

RESOLUTION NO. 2020- 75

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

**RECITALS**

**WHEREAS**, Lennar Homes LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer, reuse, pump station and sewer force mains systems to serve Arbors at Valencia Phase One located off US 1 South, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, Lennar Homes LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed conveying the pump station to serve Arbors at Valencia Phase One located off US 1 South, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, Lennar Homes LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Arbors at Valencia Phase One, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, VJ Usina Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Arbors at Valencia Phase One, 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, Special Warranty Deed and Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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

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

PASSED AND ADOPTED this 3<sup>rd</sup> day of March, 2020.

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

By: [Signature]  
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

rendition Date: 3/5/20

[Signature]  
Deputy Clerk

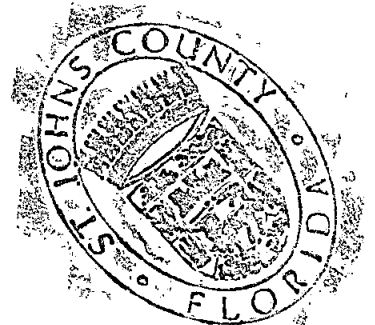


Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 7<sup>th</sup> day of January, 2020 by Lennar Homes, LLC, with an address of 9440 Philips Highway, Suite 7, Jacksonville, FL 32256, 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, lift stations & 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(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) PUMP STATION & 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 sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

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

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

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

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

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

Signed, sealed and delivered.

In the presence of:

[Signature]  
Witness

By: [Signature]  
Its: Vice President

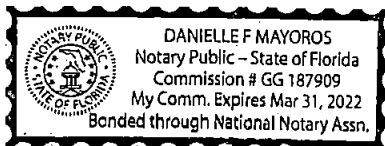
Robert A. [Signature]  
Print Name

[Signature]  
Witness

Danielle Mayoros  
Print Name

State of Florida  
County of Duval

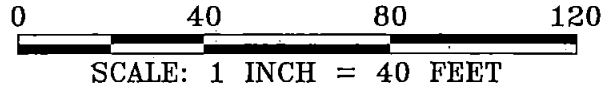
The foregoing instrument was acknowledged before me this 23 day of January, 2019, by Scott Keiling who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

# EXHIBIT "A"

BELLE HAVEN OF ST. AUGUSTINE, A CONDOMINIUM  
 OFFICIAL RECORDS BOOK 2170, PAGE(S) 380



TRACT "P-1"

20 FOOT PERIMETER BUFFER

**LEGEND**

- FPL = FLORIDA POWER AND LIGHT COMPANY
- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING
- PT = POINT OF TANGENCY

TRACT "S"  
 RECREATION AREA

TRACT "S"  
 RECREATION AREA

TRACT "R"  
 LIFT STATION

LOT 24

LOT 25

5' UTILITY EASEMENT  
 10' FPL EASEMENT

LIFT STATION  
 ACCESS EASEMENT

5' UTILITY EASEMENT  
 10' FPL EASEMENT

LANE

STONE ARBOR



**DESCRIPTION** LIFT STATION EASEMENT:

A LIFT STATION EASEMENT SITUATED IN TRACT "S" AS DEPICTED ON THE PLAT OF ARBORS AT VALENCIA PHASE 1 AS RECORDED IN MAP BOOK 94, PAGES 77 THROUGH 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "S"; THENCE S 01°39'05" E, ALONG THE EAST LINE OF SAID TRACT "S", A DISTANCE OF 59.48 FEET; TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S 01°39'05" E, ALONG THE EAST LINE OF SAID TRACT "S", A DISTANCE OF 88.15 FEET TO THE NORTH RIGHT OF WAY LINE OF STONE ARBOR LANE, AS IT CURRENTLY EXISTS, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°27'43", A CHORD DISTANCE OF 50.14 FEET AND A CHORD BEARING OF S 76°05'12" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 50.21 FEET; THENCE N 01°39'05" W, A DISTANCE OF 53.80 FEET TO THE SOUTH LINE OF TRACT "R" AS DEPICTED ON SAID PLAT OF ARBORS OF VALENCIA PHASE 1; THENCE N 88°20'55" E, ALONG SAID SOUTH LINE OF TRACT "R", A DISTANCE OF 39.00 FEET; THENCE N 01°39'05" W, ALONG THE EAST LINE OF SAID TRACT "R", A DISTANCE OF 45.00 FEET; THENCE N 88°20'55" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. THE AFORESAID EASEMENT CONTAINS 2,863 SQUARE FEET MORE OR LESS.

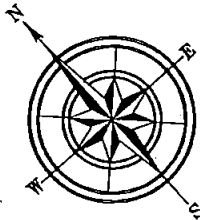
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SEAL

DATE SIGNED: 8/29/19

MICHAEL A. PIESCO PLS  
 Professional Land Surveyor #4793

ANCIENT CITY SURVEYORS



**ACS**

LB # 8177

PROFESSIONAL  
 LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
 ST. AUGUSTINE, FLORIDA 32086  
 PHONE: 904-797-9967

SKETCH OF LEGAL  
 DATE: 01/25/2019  
 SCALE: 1" = 40'  
 JOB#: 17-553



# SKETCH OF LEGAL

## LEGEND

R/W = RIGHT OF WAY  
PC = POINT OF CURVATURE  
PRC = POINT OF REVERSE CURVATURE  
PT = POINT OF TANGENCY  
POB = POINT OF BEGINNING  
LB = LICENSED BUSINESS  
△ = CENTRAL ANGLE  
R = RADIUS LENGTH  
L = ARC LENGTH  
CH = CHORD LENGTH  
CB = CHORD BEARING

## EASEMENT DESCRIPTION

A UTILITY EASEMENT SITUATED IN TRACT "H" OF ARBORS OF VALENCIA PHASE 1, AS RECORDED IN MAP BOOK 94, PAGES 77 THROUGH 87, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "H"; THENCE S 02°18'09" W, ALONG THE EAST LINE OF SAID TRACT "H", A DISTANCE OF 8.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 15°03'05", A CHORD LENGTH OF 13.10 FEET AND A CHORD BEARING OF S 09°49'42" W; THENCE SOUTHERLY ALONG THE AFORESAID CURVE AND SAID EAST LINE OF TRACT "H", AN ARC DISTANCE OF 13.13 FEET TO A POINT OF TANGENCY; THENCE S 17°21'14" W, ALONG SAID EAST LINE OF TRACT "H", A DISTANCE OF 26.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 26.07 FEET, A CENTRAL ANGLE OF 15°03'05", A CHORD LENGTH OF 6.83 FEET AND A CHORD BEARING OF S 09°49'42" W; THENCE SOUTHERLY ALONG THE AFORESAID CURVE AND SAID EAST LINE OF TRACT "H", AN ARC DISTANCE OF 6.85 FEET TO A POINT OF TANGENCY; THENCE S 02°18'09" W, ALONG SAID EAST LINE OF TRACT "H", A DISTANCE OF 69.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 26.39 FEET, A CENTRAL ANGLE OF 22°36'59", A CHORD LENGTH OF 10.35 FEET AND A CHORD BEARING OF S 13°36'39" W; THENCE SOUTHERLY ALONG THE AFORESAID CURVE AND SAID EAST LINE OF TRACT "H", AN ARC DISTANCE OF 10.42 FEET TO THE NORTH RIGHT OF WAY LINE OF WATSON ROAD, AS IT CURRENTLY EXISTS; THENCE S 88°41'16" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 23.98 FEET; THENCE N 48°32'55" E, A DISTANCE OF 22.09 FEET; THENCE N 02°18'09" E, A DISTANCE OF 76.17 FEET; THENCE N 14°21'11" E, A DISTANCE OF 93.47 FEET TO A POINT ON THE EAST LINE OF LOT 82 OF SAID ARBORS OF VALENCIA PHASE 1, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 00°37'53", A CHORD LENGTH OF 10.74 FEET AND A CHORD BEARING OF S 01°59'13" W; THENCE SOUTHERLY ALONG THE AFORESAID CURVE AND THE SAID EAST LINE OF LOT 82, AN ARC DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE S 02°18'09" W, ALONG SAID EAST LINE OF LOT 82, A DISTANCE OF 37.08 FEET TO THE POINT OF BEGINNING.

THE AFORESAID EASEMENT CONTAINS 1,798 SQUARE FEET MORE OR LESS.

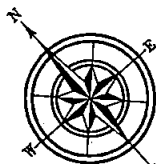
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SHEET 1 OF 2

SEAL

DATE SIGNED:

MICHAEL A. PIESCO PLS  
Professional Land Surveyor #4798



ANCIENT CITY SURVEYORS  
LB # 8177

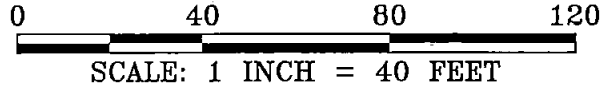
ACS  
PROFESSIONAL  
LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32086  
PHONE: 904-797-9967 FAX: 904-797-6027

SKETCH OF LEGAL  
DATE: 02/27/2019  
SCALE: 1" = 30'  
JOB#: 17-553

# EXHIBIT "B"

BELLE HAVEN OF ST. AUGUSTINE, A CONDOMINIUM  
OFFICIAL RECORDS BOOK 2170, PAGE(S) 380



TRACT "P-1"

20 FOOT PERIMETER BUFFER

**LEGEND**

- FPL = FLORIDA POWER AND LIGHT COMPANY
- POC = POINT OF COMMENCING
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- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD LENGTH
- CB = CHORD BEARING
- PT = POINT OF TANGENCY

TRACT "S"  
RECREATION AREA

TRACT "S"  
RECREATION AREA

POC

POB  
LIFT STATION  
ACCESS EASEMENT

TRACT "R"  
LIFT STATION

LOT 25

LOT 24

LANE

5' UTILITY EASEMENT  
10' FPL EASEMENT

LIFT STATION  
EASEMENT

5' UTILITY EASEMENT  
10' FPL EASEMENT

STONE ARBOR



**DESCRIPTION** LIFT STATION ACCESS EASEMENT

A LIFT STATION EASEMENT SITUATED IN TRACT "S" AS DEPICTED ON THE PLAT OF ARBORS AT VALENCIA PHASE 1 AS RECORDED IN MAP BOOK 94, PAGES 77 THROUGH 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "S"; THENCE S 01'39' 05" E, ALONG THE EAST LINE OF SAID TRACT "S", A DISTANCE OF 59.48 FEET; THENCE S 88'20' 55" W, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF TRACT "R" AS DEPICTED ON SAID PLAT OF ARBORS OF VALENCIA PHASE 1; THENCE S 01'39'05" E, ALONG THE WEST LINE OF SAID TRACT "R", A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED ACCESS EASEMENT; THENCE CONTINUE THENCE S 01'39'05" E, ALONG THE WEST LINE OF SAID TRACT "R", A DISTANCE OF 25.00 FEET; THENCE S 88'20'55" W, A DISTANCE OF 23.31 FEET; THENCE S 01'39'05" W, A DISTANCE OF 62.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STONE ARBOR LANE, AS IT CURRENTLY EXISTS, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 00°56'08", A CHORD DISTANCE OF 4.49 FEET AND A CHORD BEARING OF S 87°54'32" W; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 4.49 FEET TO A POINT OF TANGENCY; THENCE S 88'22'36" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 25.51 FEET; THENCE N 01'39'05" W, A DISTANCE OF 87.85 FEET; THENCE N 88'20'55" E, A DISTANCE OF 53.31 FEET TO THE POINT OF BEGINNING.  
THE AFOREDESCRIBED EASEMENT CONTAINS 3,218 SQUARE FEET MORE OR LESS.

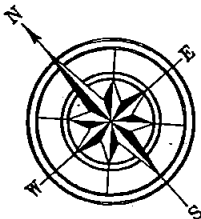
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SEAL

DATE SIGNED: 8/25/19

MICHAEL A. PIESCO PLS  
Professional Land Surveyor #4793

ANCIENT CITY SURVEYORS



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PHONE: 904-797-9967

SKETCH OF LEGAL  
DATE: 01/25/2019  
SCALE: 1" = 40'  
JOB#: 17-553

Full right-of-way for all roadways associated with the following PLATs:

- Arbors at Valencia Phase One
- Arbors at Valencia Phase Two

Right-of-ways Include:

- Stone Arbor Lane
- Edge Park Trail
- Spruce Point
- Hemlock Point

Exhibit "B" to Resolution

This Instrument Prepared By:

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 23rd day of January 2019 is by and from Lennar Homes, LLC, whose address is 9440 Philips Highway, Suite 7, Jacksonville, FL 32256, 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 \$722,497.77 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

(As recorded in PLAT Map Book 94, Pages 77 - 87, Tract "R", on December 11, 2018)

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

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

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

Signed, sealed and delivered in our presence:

[Signature]  
Print Name: Robert A. [unclear]

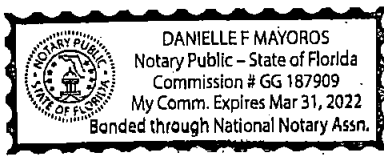
By: [Signature]  
Its: Vice President

[Signature]  
Print Name: Danielle Mayoros

STATE OF FLORIDA  
COUNTY OF ~~ST. JOHNS~~ Duval

The foregoing instrument was acknowledged before me this 23 day of January, 2019, by Scott Keilmg, its Vice President who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public





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

**The Arbors at Valencia Ph1**

Lennar Homes, LLC at 9440 Philips Highway, Suite 7, Jacksonville, FL 32256, (the "Seller") for and in consideration of the sum of \$722,497.77 (seven hundred twenty-two thousand, four hundred ninety-seven dollars and seventy-seven cents) 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 The Arbors at Valencia Ph1"

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 23 of January, 2019

WITNESS:


  
\_\_\_\_\_

Witness Signature

Robert A. Pearl  
\_\_\_\_\_

Print Witness Name

OWNER:

  
\_\_\_\_\_

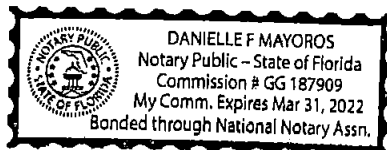
Owner's Signature

Scott Keiling  
\_\_\_\_\_

Print Owner's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 23 day of January, 2019, by Scott Keiling who is personally known to me or has produced \_\_\_\_\_ as identification.



  
Notary Public

Exhibit "A" to Bill of Sale



St. Johns County Utility Department  
 Asset Management  
 Schedule of Values

Project Name: Arbors at Valencia Phase 1  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18	LF	3,660	\$ 18.03	\$ 65,989.80
6" DR18	LF	460	\$ 13.82	\$ 6,357.20
4" DR18	LF	480	\$ 11.18	\$ 5,366.40
2" DR9 HDPE	LF	200	\$ 10.11	\$ 2,022.00
10" DR9 HDPE	LF	600	\$ 20.87	\$ 12,522.00
6" DR9 HDPE	LF	68	\$ 8.56	\$ 582.08
<b>Water Valves (Size and Type)</b>				
6" Gate Valve & Box	Ea	7	\$ 797.55	\$ 5,582.85
8" Gate Valve & Box	Ea	14	\$ 1,304.35	\$ 18,260.90
10"x8" TSV	Ea	1	\$ 3,056.65	\$ 3,056.65
10"x8" Cut In Tee and Valve	Ea	1	\$ 3,906.55	\$ 3,906.55
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 Pacer Fire Hydrant	Ea	7	\$ 2,514.05	\$ 17,598.35
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Single Long Service	Ea	11	\$ 760.30	\$ 8,363.30
1" Single Short Service	Ea	14	\$ 638.90	\$ 8,944.60
1" Double Long Service	Ea	21	\$ 890.55	\$ 18,701.55
1" Double Short Service	Ea	27	\$ 769.15	\$ 20,767.05
<b>Total Water System Cost</b>				<b>\$ 198,021.28</b>



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

Project Name: Arbors at Valencia Ph 1  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" DR25 PVC	LF	1,560	\$ 10.46	\$ 16,317.60
6" DR25 PVC	LF	200	\$ 25.46	\$ 5,092.00
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 675.20	\$ 1,350.40
12"x4" TSV	Ea	1	\$ 2,112.80	\$ 2,112.80
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 PVC (4-6)	LF	1,050	\$ 17.08	\$ 17,934.00
8" SDR 26 PVC (6-8)	LF	1,498	\$ 19.08	\$ 28,581.84
8" SDR 26 PVC (8-10)	LF	1,456	\$ 21.08	\$ 30,692.48
8" SDR 26 PVC (10-12)	LF	224	\$ 29.08	\$ 6,513.92
8" SDR 26 PVC (12-14)	LF	504	\$ 33.08	\$ 16,672.32
8" SDR 26 PVC (14-16)	LF	14	\$ 45.08	\$ 631.12
	LF			
<b>Laterals (Size and Type)</b>				
6" SDR35	EA	125	\$ 633.65	\$ 79,206.25
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A (0-6)	EA	4	\$ 3,241.65	\$ 12,966.60
Type A (6-8)	EA	5	\$ 3,746.60	\$ 18,733.00
Type A (8-10)	EA	5	\$ 4,030.55	\$ 20,152.75
Type A (10-12)	EA	1	\$ 4,842.99	\$ 4,842.99
Type A (12-14)	EA	1	\$ 5,715.35	\$ 5,715.35
Type A (14-16) First Out	EA	1	\$ 13,325.50	\$ 13,325.50
Type A Junction (8-10)	EA	1	\$ 7,217.12	\$ 7,217.12
Type A Junction (10-12)	EA	1	\$ 8,938.77	\$ 8,938.77
Type A Junction (12-14)	EA	2	\$ 10,235.34	\$ 20,470.68
<b>Lift Station</b>				
Wetwell 6' Diameter 20.4' Deep	EA	1	\$ 34,509.00	\$ 34,509.00
Mechanical, Electric, Pump, Piping	EA	1	\$ 172,500.00	\$ 172,500.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Sewer System Cost</b>			<b>\$</b>	<b>\$ 524,476.49</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$722,497.77 (seven hundred twenty-two thousand four hundred ninety-seven dollars and seventy-seven cents) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through January 11, 2019 to St. Johns County to the following described property:

See Exhibit A – Schedule of Values for Arbors at Valencia Ph 1

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 11th of January, 2019.

**WITNESS:**

Melissa Booge  
Witness Signature

Melissa Booge  
Print Witness Name

**OWNER:**

Crystal Durham  
Lienor's Signature

Crystal Durham  
Print Lienor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2019, by Crystal Durham who is personally known to me or has produced as identification.

**TONI ELAINE ANDERSON**  
Notary Public, State of Florida  
My Comm. Expires 05/29/2022  
Commission No. GG223080

Toni Elaine Anderson  
Notary Public

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department  
 Asset Management  
 Schedule of Values

Project Name: Arbors at Valencia Phase I  
 Contractor: VJ Usina Contracting, Inc.  
 Developer: Lennar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18	LF	3,660	\$ 18.03	\$ 65,989.80
6" DR18	LF	460	\$ 13.82	\$ 6,357.20
4" DR18	LF	480	\$ 11.18	\$ 5,366.40
2" DR9 HDPE	LF	200	\$ 10.11	\$ 2,022.00
10" DR9 HDPE	LF	600	\$ 20.87	\$ 12,522.00
6" DR9 HDPE	LF	68	\$ 8.56	\$ 582.08
<b>Water Valves (Size and Type)</b>				
6" Gate Valve & Box	Ea	7	\$ 797.55	\$ 5,582.85
8" Gate Valve & Box	Ea	14	\$ 1,304.35	\$ 18,260.90
10"x8" TSV	Ea	1	\$ 3,056.65	\$ 3,056.65
10"x8" Cut In Tee and Valve	Ea	1	\$ 3,906.55	\$ 3,906.55
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 Pacer Fire Hydrant	Ea	7	\$ 2,514.05	\$ 17,598.35
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
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1" Double Short Service	Ea	27	\$ 769.15	\$ 20,767.05
<b>Total Water System Cost</b>				<b>\$ 198,021.28</b>





**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: January 11, 2019

Project Title: Arbors at Valencia Ph1  
St. Johns County, Florida

FROM: VJ Usina Contracting, Inc.  
4669 Avenue A  
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:**

*Crystal Durham*  
Contractor's Signature

Crystal Durham  
Print Contractor's Name

State of FL  
County of St. Johns

The foregoing instrument was acknowledged before me this 11th day of January, 2019, by Crystal Durham who is personally known to me or has produced \_\_\_\_\_ as identification.

TONI ELAINE ANDERSON  
Notary Public, State of Florida  
My Comm. Expires 05/29/2022  
Commission No. GG223080

*Toni Elaine Anderson*  
Notary Public



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

Utility Department

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INTEROFFICE MEMORANDUM

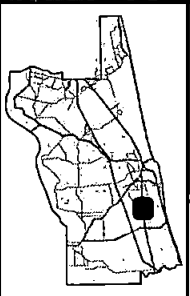
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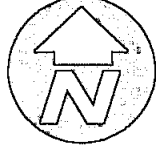
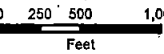
TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Arbors at Valencia  
DATE: January 7, 2020

Please present the Easement (Ph 1 & Ph 2), Bill of Sale (Ph 1), Schedule of Values (Ph 1), Release of Lien (Ph 1), Warranty (Ph 1), and Warranty Deed (Ph 1) to the Board of County Commissioners (BCC) for final approval and acceptance of Arbors at Valencia.

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  
  
 Date: 8/12/2019

*Easement for Utilities,  
 Special Warranty Deed,  
 Bill of Sale, Schedule of  
 Values, Final Release  
 of Lien, and Warranty*  
  
**Arbors at Valencia  
 Phase One**

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.

