

RESOLUTION NO. 2019- 62

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, SPECIAL WARRANTY DEED, EASEMENT FOR UTILITIES, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER FORCE MAINS AND SEWER SYSTEMS TO SERVE SAWMILL LANDING PUD LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, River Oak Holdings, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities, and a Bill of Sale and Schedule of Values, attached hereto as Exhibits "A" and "B" incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer force mains and sewer systems to serve Sawmill Landing PUD located off State Road 207; and

WHEREAS, River Oak Holdings, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "C" incorporated by reference and made a part hereof, conveying a lift station to serve Sawmill Landing PUD located off State Road 207; and

WHEREAS, Besch and Smith Civil Group, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Sawmill Landing PUD attached hereto as Exhibits "D" and "E", 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 "F", 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, Special Warranty Deed, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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

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

PASSED AND ADOPTED this 5 day of March, 2019.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Hunter S. Conrad, Clerk

Pam Haltermas
Deputy Clerk

RENDITION DATE 3/8/19



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7 day of August, 2018 by River Oak Holdings LLC, with an address of 980 Deer Chase, St. Augustine, FL 32086 hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system, & sewer force mains, 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. (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) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

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

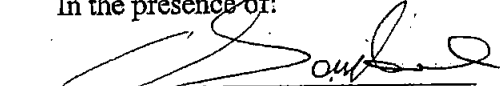
responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible 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.

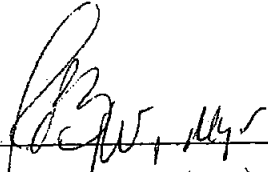
Signed, sealed and delivered
In the presence of:


Witness Signature

CHASE BARKE
Print Name



Witness Signature

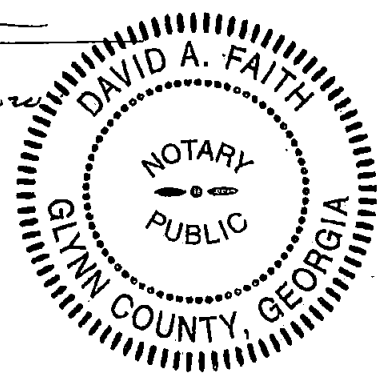
STEPHEN F. BEEN
Print Name

By: 
Print Name: John Byrnes
Its: Manager

State of Georgia
County of Glynn

The foregoing instrument was acknowledged before me this 7 day of August, 2018, by John Byrnes who is personally known to me or has produced _____ as identification.


Notary Public



MAP SHOWING SURVEY OF:

LEGAL DESCRIPTION: 5 FOOT ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITY AND ACCESS EASEMENT

A PORTION OF TRACT E OF SAWMILL LAND PUD, AS RECORDED IN MAP BOOK 90, PAGES 78 THROUGH 84, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 77 OF SAWMILL LAND PUD, AS RECORDED IN MAP BOOK 90, PAGES 78 THROUGH 84, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAWMILL LANDING DRIVE (A 50.00 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 00°29'47" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAWMILL LANDING DRIVE AND THE EASTERLY LINE OF TRACT E, RECREATION PARK, OF SAID SAWMILL LAND PUD, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°30'13" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SAWMILL LANDING DRIVE AND SAID EASTERLY LINE OF TRACT E, RECREATION PARK, OF SAID SAWMILL LAND PUD; A DISTANCE OF 5.00 FEET TO THE EASTERLY LINE OF TRACT D, LIFT STATION, OF SAID SAWMILL LANDING PUD; THENCE NORTH 00°29'47" EAST, ALONG SAID EASTERLY LINE OF TRACT D, LIFT STATION, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 77; THENCE SOUTH 89°30'13" EAST, ALONG SAID SOUTHERLY LINE OF LOT 77, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 200 SQUARE FEET MORE OR LESS.

LAST FIELD DATE: N/A FIELD BOOK
AND PAGE: N/A PROJECT NO:
882-001 DRAWING NO. 8'
EASEMENT.dwg
SHEET 1 OF 1

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAWMILL LANDING DRIVE AS BEING SOUTH 00°29'47" WEST.
2. THE PURPOSE OF THIS SURVEY WAS TO GRAPHICALLY DEPICT A SKETCH AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THIS IS NOT A BOUNDARY SURVEY.
3. NOT ABSTRACTED FOR EASEMENTS. NO ABSTRACT OF TITLE FURNISHED.
4. THIS IS A TWO PAGE DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

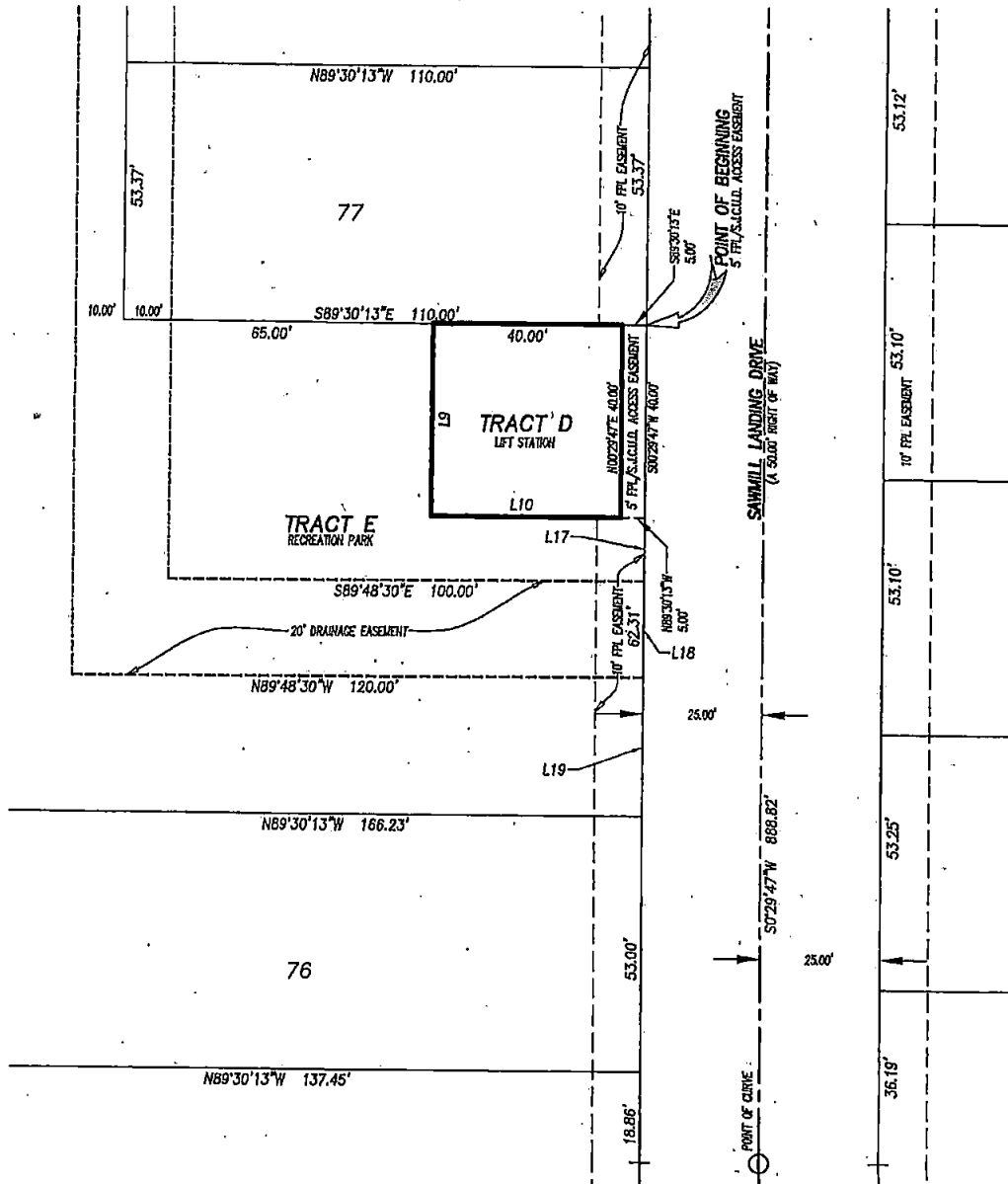
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.


DATE OF SIGNATURE 07/26/2018
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

BRADSHAW-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3520 LEWIS SPEEDWAY
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

MAP SHOWING SURVEY OF:



Line #	Length	Direction
L9	40.00'	S02°29'47\"/>

LAST FIELD DATE: N/A FIELD BOOK
 AND PAGE: N/A PROJECT NO:
 982-001 DRAWING NO. 5'
 EASEMENT.dwg
 SHEET 1 OF 1

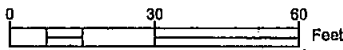


TABLE OF ABBREVIATIONS
 FPL - FLORIDA POWER AND LIGHT COMPANY
 S.J.C.U.D. - ST. JOHNS COUNTY UTILITY DEPARTMENT

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAWMILL LANDING DRIVE AS BEING SOUTH 00°29'47\"/>

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

[Signature]
 DATE OF SIGNATURE: 07/26/2018
 ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

BRADSHAW-NILES and ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS NO. 6824
 3520 LEWIS SPEEDWAY
 ST. AUGUSTINE, FLORIDA 32084
 (904) 829-2591 FAX: (904) 829-5070





BILL OF SALE
UTILITY IMPROVEMENTS
for

SAWMILL LANDING

RIVER OAK HOLDINGS LLC, c/o PO Box 22547, St Simons Island, GA 31522, (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 WATER MAIN and GRAVITY SEWER [pages 1 & 2]

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 17 of July, 2018.

WITNESS:

Witness Signature

Print Witness Name

OWNER:

Owner's Signature

Print Owner's Name

River Oak Holdings LLC

State of Georgia
County of Glynn

The foregoing instrument was acknowledged before me this 17 day of July, 2018 by John Byrnes, Manager who is personally known to me or has produced _____ as identification.

Notary Public

2/1/2018

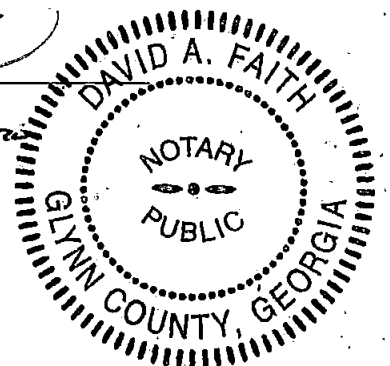


Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Sawmill Landing
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: River Oak Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" SDR-11 HDPE	LF	80	\$ 56.33	\$ 4,506.40
10" DR-18 PVC	LF	3300	\$ 18.44	\$ 60,852.00
8" DR-18 PVC	LF	40	\$ 17.99	\$ 719.60
6" DR-18 PVC	LF	60	\$ 12.58	\$ 754.80
4" DR-18 PVC	LF	360	\$ 10.02	\$ 3,607.20
2" PE	LF	380	\$ 8.23	\$ 3,127.40
Water Valves (Size and Type)				
10" GATE VALVE	Ea	3	\$ 1,712.42	\$ 5,137.26
6" GATE VALVE	Ea	5	\$ 813.44	\$ 4,067.20
4" GATE VALVE	Ea	2	\$ 771.46	\$ 1,542.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYDRANT	Ea	5	\$ 2,268.51	\$ 11,342.55
FLUSH HYDRANT	Ea	1	\$ 913.31	\$ 913.31
			\$ -	\$ -
Services (Size and Type)				
1" SINGLE SHORT	Ea	6	\$ 609.25	\$ 3,655.50
1" DOUBLE SHORT	Ea	24	\$ 700.09	\$ 16,802.16
1" SINGLE LONG	Ea	6	\$ 688.70	\$ 4,132.20
1" SINGLE DOUBLE	Ea	20	\$ 840.76	\$ 16,815.20
			\$ -	\$ -
Total Water System Cost				\$ 137,975.70



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Sawmill Landing
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: River Oak Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" SDR-11 HDPE (DRILL)	LF	100	\$ 94.55	\$ 9,455.00
6" SDR-11 HDPE	LF	36	\$ 20.40	\$ 734.40
6" DR-18 PVC	LF	4	\$ 46.08	\$ 184.32
4" DR-18 PVC	LF	1800	\$ 8.80	\$ 15,840.00
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" TAP VALVE W/ 10" x 4" SADDLE	Ea	1	\$ 3,546.07	\$ 3,546.07
4" GATE VALVE	Ea	2	\$ 696.52	\$ 1,393.04
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR-26 0/6'	LF	726	\$ 17.95	\$ 13,031.70
8" SDR-26 6/8'	LF	342	\$ 28.52	\$ 9,753.84
8" SDR-26 8/10'	LF	706	\$ 30.22	\$ 21,335.32
8" SDR-26 10/12'	LF	444	\$ 30.36	\$ 13,481.17
8" SDR-26 12/14'	LF	928	\$ 36.31	\$ 33,695.68
8" SDR-26 14/16'	LF	289	\$ 38.63	\$ 11,164.07
Laterals (Size and Type)				
6" SDR 26 0/6'	EA	24	\$ 599.44	\$ 14,386.56
6" SDR 26 6/8'	EA	11	\$ 577.04	\$ 6,347.44
6" SDR-26 8/10'	EA	23	\$ 693.99	\$ 15,961.77
6" SDR-26 10/12'	EA	7	\$ 818.05	\$ 5,726.35
6" SDR-26 12/14'	EA	29	\$ 814.32	\$ 23,615.28
6" SDR-26 14/16'	EA	6	\$ 952.37	\$ 5,714.22
Manholes (Size and Type)				
TYPE A 4/6'	EA	3	\$ 4,070.03	\$ 12,210.09
TYPE A 6/8'	EA	3	\$ 4,396.48	\$ 13,189.44
TYPE A 8/10'	EA	2	\$ 4,962.74	\$ 9,925.48
TYPE A 10/12'	EA	3	\$ 5,547.01	\$ 16,641.03
TYPE A 12/14'	EA	2	\$ 5,837.29	\$ 11,674.58
TYPE A JCT LINED 4/6'	EA	2	\$ 6,980.83	\$ 13,961.66
TYPE A JCT LINED 14/16'	EA	1	\$ 10,050.34	\$ 10,050.34
TYPE B 4/6'	EA	1	\$ 5,732.36	\$ 5,732.36
TYPE B JCT LINED 14/16'	EA	1	\$ 11,548.00	\$ 11,548.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum	1	\$ 221,282.51	\$ 221,282.51
Total Sewer System Cost				\$ 531,581.72

Exhibit "C" to Resolution

Instr #2018049548 BK: 4578 PG: 1874, Filed & Recorded: 7/12/2018 11:50 AM #Pgs:3
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$27.00 Doc. D \$0.70

This Instrument Prepared Without
Opinion of Title By:
John L. Whiteman, Esquire
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, Florida 32080

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY-DEED, dated the 11 day of July 2018 is
by and from **RIVER OAK HOLDINGS LLC**, a Florida limited liability company, Florida
Document Number L13000008307, whose address is 150 SW 12th Avenue, #440, Pompano
Beach, FL 33069, 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
and situate in the County of St. Johns, State of Florida, being more particularly described
as follows:

Tract D, Lift Station, of Sawmill Landing PUD, as recorded in Map
Book 90, Pages 78 through 84, of the public records of St. Johns County,
Florida, as further shown on the attached survey prepared by
Bradshaw-Niles and Associates, Inc. dated July 11, 2018. Part of Parcel
Account Number 101620-0070.

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, 2017; 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 the presence of:

RIVER OAK HOLDINGS LLC, a Florida limited liability company

Sign: [Signature]
Print: CHASE BARKE

By: [Signature]
Name: John P. Bymes
Its: Manager

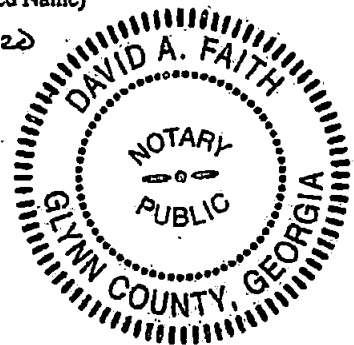
Sign: [Signature]
Print: Stephen F. Been

STATE OF GEORGIA
COUNTY OF GLYNN

This instrument was acknowledged before me this 11 day of July, 2018, by John P. Bymes, as Manager of RIVER OAK HOLDINGS LLC, a Florida limited liability company, on behalf of said company, who is [] personally known to me or [] produced _____ as identification.

[Signature]
Notary Public
David A. Faith
(Print, Type or Stamp Commissioned Name)

21.12.2020



MAP SHOWING SURVEY OF:

LEGAL DESCRIPTION:

TRACT D, LIFT STATION, OF SAWMILL LANDING PUD, AS RECORDED IN MAP BOOK 90, PAGES 78 THROUGH 84, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

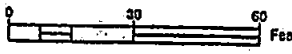
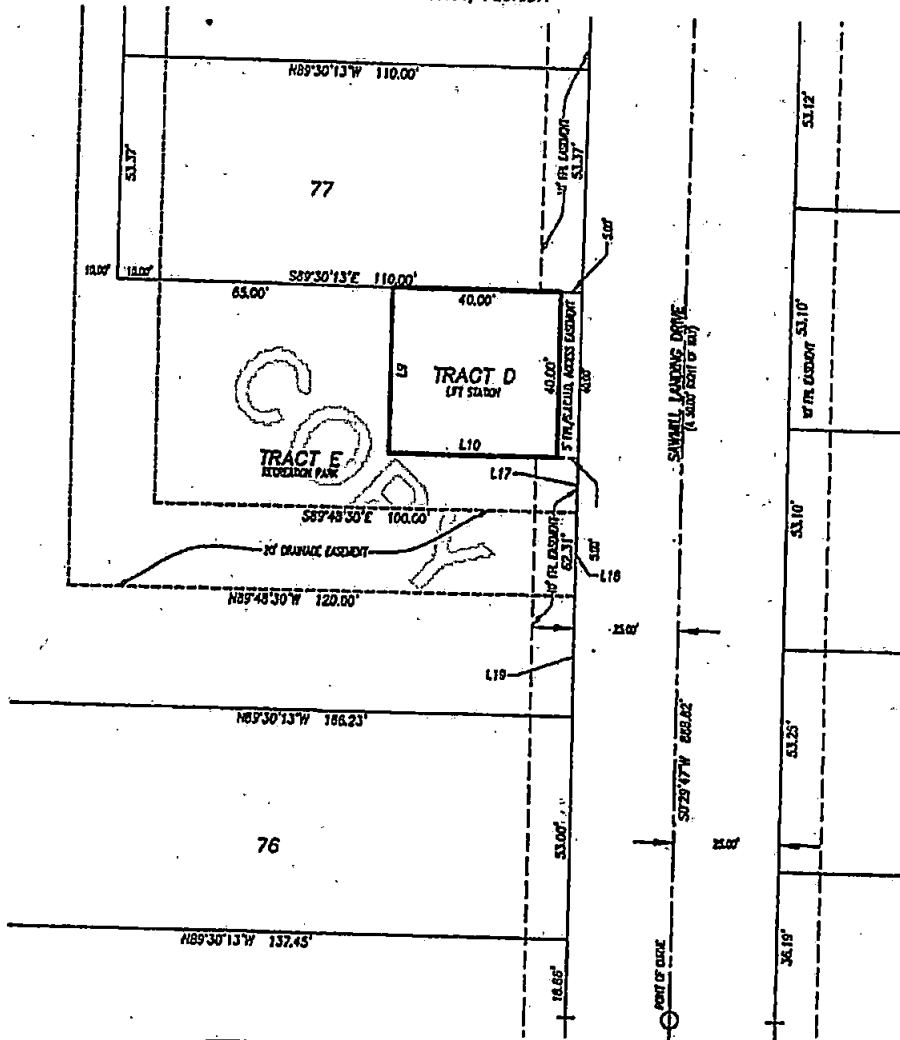


TABLE OF ABBREVIATIONS
 FPL - FLORIDA POWER AND LIGHT COMPANY
 S.J.C.U.D. - ST. JOHNS COUNTY UTILITY DEPARTMENT



LAST FIELD DATE: N/A
 BOOK AND PAGE: N/A
 PROJECT NO: 882-001
 DRAWING NO: SPS-US-400
 SHEET 1 OF 1

Part of the Table		
Line #	Length	Direction
L9	40.00'	S22°17'17\"
L10	40.00'	S22°17'17\"
L17	13.11'	N72°17'17\"
L18	23.07'	N72°17'17\"
L19	23.07'	N72°17'17\"

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAWMILL LANDING DRIVE AS BEING SOUTH 00°29'47\"
- THE PURPOSE OF THIS SURVEY WAS TO GRAPHICALLY DEPICT A SKETCH AND DESCRIPTION SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THIS IS NOT A BOUNDARY SURVEY.
- NOT ABSTRACTED FOR EASEMENTS. NO ABSTRACT OF TITLE FURNISHED.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPING ENGINEER OF FLORIDA SHOWN HEREON.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 53-17.051 & 53-17.052, F.A.C.

[Signature]
 07/11/2018
 DATE OF SIGNATURE
 ALBERT D. BRADSHAW, P.E.M., FLORIDA CERTIFICATION NO. 357

BRADSHAW-NILES and ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS No. 6824
 3520 LEWIS SPEEDWAY
 ST. AUGUSTINE, FLORIDA 32084
 (904) 828-2591 FAX: (904) 828-5070



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum Six Hundred Sixty-Nine Thousand Five Hundred Fifty-Seven and 42/100 Dollars (\$669,557.42) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 10/18/2018 River Oak Holdings, LLC. 9210 Cypress Green Drive, Jacksonville, Florida 32256 to the following described property:

“SEE EXHIBIT A” Water main and Gravity sewer (Page 1 of 2 and 2 of 2)
SCHEDULE OF VALUES FOR (Sawmill Landing)”

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 18th of October 2018.

WITNESS:

[Handwritten Signature]
Witness Signature

Corey Gill
Print Witness Name

OWNER:

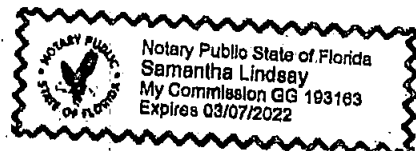
[Handwritten Signature]
Lienor's Signature

Nicole Besch/President
Print Lienor's Name Besch and Smith
Civil Group Inc.

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 18 day of October, 2018, by Nicole Besch - President who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Sawmill Landing
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: River Oak Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" SDR-11 HDPE	LF	80	\$ 56.33	\$ 4,506.40
10" DR-18 PVC	LF	3300	\$ 18.44	\$ 60,852.00
8" DR-18 PVC	LF	40	\$ 17.99	\$ 719.60
6" DR-18 PVC	LF	60	\$ 12.58	\$ 754.80
4" DR-18 PVC	LF	360	\$ 10.02	\$ 3,607.20
2" PE	LF	380	\$ 8.23	\$ 3,127.40
Water Valves (Size and Type)				
10" GATE VALVE	Ea	3	\$ 1,712.42	\$ 5,137.26
6" GATE VALVE	Ea	5	\$ 813.44	\$ 4,067.20
4" GATE VALVE	Ea	2	\$ 771.46	\$ 1,542.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYDRANT	Ea	5	\$ 2,268.51	\$ 11,342.55
FLUSH HYDRANT	Ea	1	\$ 913.31	\$ 913.31
			\$ -	\$ -
Services (Size and Type)				
1" SINGLE SHORT	Ea	6	\$ 609.25	\$ 3,655.50
1" DOUBLE SHORT	Ea	24	\$ 700.09	\$ 16,802.16
1" SINGLE LONG	Ea	6	\$ 688.70	\$ 4,132.20
1" SINGLE DOUBLE	Ea	20	\$ 840.76	\$ 16,815.20
			\$ -	\$ -
Total Water System Cost				\$ 137,975.70



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Sawmill Landing
 Contractor: Besch and Smith Civil Group, Inc.
 Developer: River Oak Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" SDR-11 HDPE (DRILL)	LF	100	\$ 94.55	\$ 9,455.00
6" SDR-11 HDPE	LF	36	\$ 20.40	\$ 734.40
6" DR-18 PVC	LF	4	\$ 46.08	\$ 184.32
4" DR-18 PVC	LF	1800	\$ 8.80	\$ 15,840.00
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" TAP VALVE W/ 10" x 4" SADDLE	Ea	1	\$ 3,546.07	\$ 3,546.07
4" GATE VALVE	Ea	2	\$ 696.52	\$ 1,393.04
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR-26 0/6'	LF	726	\$ 17.95	\$ 13,081.70
8" SDR-26 6/8'	LF	342	\$ 28.52	\$ 9,753.84
8" SDR-26 8/10'	LF	706	\$ 30.22	\$ 21,335.32
8" SDR-26 10/12'	LF	444	\$ 30.36	\$ 13,481.17
8" SDR-26 12/14'	LF	928	\$ 36.31	\$ 33,695.68
8" SDR-26 14/16'	LF	289	\$ 38.63	\$ 11,164.07
Laterals (Size and Type)				
6" SDR 26 0/6'	EA	24	\$ 599.44	\$ 14,386.56
6" SDR 26 6/8'	EA	11	\$ 577.04	\$ 6,347.44
6" SDR-26 8/10'	EA	23	\$ 693.99	\$ 15,961.77
6" SDR-26 10/12'	EA	7	\$ 818.05	\$ 5,726.35
6" SDR-26 12/14'	EA	29	\$ 814.32	\$ 23,615.28
6" SDR-26 14/16'	EA	6	\$ 952.37	\$ 5,714.22
Manholes (Size and Type)				
TYPE A 4/6'	EA	3	\$ 4,070.03	\$ 12,210.09
TYPE A 6/8'	EA	3	\$ 4,396.48	\$ 13,189.44
TYPE A 8/10'	EA	2	\$ 4,962.74	\$ 9,925.48
TYPE A 10/12'	EA	3	\$ 5,547.01	\$ 16,641.03
TYPE A 12/14'	EA	2	\$ 5,837.29	\$ 11,674.58
TYPE A JCT LINED 4/6'	EA	2	\$ 6,980.83	\$ 13,961.66
TYPE A JCT LINED 14/16'	EA	1	\$ 10,050.34	\$ 10,050.34
TYPE B 4/6'	EA	1	\$ 5,732.36	\$ 5,732.36
TYPE B JCT LINED 14/16'	EA	1	\$ 11,548.00	\$ 11,548.00
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum	1	\$ 221,282.51	\$ 221,282.51
Total Sewer System Cost				\$ 531,581.72



**WARRANTY
UTILITY IMPROVEMENTS**

Date: October 18, 2018
Project Title: Sawmill Landing
St. Johns County,
Florida

FROM: Besch and Smith Civil Group, Inc.
345 Cumberland Industrial Court
St. Augustine, FL 32095

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:

Nicole Besch

Contractor's Signature

Nicole Besch / President

Print Contractor's Name

Besch and Smith
Civil
Group
Inc.

State of Florida
County of St. Johns

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

Samantha Hedley
Notary Public



St. Johns County Board of County Commissioners

Utility Department

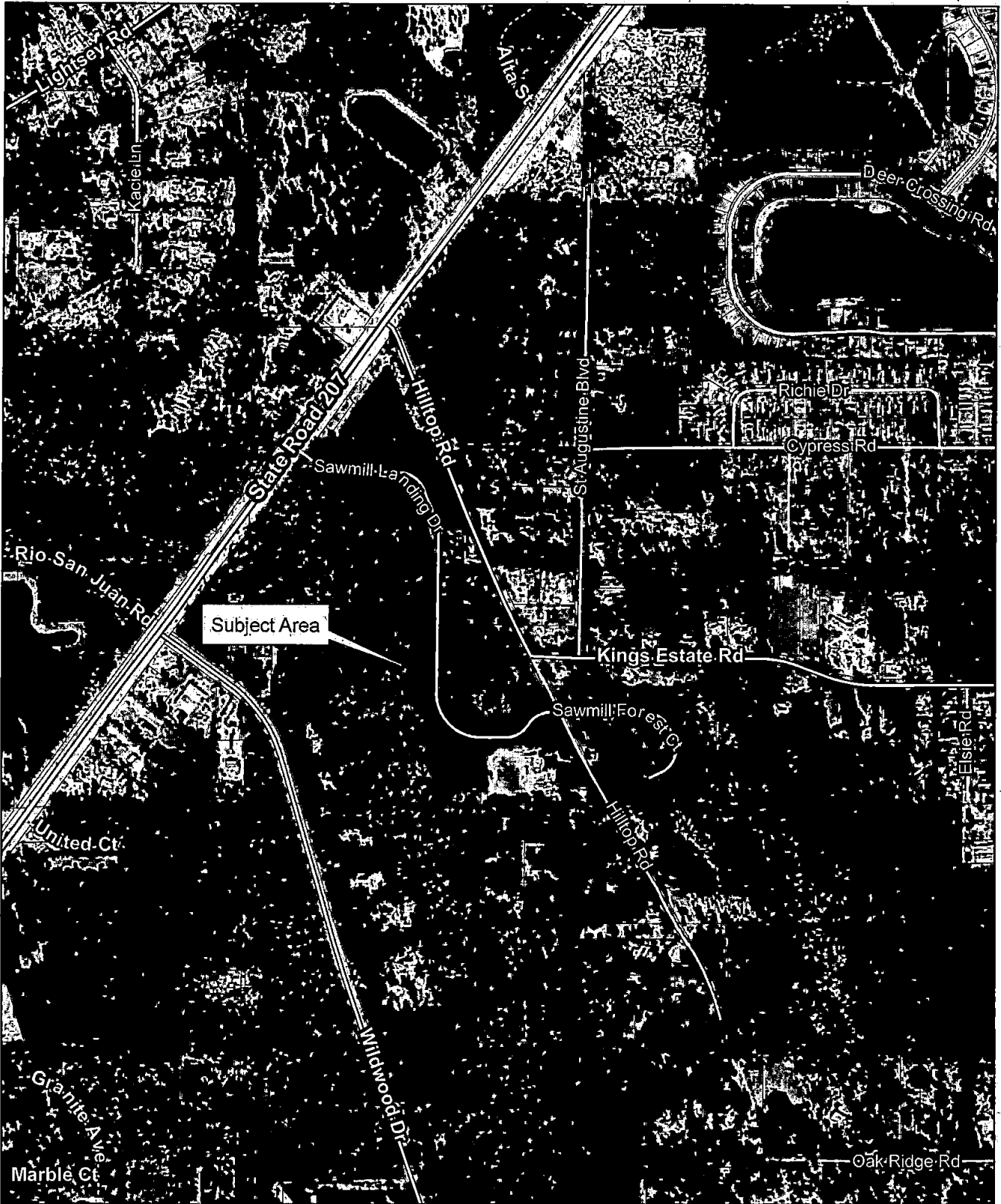
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Sawmill Landing
DATE: January 14, 2019

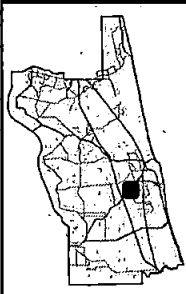
Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Sawmill Landing.

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.



Subject Area



2016 Aerial Imagery
 0 175 350 700
 Feet
 Date: 2/5/2019

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

Sawmill Landing PUD

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.

