

RESOLUTION NO. 2021- 14

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, TWO EASEMENTS FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO-SERVE BEACON LAKE PHASE 2A LOCATED OFF COUNTY ROAD 210W.

RECITALS

WHEREAS, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve Beacon Lake Phase 2A located off County Road 210W, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Access and Utilities associated with the water, sewer and reuse systems to serve Beacon Lake Phase 2A located off County Road 210W, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Heartwood 23, 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 Beacon Lake Phase 2A located off County Road 210W, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, Hughes Brothers Construction, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beacon Lake Phase 2A, 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 Easements for Utilities, and Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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

Section 4. The Clerk of the Circuit Court is instructed to record the original Easements for Utilities, 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 19 day of January, 2021.

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

By: Henry Dean
Henry Dean, Vice Chairman

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller

Brandon J. Patty
Deputy Clerk

RENDITION DATE 1/21/21



Exhibit "A" to Resolution

This Instrument prepared by:

Heartwood 23, LLC
401 East Las Olas Boulevard, Suite 800
Fort Lauderdale, Florida 33301

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 23rd day of December, 2019 by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, 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. 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.

(c) SANITARY 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

BLAZ KOVACIC
Print Name

By: [Signature]
Its: BRUCE J. PARKER, VICE PRESIDENT

[Signature]
Witness

Marcy McBride
Print Name

State of Florida
County of Beward

The foregoing instrument was acknowledged before me this 23 day of December, 2019,
by Bruce J. Parker who is personally known to me or has
produced _____ as identification.

[Signature]
Notary Public



EXHIBIT "A"

EASEMENT AREA

TWIN CREEKS DRIVE, BEACON LAKE PARKWAY, GARDA COURT, CONSTANCE LANE, LUCERNE COURT, BOURGET COURT, NESS CIRCLE, WINDERMERE WAY AS SHOWN ON THE BEACON LAKE PHASE 2A PLAT RECORDED IN MAP BOOK 100, PAGES 1-11 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Exhibit "B" to Resolution

This Instrument prepared by:

Heartwood 23, LLC
401 East Las Olas Boulevard, Suite 800
Fort Lauderdale, Florida 33301

EASEMENT ACCESS AND UTILITIES

THIS EASEMENT executed and given this 23rd day of December, 2019 by and from **Heartwood 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, 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. 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.

(c) SANITARY 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.

EXHIBIT "A"

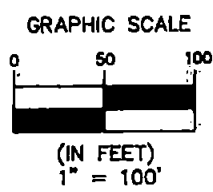
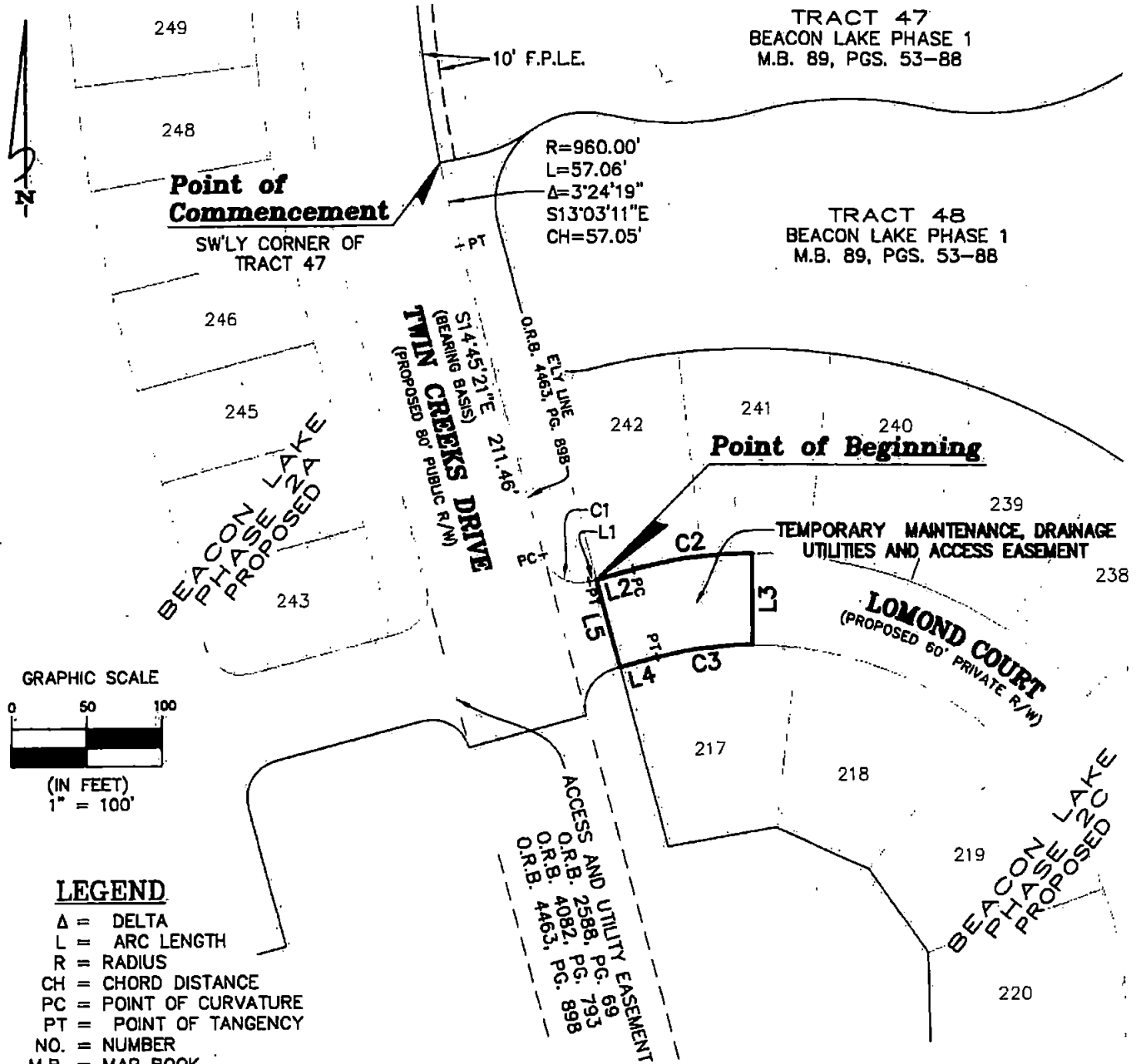
EASEMENT AREA AND INGRESS AND EGRESS AREA

(Refer to attached Exhibits)

(This page intentionally left blank)

MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD DISTANCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NO. = NUMBER
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT

SHEET 1 OF 2
TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-1
DRAFTER SPB
DATE 12/4/2019
SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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, PLAN 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CHECKED BY: MICHAEL J. COLLICAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

TEMPORARY MAINTENANCE, DRAINAGE, UTILITIES, AND ACCESS EASEMENT

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 47 AS SHOWN ON PLAT OF BEACON LAKE PHASE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESIGNATED ACCESS AND UTILITY EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4463, PAGE 898, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 57.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'11" EAST, 57.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°45'21" EAST, CONTINUING ALONG LAST SAID LINE, 211.46 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 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°50'01" EAST, 35.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75°05'20" EAST, 4.93 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75°05'20" EAST, 25.50 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 305.00 FEET, AN ARC DISTANCE OF 79.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°32'40" EAST, 79.15 FEET; THENCE SOUTH 00°00'00" EAST, 60.00 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 245.00 FEET, AN ARC DISTANCE OF 63.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°32'40" WEST, 63.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°05'20" WEST, 25.67 FEET; THENCE NORTH 14°45'21" WEST, 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	39.34'	90°09'20"	S59°50'01"E	35.40'
C2	305.00'	79.38'	14°54'40"	N82°32'40"E	79.15'
C3	245.00'	63.76'	14°54'40"	S82°32'40"W	63.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°05'20"E	4.93'
L2	N75°05'20"E	25.50'
L3	S00°00'00"E	60.00'
L4	S75°05'20"W	25.67'
L5	N14°45'21"W	60.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF O.R.B. 4463, PG. 898, AS S14°45'21"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP OR SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE: THE PLAT OF BEACON LAKE PHASE 1 (M.B. 89, PGS. 53-88).

SHEET 2 OF 2
TEMPORARY MAINTENANCE, DRAINAGE
UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-1
DRAFTER SPB
DATE 12/4/2019
SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

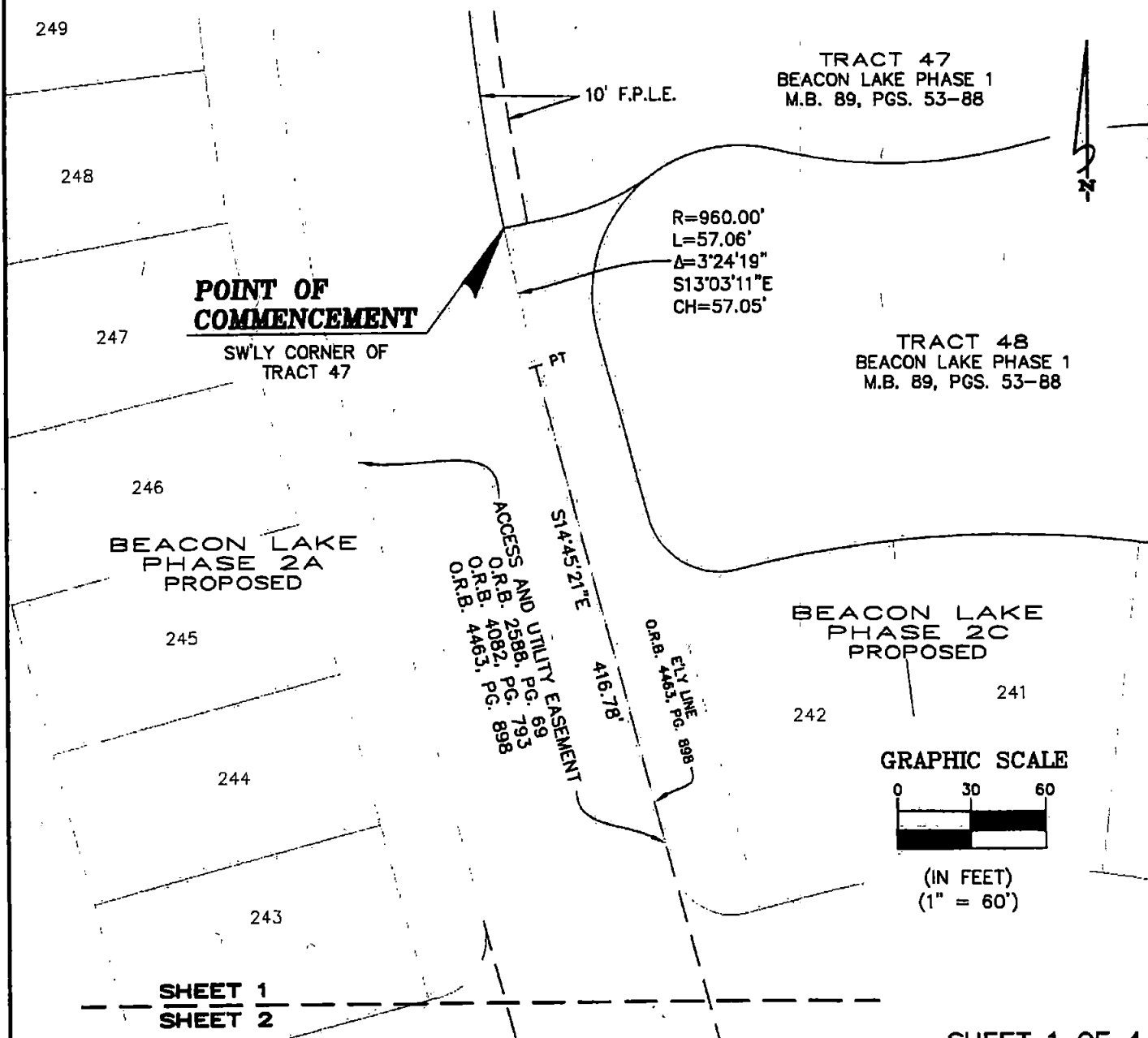


CHECKED BY:

M. J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

SHEET 1 OF 4

JOB NO. 2019-809-3

DRAFTER GCC/SPB

DATE 12/4/2019

SCALE 1"=60'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Michael J. Coligan

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY:

MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1
SHEET 2

WINDERMERE WAY

NESS CIRCLE

POINT OF BEGINNING

S75°05'20"W
231.01'

S14°45'21"E
416.78'

217

BEACON LAKE
PHASE 2C
PROPOSED

TEMPORARY MAINTENANCE, DRAINAGE
UTILITIES AND ACCESS EASEMENT

ACCESS AND UTILITY EASEMENT
O.R.B. 2588, PAGE 69
O.R.B. 4082, PAGE 793
O.R.B. 4463, PG. 898

GRAPHIC SCALE



(IN FEET)
(1" = 60')

SHEET 2 OF 4

TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-3

DRAFTER GCC/SPB

DATE 12/4/2019

SCALE 1"=60'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CHECKED BY:


MICHAEL J. COLLIGAN P.S.M. CERT. NO. 6788

 **Clary & Associates**
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 47 AS SHOWN ON PLAT OF BEACON LAKE PHASE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESIGNATED ACCESS AND UTILITY EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4463, PAGE 898, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 57.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'11" EAST, 57.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°45'21" EAST, CONTINUING ALONG LAST SAID LINE, 416.78 FEET; THENCE SOUTH 75°05'20" WEST, 231.01 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75°05'20" WEST, 60.00 FEET; THENCE SOUTH 14°54'40" EAST, 126.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 66.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°34'36" EAST, 66.31 FEET; THENCE NORTH 80°15'00" EAST, 60.02 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 630.00 FEET, AN ARC DISTANCE OF 71.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°38'54" WEST, 71.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°54'40" WEST, 126.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.27 ACRES, MORE OR LESS.

SHEET 3 OF 4

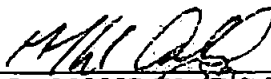
TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-3
DRAFTER GCC/SPB
DATE 12/4/2019
SCALE 1"=60'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-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 SJ-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

 **Clary & Associates**
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°05'20"W	60.00'
L2	S14°54'40"E	126.62'
L3	N80°15'00"E	60.02'
L4	N14°54'40"W	126.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	570.00'	66.35'	6°40'09"	S11°34'36"E	66.31'
C2	630.00'	71.75'	6°31'32"	N11°38'54"W	71.71'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF O.R.B. 4463, PG. 898, AS S14°45'21"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP OR SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE: THE PLAT OF BEACON LAKE PHASE 1 (M.B. 89, PGS. 53-88).

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD DISTANCE
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- M.B. = MAP BOOK
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY

SHEET 4 OF 4 TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-3

DRAFTER GCC/SPB

DATE 12/4/2019

SCALE 1"=60'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-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 SJ-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

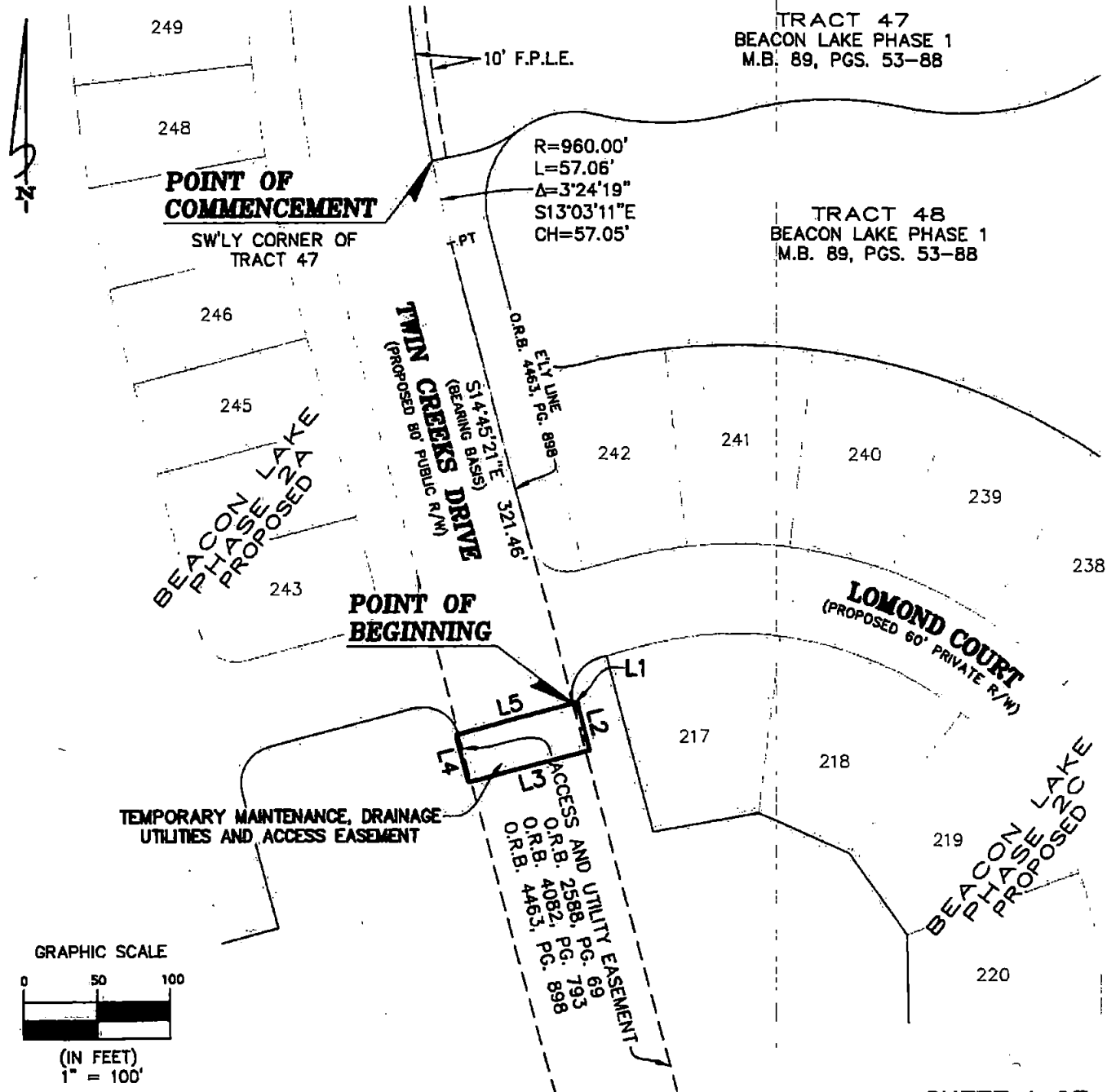


CHECKED BY:

Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

SHEET 1 OF 2

JOB NO. 2019-809-2
 DRAFTER SPB
 DATE 12/4/2019
 SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Michael J. Colligan

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT 47 AS SHOWN ON PLAT OF BEACON LAKE PHASE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESIGNATED, ACCESS AND UTILITY EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4463, PAGE 898, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 57.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'11" EAST, 57.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°45'21" EAST, CONTINUING ALONG LAST SAID LINE, 321.46 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 74°59'30" EAST, 3.00 FEET; THENCE SOUTH 14°45'21" EAST, 33.54 FEET; THENCE SOUTH 75°14'39" WEST, 84.75 FEET; THENCE NORTH 14°45'21" WEST, 33.17 FEET; THENCE NORTH 74°59'30" EAST, 81.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2827 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°59'30"E	3.00'
L2	S14°45'21"E	33.54'
L3	S75°14'39"W	84.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N14°45'21"W	33.17'
L5	N74°59'30"E	81.75'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF O.R.B. 4463, PG. 898, AS S14°45'21"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP OR SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE: THE PLAT OF BEACON LAKE PHASE 1 (M.B. 89, PGS. 53-88).

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CH = CHORD DISTANCE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NO. = NUMBER
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT

SHEET 1 OF 2

TEMPORARY MAINTENANCE, DRAINAGE UTILITIES AND ACCESS EASEMENT

JOB NO. 2019-809-2

DRAFTER SPB

DATE 12/4/2019

SCALE 1"=100'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



Exhibit "C" to Resolution




BILL OF SALE
UTILITY IMPROVEMENTS
for
BEACON LAKE - PHASE 2A

Heartwood 23, LLC, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800 Fort Lauderdale, Florida 33301, hereinafter , (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 sub-division of the State of Florida, the following personal property:

**"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 2A"
WATER, AND SEWER ONLY**

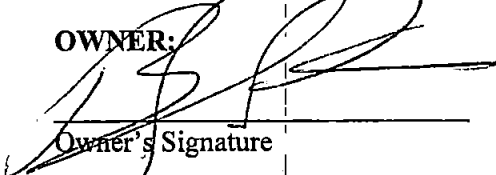
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 25 of Feb, 2020

WITNESS:


Witness Signature
Blaz Kovacic

Print Witness Name

OWNER:


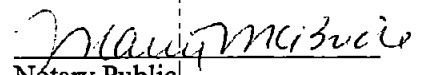
Owner's Signature
Bruce J. PARKER, VP

Print Owner's Name

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 25 day of February, 2020 by Bruce J. Parker who is personally known to me or has produced _____ as identification.





Notary Public



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Beacon Lake Phase 2A
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE CTS SDR 9	LF	722	\$ 9.78	\$ 7,061.16
4" PVC DR18	LF	284	\$ 11.00	\$ 3,124.00
6" PVC DR18	LF	405	\$ 15.15	\$ 6,135.75
6" HDPE SDR 11	LF	35	\$ 28.00	\$ 980.00
8" PVC DR 18	LF	2010	\$ 20.50	\$ 41,205.00
10" PVC DR 18	LF	839	\$ 28.75	\$ 24,121.25
10" HDPE SDR 11	LF	101	\$ 57.65	\$ 5,822.65
12" PVC DR 18	LF	880	\$ 33.45	\$ 29,436.00
12" HDPE SDR 11	LF	45	\$ 73.15	\$ 3,291.75
16" HDPE SDR 11	LF	32	\$ 91.00	\$ 2,912.00
Fittings	LS	1	\$ 32,626.00	\$ 32,626.00
Water Valves (Size and Type)				
4" Gate Valve	EA	1	\$ 850.00	\$ 850.00
8" Gate Valve	EA	9	\$ 1,405.00	\$ 12,645.00
10" Gate Valve	EA	3	\$ 2,070.00	\$ 6,210.00
Cut in 10" Gate Valve	EA	1	\$ 2,435.00	\$ 2,435.00
12" Gate Valve	EA	1	\$ 2,485.00	\$ 2,485.00
Hydrants Assembly (Size and Type)				
Fire Hydrant	EA	7	\$ 4,240.00	\$ 29,680.00
2" Flushing Hydrant	EA	4	\$ 1,770.00	\$ 7,080.00
Sevices (Size and Type)				
Locate Wire Potable Water	LF	5418	\$ 0.75	\$ 4,063.50
Single Water Service	EA	45	\$ 880.00	\$ 39,600.00
Double Water Service	EA	14	\$ 1,180.00	\$ 16,520.00
Lift Station Service	EA	1	\$ 1,780.00	\$ 1,780.00
Total Water System Cost				\$ 280,064.06



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 2A
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR 18	LF	212	\$ 10.00	\$ 2,120.00
6" HDPE SDR 11	LF	54	\$ 27.28	\$ 1,473.12
8" PVC DR 18	LF	862	\$ 20.00	\$ 17,240.00
Fittings	LS	1	\$ 14,425.00	\$ 14,425.00
Sewer Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 850.00	\$ 1,700.00
Cut in 4" Gate Valve	EA	1	\$ 1,090.00	\$ 1,090.00
8" Gate Valve	EA	1	\$ 1,400.00	\$ 1,400.00
Air Release Valve	EA	1	\$ 23,670.00	\$ 23,670.00
Gravity Mains (Size, Type & Pipe Class)				
0/6 8" PVC SDR 26	LF	543	\$ 35.70	\$ 19,385.10
6/8 8" PVC SDR 26	LF	640	\$ 37.50	\$ 24,000.00
8/10 8" PVC SDR 26	LF	1396	\$ 40.00	\$ 55,840.00
10/12 8" PVC SDR 26	LF	398	\$ 43.50	\$ 17,313.00
12/14 8" PVC SDR 26	LF	334	\$ 48.50	\$ 16,199.00
14/16 10" PVC SDR 26	LF	202	\$ 61.00	\$ 12,322.00
Laterals (Size and Type)				
6" PVC SDR 35 Single Service	EA	73	\$ 1,155.00	\$ 84,315.00
Locate Wire Force Main	LF	1128	\$ 1.10	\$ 1,240.80
Manholes (Size and Type)				
0/6 Manhole	EA	4	\$ 3,280.00	\$ 13,120.00
0/6 Manhole w/ Liner	EA	3	\$ 6,395.00	\$ 19,185.00
6/8 Manhole w/ Liner	EA	1	\$ 7,095.00	\$ 7,095.00
8/10 Manhole	EA	2	\$ 4,615.00	\$ 9,230.00
8/10 Manhole w/ Liner	EA	2	\$ 8,075.00	\$ 16,150.00
10/12 Manhole	EA	3	\$ 5,280.00	\$ 15,840.00
12/14 Manhole	EA	1	\$ 6,315.00	\$ 6,315.00
12/14 Drop Manhole Type B w/ Liner	EA	1	\$ 13,565.00	\$ 13,565.00
Total Sewer System Cost				\$ 394,233.02

Exhibit "D" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$674,297.08 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/9/2020 to Meadow View at Twin Creeks CDD to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR BEACON LAKE PHASE 2A.”

WATER AND SEWER ONLY

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 9th day of March, 2020.

WITNESS:

Rhett J. Niewinski
Witness Signature

RHETT J. NIEWINSKI
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Chad Hughes
Print Lienor's Name

State of FL
County of Suwannee

The foregoing instrument was acknowledged before me this 8th day of March, 2020, by Chad Hughes who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public


 Rachael Mundorff
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG075002
Expires 2/28/2021

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 2A
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" HDPE CTS SDR 9	LF	722	\$ 9.78	\$ 7,061.16
4" PVC DR18	LF	284	\$ 11.00	\$ 3,124.00
6" PVC DR18	LF	405	\$ 15.15	\$ 6,135.75
6" HDPE SDR 11	LF	35	\$ 28.00	\$ 980.00
8" PVC DR 18	LF	2010	\$ 20.50	\$ 41,205.00
10" PVC DR 18	LF	839	\$ 28.75	\$ 24,121.25
10" HDPE SDR 11	LF	101	\$ 57.65	\$ 5,822.65
12" PVC DR 18	LF	880	\$ 33.45	\$ 29,436.00
12" HDPE SDR 11	LF	45	\$ 73.15	\$ 3,291.75
16" HDPE SDR 11	LF	32	\$ 91.00	\$ 2,912.00
Fittings	LS	1	\$ 32,626.00	\$ 32,626.00
Water Valves (Size and Type)				
4" Gate Valve	EA	1	\$ 850.00	\$ 850.00
8" Gate Valve	EA	9	\$ 1,405.00	\$ 12,645.00
10" Gate Valve	EA	3	\$ 2,070.00	\$ 6,210.00
Cut in 10" Gate Valve	EA	1	\$ 2,435.00	\$ 2,435.00
12" Gate Valve	EA	1	\$ 2,485.00	\$ 2,485.00
Hydrants Assembly (Size and Type)				
Fire Hydrant	EA	7	\$ 4,240.00	\$ 29,680.00
2" Flushing Hydrant	EA	4	\$ 1,770.00	\$ 7,080.00
Sevices (Size and Type)				
Locate Wire Potable Water	LF	5418	\$ 0.75	\$ 4,063.50
Single Water Service	EA	45	\$ 880.00	\$ 39,600.00
Double Water Service	EA	14	\$ 1,180.00	\$ 16,520.00
Lift Station Service	EA	1	\$ 1,780.00	\$ 1,780.00
Total Water System Cost				\$ 280,064.06



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 2A
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Meadow View at Twin Creeks CDD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR 18	LF	212	\$ 10.00	\$ 2,120.00
6" HDPE SDR 11	LF	54	\$ 27.28	\$ 1,473.12
8" PVC DR 18	LF	862	\$ 20.00	\$ 17,240.00
Fittings	LS	1	\$ 14,425.00	\$ 14,425.00
Sewer Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 850.00	\$ 1,700.00
Cut in 4" Gate Valve	EA	1	\$ 1,090.00	\$ 1,090.00
8" Gate Valve	EA	1	\$ 1,400.00	\$ 1,400.00
Air Release Valve	EA	1	\$ 23,670.00	\$ 23,670.00
Gravity Mains (Size, Type & Pipe Class)				
0/6 8" PVC SDR 26	LF	543	\$ 35.70	\$ 19,385.10
6/8 8" PVC SDR 26	LF	640	\$ 37.50	\$ 24,000.00
8/10 8" PVC SDR 26	LF	1396	\$ 40.00	\$ 55,840.00
10/12 8" PVC SDR 26	LF	398	\$ 43.50	\$ 17,313.00
12/14 8" PVC SDR 26	LF	334	\$ 48.50	\$ 16,199.00
14/16 10" PVC SDR 26	LF	202	\$ 61.00	\$ 12,322.00
Laterals (Size and Type)				
6" PVC SDR 35 Single Service	EA	73	\$ 1,155.00	\$ 84,315.00
Locate Wire Force Main	LF	1128	\$ 1.10	\$ 1,240.80
Manholes (Size and Type)				
0/6 Manhole	EA	4	\$ 3,280.00	\$ 13,120.00
0/6 Manhole w/ Liner	EA	3	\$ 6,395.00	\$ 19,185.00
6/8 Manhole w/ Liner	EA	1	\$ 7,095.00	\$ 7,095.00
8/10 Manhole	EA	2	\$ 4,615.00	\$ 9,230.00
8/10 Manhole w/ Liner	EA	2	\$ 8,075.00	\$ 16,150.00
10/12 Manhole	EA	3	\$ 5,280.00	\$ 15,840.00
12/14 Manhole	EA	1	\$ 6,315.00	\$ 6,315.00
12/14 Drop Manhole Type B w/ Liner	EA	1	\$ 13,565.00	\$ 13,565.00
Total Sewer System Cost				\$ 394,233.02

Exhibit "E" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 3/9/2020

Project Title: Beacon Lake Phase 2A
St. Johns County, Florida

FROM: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785

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:

[Signature]
Contractor's Signature

Chad Hughes
Print Contractor's Name

State of FL
County of Sumter

The foregoing instrument was acknowledged before me this 12th day of March, 2020, by Chad Hughes who is personally known to me or has produced identification. _____ as

 Rachael Mundorff
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG075002
Expires 2/28/2021

[Signature]
Notary Public

Exhibit "F" to Resolution



St. Johns County Board of County Commissioners

Utility Department

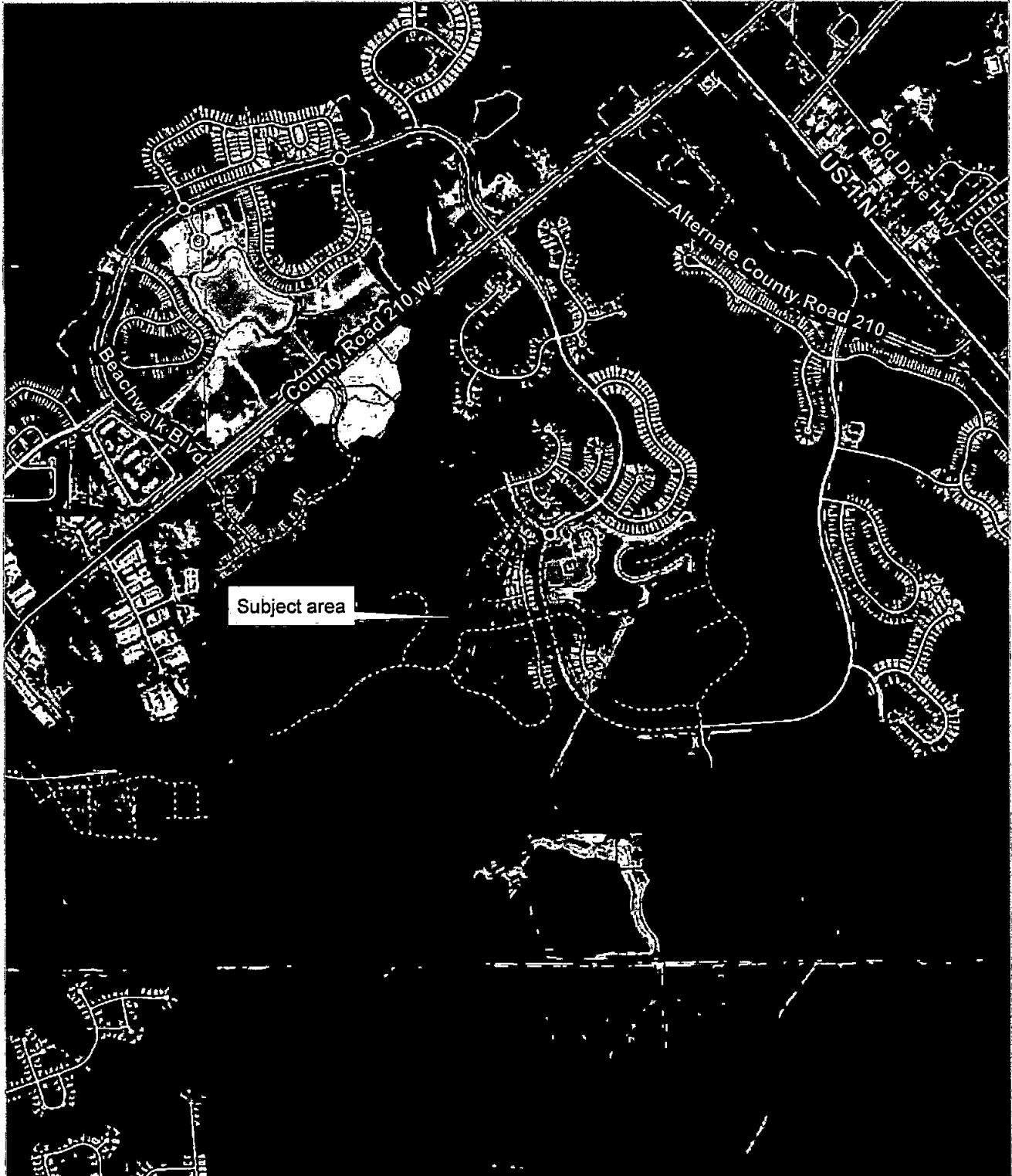
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Beacon Lake Phase 2A
DATE: November 17, 2020

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 Beacon Lakes Phase 2A.

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



2019 Aerial Imagery
 0 365 730 1,460
 Feet
 Date: 12/21/2020

Easements for Utilities,
 Bill of Sale, Schedule of Values,
 Final Release of Lien &
 Warranty

Beacon Lake Phase 2A

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.

