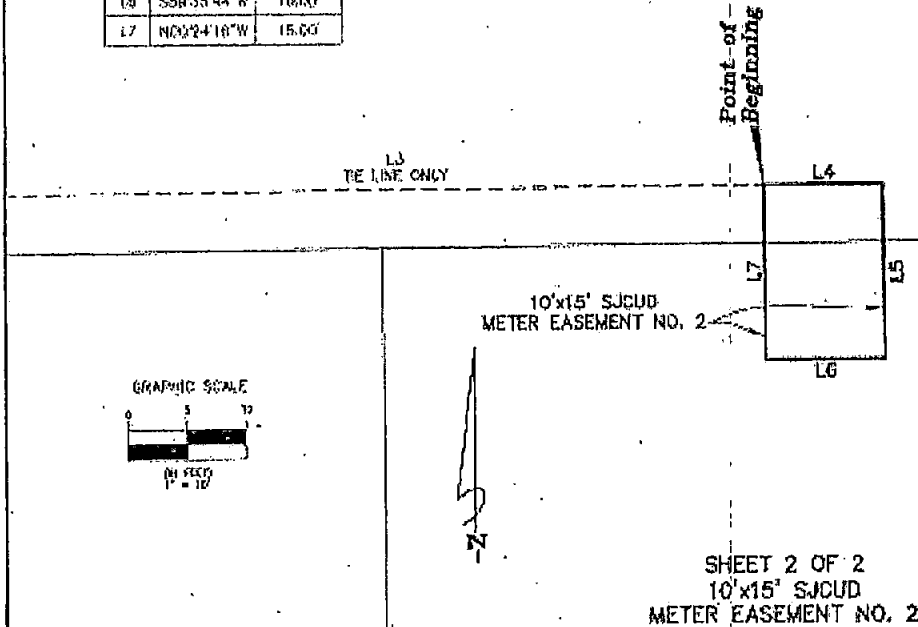
A PORTION OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78020-2431, DATED 9-15-69, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 701, PART "A," DECEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 4524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1020, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 90°23'28" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°34'44" WEST, 70.00 FEET, TO THE END OF A CURVE LEADING NORTHERLY COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 374.00 FEET, AN ARC DISTANCE OF 110.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°32'37" WEST, 110.52 FEET; THENCE NORTH 89°33'44" EAST, 320.61 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'44" EAST, 10.00 FEET; THENCE SOUTH 00°24'18" EAST, 15.00 FEET; THENCE SOUTH 89°23'44" WEST, 10.00 FEET; THENCE NORTH 00°24'18" WEST, 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1561 SQUARE FEET, MORE OR LESS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'28"W	70.00'
L2	N28°34'44"W	70.00'
L3	N89°33'44"E	320.61'
L4	N89°33'44"E	10.00'
L5	S00°24'18"E	15.00'
L6	S89°33'44"W	10.00'
L7	N00°24'18"W	15.00'

CURVE TABLE					
CURVE	RAADIUS	LENGTH	DELTA	BEARING	CHORD
C1	374.00'	110.52'	18°32'37"	N18°32'37"W	110.52'



SHEET 2 OF 2
10'x15' SJGUD
METER EASEMENT NO. 2

JOB NO. 2018-737-18
DRAFTER E.C.
DATE 10/18/18
SCALE 1"=10'
CHECKED BY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY SERVICES, IN CHAPTER 12-12, FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SURVEYING, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND INTENTED HEREOF.

THIS GRAPHIC, SPECIAL PLAT OF MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MEASUREMENTS CHAPTER 12-12, FLORIDA ADMINISTRATIVE CODES.

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN. THE CERTIFICATION SIGNATURE DOES NOT EXTEND TO ANY UNNAMED PARTY.

Gregory B. Clary
GREGORY B. CLARY, P.S.M. CERT. NO. 9377

Clary & Associates
PROFESSIONAL SURVEYING & MAPPING
1818 S.W. 37th
MIAMI GARDENS, FLORIDA 33147
(305) 486-2143
WWW.CLARYASSOCIATES.COM



BILL OF SALE
UTILITY IMPROVEMENTS
for

Bannon Lakes PUD Phase 1 – Wendy’s Entrance / Utility Infrastructure

Bannon Lakes Community Development District, (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:

Bannon Lakes PUD Phase 1 – Wendy’s Entrance / Utility Infrastructure

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 1st of May, 2019

WITNESS:

Sandra L. Powell
Witness Signature

Shelby Jeter
Print Witness Name

OWNER:

Arthur E. Lancaster
Owner’s Signature

ARTHUR E. LANCASTER
Print Owner’s Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Arthur E. Lancaster who is personally known to me or has produced n/a as identification.

Sandra L Powell
Notary Public

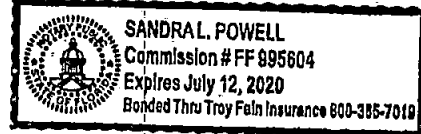


Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Wendy's Entrance / Utility Infrastructure

Contractor: Vallencourt Construction Company Inc.

Developer: RREF III-P-EP Bannon Lakes JV, LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size, Type & Pipe Class)				
	12" HDPE	LF	70	\$ 269.73	\$ 18,881.33
	10" DR 18 PVC	LF	204	\$ 65.30	\$ 13,321.54
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	1	\$ 4,880.27	\$ 4,880.27
	6" Gate Valve	EA	1	\$ 2,112.78	\$ 2,112.78
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	1	\$ 5,516.00	\$ 5,516.00
	2" Flushing Hydrant	EA	1	\$ 2,049.93	\$ 2,049.93
					\$ -
					\$ -
(1)	Services (Size and Type)				
	1.5" Single Water Service	EA	2	\$ 1,340.24	\$ 2,680.48
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 49,442.34



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Wendy's Entrance / Utility Infrastructure

Contractor: Vallencourt Construction Company Inc.

Developer: RREF III-P-EP Bannon Lakes JV, LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(4)					
					\$ -
					\$ -
					\$ -
					\$ -
(5)					
					\$ -
					\$ -
					\$ -
					\$ -
(1)					
					\$ -
					\$ -
(3)					
	1.5" Single Water Service	EA	2	\$ 1,914.16	\$ 3,828.32
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 3,828.32



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

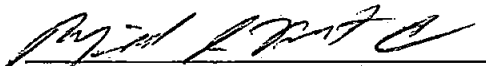
The undersigned lienor, in consideration of the sum \$53,270.66 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 10-30-18 to RREF III-P-EP Bannon Lakes JV, LLC. to the following described property:

Bannon Lakes PUD Phase 1 - Wendy's Entrance / Utility Infrastructure

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 30th of Oct, 2018.

WITNESS:



Witness Signature

Michael A. Vallencourt

Print Witness Name

OWNER:



Lienor's Signature:

J. Daniel Vallencourt

Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 31 day of October, 2018, by J. Daniel Vallencourt who is personally known to me or has produced _____ as identification.


Notary Public

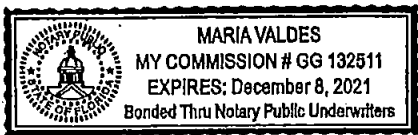


Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Wendy's Entrance / Utility Infrastructure

Contractor: Vallencourt Construction Company Inc.

Developer: RREF III-P-EP Bannon Lakes JV, LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(d)	Water Mains (Size, Type & Pipe Class)				
	12" HDPE	LF	70	\$ 269.73	\$ 18,881.33
	10" DR 18 PVC	LF	204	\$ 65.30	\$ 13,321.54
					\$ -
					\$ -
					\$ -
					\$ -
(d)	Water Valves (Size and Type)				
	10" Gate Valve	EA	1	\$ 4,880.27	\$ 4,880.27
	6" Gate Valve	EA	1	\$ 2,112.78	\$ 2,112.78
					\$ -
					\$ -
					\$ -
					\$ -
(d)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	1	\$ 5,516.00	\$ 5,516.00
	2" Flushing Hydrant	EA	1	\$ 2,049.93	\$ 2,049.93
					\$ -
					\$ -
(d)	Services (Size and Type)				
	1.5" Single Water Service	EA	2	\$ 1,340.24	\$ 2,680.48
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 49,442.34



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Wendy's Entrance / Utility Infrastructure

Contractor: Vallencourt Construction Company Inc.

Developer: RREF III-P-EP Bannon Lakes JV, LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)					\$ -
					\$ -
					\$ -
					\$ -
(2)					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)					\$ -
					\$ -
					\$ -
(1)	1.5" Single Water Service	EA	2	\$ 1,914.16	\$ 3,828.32
					\$ -
					\$ -
Total Water System Cost					\$ 3,828.32



WARRANTY
UTILITY IMPROVEMENTS

Date: 10-30-18

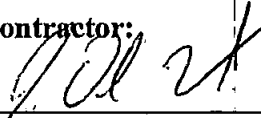
Project Title: Bannon Lakes PUD Phase 1 -
Wendy's Entrance / Utility Infrastructure
St. Johns County, Florida

FROM: Vallencourt Construction
449 Center Street
Green Cove Springs, Fl 32043

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
J. Daniel Vallencourt

Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of October, 2018, by J. DANIEL VALLENCOURT who is personally known to me or has produced _____ as identification.



Notary Public



BEVERLY SIKES
Commission # GG 182491
Expires February 27, 2022
Bonded Thru Budget Notary Services



St. Johns County Board of County Commissioners

Utility Department

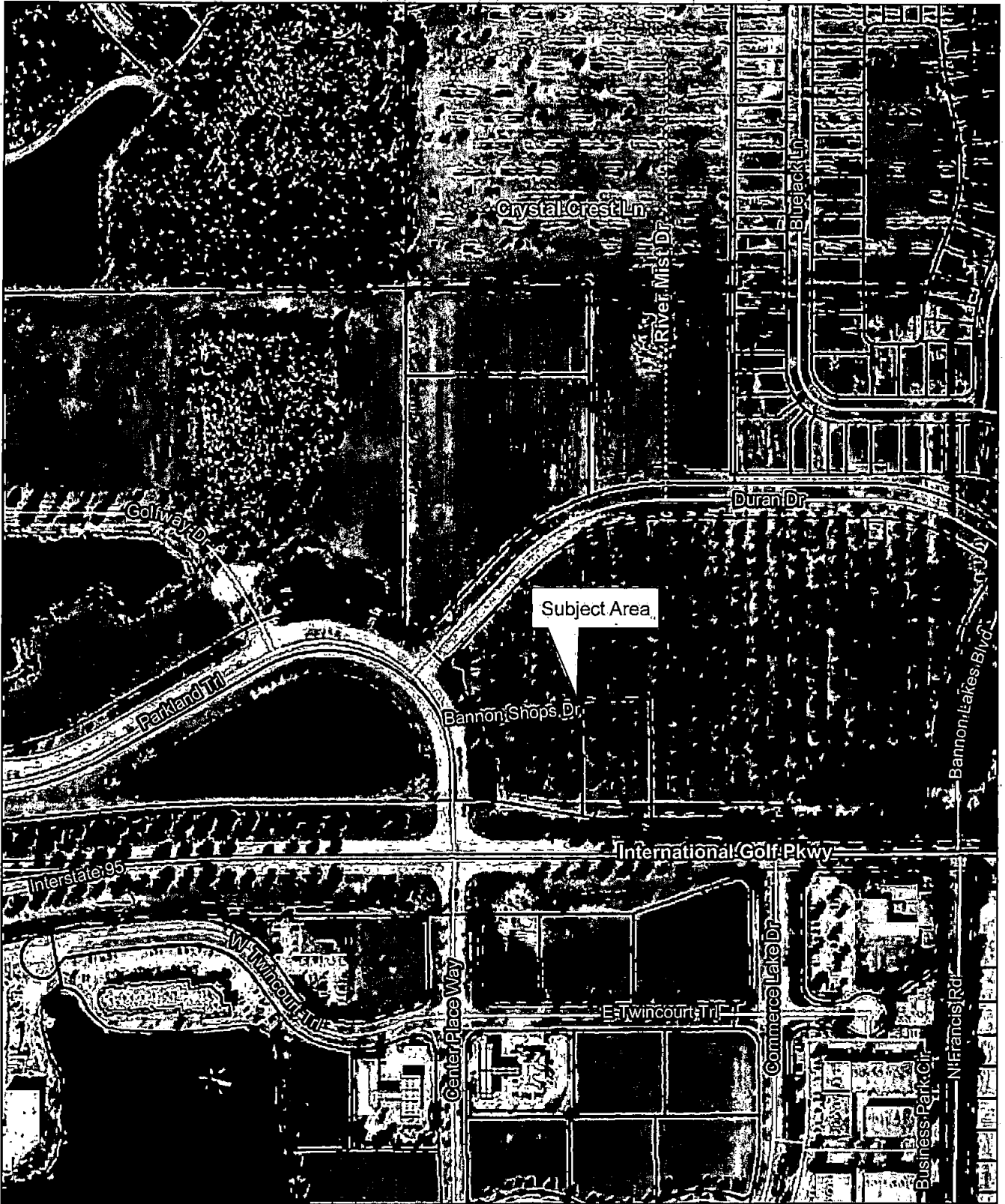
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Bannon Lakes PUD Phase 1 – Wendy's Entrance
DATE: April 25, 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 PUD Phase 1 – Wendy's Entrance.

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 70 140 280
Feet

Date: 7/30/2019

*Easement, Bill of Sale,
Schedule of Values,
Final Release of Lien,
and Warranty*

**Bannock Lakes PUD
Phase 1 - Wendy's
Entrance**

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

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

