

RESOLUTION NO. 2019- 432

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, AND BILL OF SALE ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE PGA TOUR, INC. TOUR PARCEL ROADS LOCATED OFF PALM VALLEY ROAD.**

**RECITALS**

**WHEREAS**, PGA Tour, Inc., a Florida corporation, formerly known as Tournament Players Association, Inc., a Florida corporation, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve PGA Tour, Inc. tour parcel roads located off Palm Valley Road, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, PGA Tour, Inc., a Florida corporation, formerly known as Tournament Players Association, Inc., a Florida corporation, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve PGA Tour, Inc. tour parcel roads, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, J.B. Coxwell Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at PGA Tour, Inc. tour parcel roads, 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 Circuit 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 3 day of December, 2019.

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

By: Jeb S. Smith  
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 12/5/19

Pam Halterman  
Deputy Clerk

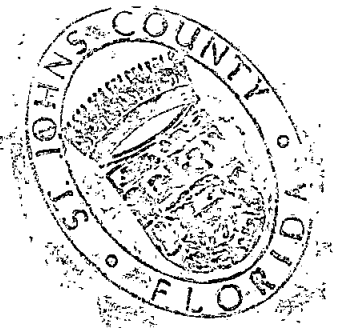


Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 8<sup>th</sup> day of July, 2019 by **TOURNAMENT PLAYERS ASSOCIATION, INC.**, with an address of 112 PGA TOUR Boulevard, Ponte Vedra Beach, Florida 32082, 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, sewer force main, & reuse distribution system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and reuse 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 and Wastewater Plant Site as necessary for the use and enjoyment of the easement herein granted. This easement is for water, sewer, and 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; 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) **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.

(c) **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 and perform standard restoration of the area impacted by installing appropriate sod or asphalt patching to best match the condition existing prior to such installation, construction, repair, replacement or removal. The Grantee shall not be responsible for restoration of specialty landscaping and/or plantings, specialty pavements (i.e. pavers, concrete, brick) or other specialized 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 to access the Wastewater Plant Site shall relocate the non-exclusive permanent easement granted in Paragraph Two (2) of the previously executed EASEMENT FOR ACCESS AND UTILITIES recorded in Book 805, Page 1454 of the official records of St. Johns County, which provides Grantee specific rights for access to the Wastewater Plant Site located adjacent to the Grantor's parcel on which the Easement Area is located. This Grant of Easement shall have no effect on any other rights granted under the previously executed EASEMENT FOR ACCESS AND UTILITIES.

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.

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.

PGA TOUR, Inc. formerly known as  
Tournament Players Association, Inc.

Signed, sealed and delivered  
In the presence of:

Heather Piermattel  
Witness

Heather Piermattel  
Print Name

[Signature]  
Witness

Hector Gonzalez  
Print Name

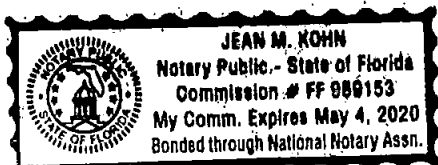
By: [Signature]  
Its: James C. Triola  
President

APPROVED  
Chief Financial Officer [Signature]  
Chief Legal Officer [Signature]

State of Florida  
County of St. Johns

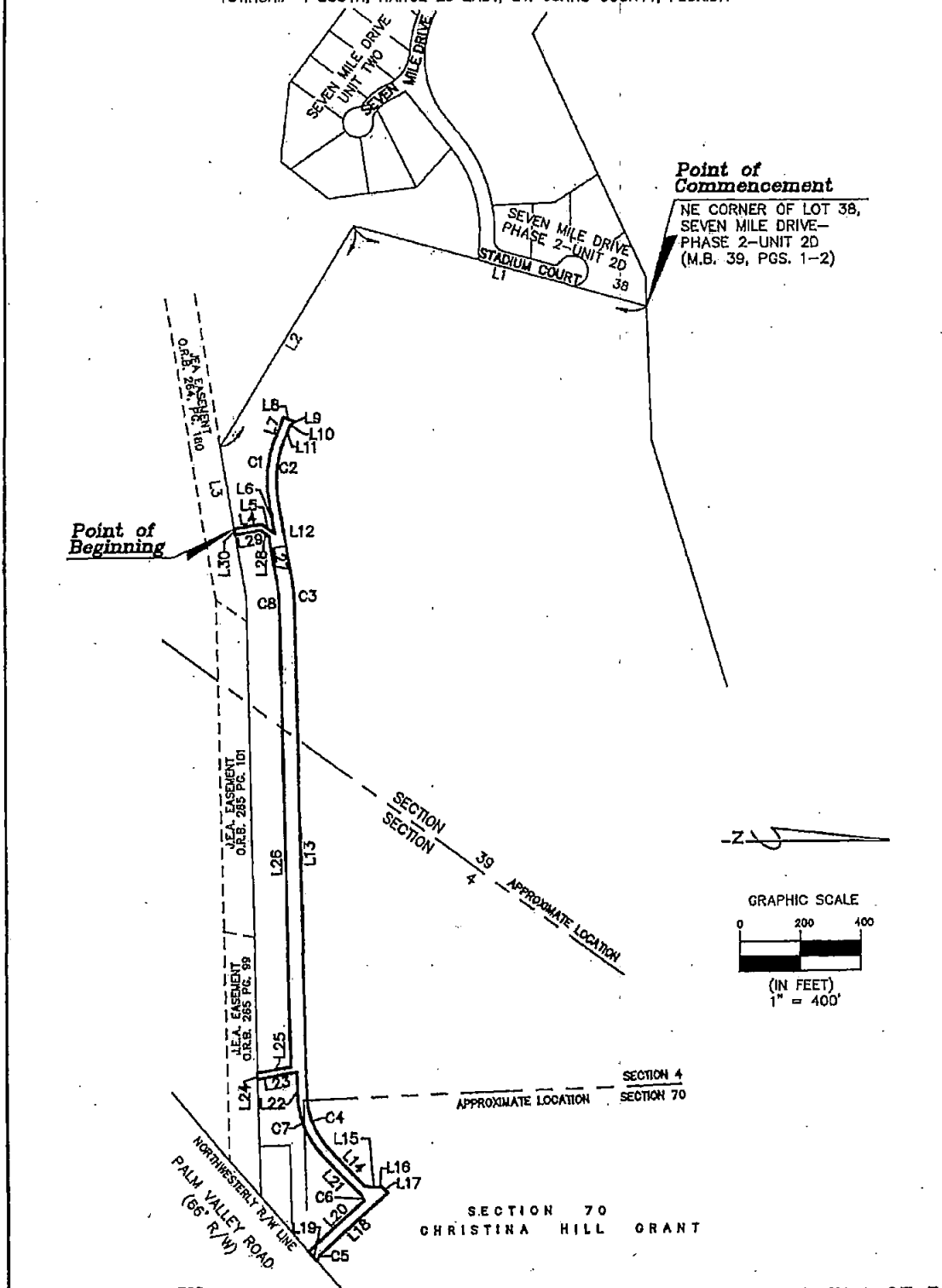
The foregoing instrument was acknowledged before me this 8 day of July, 2019, by James C. Triola who is personally known to me or has produced [Signature] as identification.

[Signature]  
Notary Public



# MAP SHOWING

A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, SECTION 4,  
AND THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN  
TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



NOTE: SEE SHEET 2 FOR  
GENERAL NOTES AND LEGEND

SHEET 1 OF 3

JOB NO. 2016-533  
 DRAFTER JLS  
 DATE 08-30-16  
 SCALE 1"=400'  
 CHECKED BY: VS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET  
 FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER  
 SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT  
 TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND  
 STATED HEREON.  
 THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE  
 SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
 SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3530 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, SECTION 4,  
AND THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN  
TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°36'09"W	1008.93'
L2	S58°51'56"E	854.73'
L3	N80°26'39"E	279.38'
L4	N09°36'42"W	93.13'
L5	N35°23'18"E	52.85'
L6	S80°23'18"W	108.56'
L7	N69°12'21"W	70.63'
L8	N20°47'39"E	35.00'
L9	S69°12'21"E	15.00'
L10	S20°47'39"W	5.00'
L11	S69°12'21"E	55.63'
L12	N80°23'18"E	260.86'
L13	N88°54'00"E	1617.51'
L14	N47°24'19"E	173.86'
L15	N02°24'19"E	45.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N42°35'41"W	7.05'
L17	N47°24'19"E	34.00'
L18	S42°35'41"E	299.19'
L19	S50°18'08"W	43.38'
L20	N42°35'41"W	249.44'
L21	S47°24'19"W	185.80'
L22	S88°34'43"W	74.40'
L23	S09°17'24"E	131.64'
L24	S88°54'22"W	20.21'
L25	N09°17'24"W	111.85'
L26	S88°54'00"W	1525.73'
L27	S80°23'18"W	145.43'
L28	S35°23'18"W	34.29'
L29	S09°36'42"E	86.27'
L30	S60°26'39"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	410.00'	217.58'	30°24'21"	N84°24'31"W	215.04'
C2	380.00'	201.66'	30°24'21"	S84°24'31"E	199.30'
C3	720.00'	106.96'	8°30'41"	N84°38'39"E	106.86'
C4	280.00'	202.78'	41°29'41"	N68°09'09"E	198.38'
C5	50.00'	31.04'	35°34'02"	S60°22'42"E	30.54'
C6	30.00'	21.89'	41°48'37"	S68°18'38"W	21.41'
C7	310.00'	224.51'	41°29'41"	S68°09'09"W	219.63'
C8	670.00'	99.53'	8°30'41"	S84°38'39"W	99.44'

## GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON EASTERLY LINE OF SEVEN MILE DRIVE-PHASE 2-UNIT 2D (M.B. 39, PGS. 1-2) AS S87°50'24"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

## LEGEND

J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY  
M.B. = MAP BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
PG(S). = PAGE(S)

SHEET 2 OF 3

JOB NO. 2016-533

DRAFTER JLS

DATE 08-30-16

SCALE 1"=400'

CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*[Signature]*  
GREGORY B. CLARY, P.S.M.-CERT. NO. 3377



# MAP SHOWING

A PORTION OF THE SEBASTIAN ESPINOSA GRANT, SECTION 39, SECTION 4, AND THE CHRISTINA HILL GRANT, SECTION 70, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 38, AS SHOWN ON THE PLAT OF SEVEN MILE DRIVE - PHASE 2-UNIT 2D, RECORDED IN MAP BOOK 39, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 15°36'09" WEST, ALONG THE EASTERLY LINE OF SAID PLAT OF SEVEN MILE DRIVE - PHASE 2-UNIT 2D; AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 1008.93 FEET; THENCE SOUTH 58°51'56" EAST, 854.73 FEET TO THE NORTHERLY LINE OF A J.E.A. EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 264, PAGE 180, SAID PUBLIC RECORDS; THENCE NORTH 80°23'18" EAST, ALONG LAST SAID LINE, 279.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°36'42" WEST, 93.13 FEET; THENCE NORTH 35°23'18" EAST, 52.85 FEET; THENCE SOUTH 80°23'18" WEST, 108.56 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET; AN ARC DISTANCE OF 217.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°24'31" WEST, 215.04 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°12'21" WEST, 70.63 FEET; THENCE NORTH 20°47'39" EAST, 35.00 FEET; THENCE SOUTH 69°12'21" EAST, 15.00 FEET; THENCE SOUTH 20°47'39" WEST, 5.00 FEET; THENCE SOUTH 69°12'21" EAST, 55.63 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 201.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°24'31" EAST, 199.30 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°23'18" EAST, 260.86 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 720.00 FEET, AN ARC DISTANCE OF 106.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°38'39" EAST, 106.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°54'00" EAST, 1617.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 202.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°09'09" EAST, 198.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°24'19" EAST, 173.86 FEET; THENCE NORTH 02°24'19" EAST, 45.18 FEET; THENCE NORTH 42°35'41" WEST, 7.05 FEET; THENCE NORTH 47°24'19" EAST, 34.00 FEET; THENCE SOUTH 42°35'41" EAST, 299.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 31.04 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°22'42" EAST, 30.54 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (COUNTY ROAD NO. 210, A 66 FOOT RIGHT OF WAY); THENCE SOUTH 50°18'08" WEST, ALONG LAST SAID LINE, 43.38 FEET; THENCE NORTH 42°35'41" WEST, 249.44 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 21.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°18'38" WEST, 21.41 FEET; THENCE SOUTH 47°24'19" WEST, 185.80 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 224.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°09'09" WEST, 219.63 FEET; THENCE SOUTH 88°34'43" WEST, 74.40 FEET; THENCE SOUTH 09°17'24" EAST, 131.64 FEET TO THE NORTHERLY LINE OF A J.E.A. EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 265, PAGE 99, SAID PUBLIC RECORDS; THENCE SOUTH 88°54'22" WEST, ALONG LAST SAID LINE, 20.21 FEET; THENCE NORTH 09°17'24" WEST, 111.85 FEET; THENCE SOUTH 88°54'00" WEST, 1525.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET, AN ARC DISTANCE OF 99.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°38'39" WEST, 99.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°23'18" WEST, 145.43 FEET; THENCE SOUTH 35°23'18" WEST, 34.29 FEET; THENCE SOUTH 09°36'42" EAST, 86.27 FEET TO THE AFORESAID NORTHERLY LINE OF A J.E.A. EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 264, PAGE 180; THENCE SOUTH 80°26'39" WEST, ALONG LAST SAID LINE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.06 ACRES, MORE OR LESS.

SHEET 3 OF 3

JOB NO. 2016-533  
 DRAFTER JLS  
 DATE 08-30-16  
 SCALE 1"=400'  
 CHECKED BY JS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



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Exhibit "B" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**TOUR PARCEL ROADS**

PGA Tour, Inc. & Tournament Players Assn., Inc., (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:

PGA Tour Parcel Improvements

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 9th of September, 2019.

WITNESS:

Cindy Gonzales  
Witness Signature

CINDY GONZALES  
Print Witness Name

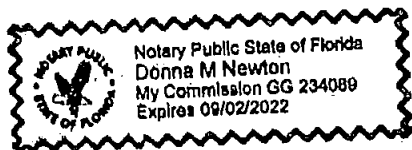
OWNER:

[Signature]  
Owner's Signature

Leonard Brown, Jr.  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 9th day of September, 2019, by Leonard D. Brown, Jr. who is personally known to me or has produced \_\_\_\_\_ as identification.



Donna M. Newton  
Notary Public

Exhibit "A" to Bill of Sale



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

Project Name:	PGA Tour Parcel Roads
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
14" HDPE SDR11	LF	240	\$ 60.00	\$ 14,400.00
12" C900 DR18	LF	2825	\$ 35.00	\$ 98,875.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	1	\$ 1,055.00	\$ 1,055.00
12" Gate Valve	Ea	9	\$ 2,315.00	\$ 20,835.00
12" Tap Sleeve & Valve Assy	Ea	1	\$ 7,559.00	\$ 7,559.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant Assy	Ea	3	\$ 5,750.00	\$ 17,250.00
2" Flushing Hydrant Assy	Ea	2	\$ 1,000.00	\$ 2,000.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 161,974.00</b>



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

Project Name: PGA Tour Parcel Roads  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
14" HDPE SDR11	LF	65	\$ 72.65	\$ 4,722.25
12" C900 DR25	LF	2045	\$ 31.00	\$ 63,395.00
12" DIP	LF	20	\$ 85.00	\$ 1,700.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
12" Gate Valve	Ea	4	\$ 2,320.00	\$ 9,280.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 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>\$</b>	<b>79,097.25</b>



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

Project Name: PGA Tour Parcel Roads  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" C900 DR18	LF	2045	\$ 20.00	\$ 40,900.00
6" DIP	LF	20	\$ 65.00	\$ 1,300.00
8" HDPE SDR11	LF	65	\$ 45.00	\$ 2,925.00
12" DIP	LF	20	\$ 85.00	\$ 1,700.00
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
6" Gate Valve	Ea	4	\$ 1,180.00	\$ 4,720.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 51,545.00</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum Two hundred ninety-two thousand, six hundred sixteen dollars and twenty-five cents (\$292,616.25) releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through June 27, 2016 to PGA Tour Sawgrass, to the following described property:

**PGA Tour Parcel Roads**

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 23rd of August, 2016.

**WITNESS:**

**OWNER:** J.B. Coxwell Contracting

Sean M. Johns  
Witness Signature

V. Wayne Williford  
Lienor's Signature

Sean M. Johns  
Print Witness Name

V. Wayne Williford, VP  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 23 day of August, 2016, by V. Wayne Williford who is personally known to me or has produced \_\_\_\_\_ as identification.

Nicole Dowling  
Notary Public

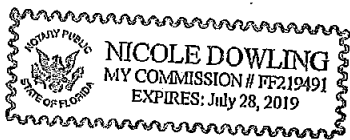


Exhibit "A" to Final Release of Lien



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

Project Name:	PGA Tour Parcel Roads
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
14" HDPE SDR11	LF	240	\$ 60.00	\$ 14,400.00
12" C900 DR18	LF	2825	\$ 35.00	\$ 98,875.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	1	\$ 1,055.00	\$ 1,055.00
12" Gate Valve	Ea	9	\$ 2,315.00	\$ 20,835.00
12" Tap Sleeve & Valve Assy	Ea	1	\$ 7,559.00	\$ 7,559.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant Assy	Ea	3	\$ 5,750.00	\$ 17,250.00
2" Flushing Hydrant Assy	Ea	2	\$ 1,000.00	\$ 2,000.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 161,974.00</b>



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

Project Name: PGA Tour Parcel Roads  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
14" HDPE SDR11	LF	65	\$ 72.65	\$ 4,722.25
12" C900 DR25	LF	2045	\$ 31.00	\$ 63,395.00
12" DIP	LF	20	\$ 85.00	\$ 1,700.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
12" Gate Valve	Ea	4	\$ 2,320.00	\$ 9,280.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 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>\$ 79,097.25</b>



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

Project Name: PGA Tour Parcel Roads  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: PGA Tour

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
6" C900 DR18	LF	2045	\$ 20.00	\$ 40,900.00
6" DIP	LF	20	\$ 65.00	\$ 1,300.00
8" HDPE SDR11	LF	65	\$ 45.00	\$ 2,925.00
12" DIP	LF	20	\$ 85.00	\$ 1,700.00
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
6" Gate Valve	Ea	4	\$ 1,180.00	\$ 4,720.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 51,545.00</b>

Exhibit "D" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: June 29, 2016

Project Title: PGA Tour Parcel Improvements  
St. Johns County, Florida

FROM: J B COXWELL CONTRACTING, INC.  
6741 Lloyd Road West  
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:

A handwritten signature in black ink, appearing to read "C. Blank", written over a horizontal line.

Contractor's Signature

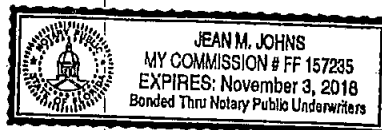
Christopher C. Blank  
Vice President of Operations

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2016, by Christopher C. Blank who is personally known to me.

A handwritten signature in black ink, appearing to read "Jean M. Johns", written over a horizontal line.

Notary Public





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

Utility Department

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INTEROFFICE MEMORANDUM

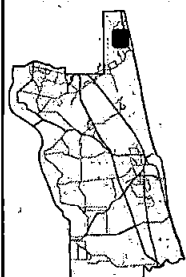
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Tour Parcel Roads  
DATE: September 25, 2019

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 Tour Parcel Roads.

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  
0 200 400 800'  
Feet  
Date: 11/8/2019

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

*Tour Parcel Roads*

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.

