

RESOLUTION NO. 2021- 319

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 BEACON LAKE PHASE 3A LOCATED OFF COUNTY ROAD 210W.

RECITALS

WHEREAS, Heartwood 23, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed conveying a pump station to serve Beacon Lake Phase 3A 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 Utilities associated with the water, sewer, reuse, pump station and sewer force mains systems to serve Beacon Lake Phase 3A 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 3A 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 3A, 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.

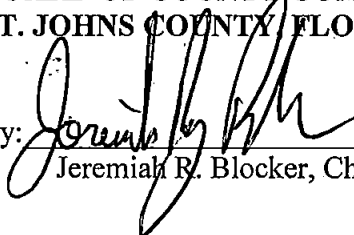
Section 2. The above described Easement for Utilities, Special Warranty Deed, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 3rd day of August, 2021.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE AUG 03 2021

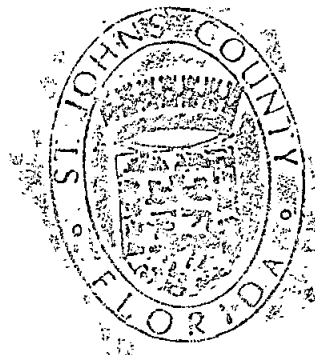


Exhibit "A" to Resolution

This Instrument Prepared By:
Heartwood 23, LLC
401 East Las Olas Boulevard, Suite 800
Fort Lauderdale, Florida 33301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 23 day of November, 2020 is by and from Heartwood 23, LLC, 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".

(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 land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**TRACT 8 AS SHOWN ON THE BEACON LAKE PHASE 3A
RECORDED IN THE MAP BOOK 101 PAGES 78 THROUGH 94
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA**

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:

Marcy McBride
Print Name: Marcy McBride

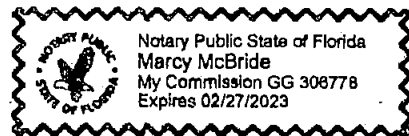
By: [Signature]
Its: VP

[Signature]
Print Name: Eugeny Melnikow

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of November, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC.

Marcy McBride
Notary Public
My Commission Expires: _____



Personally Known or Produced Identification
Type of Identification Produced

Notary Public

Exhibit "B" 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 16 day of December, 2020
by Heartwood 23, LLC, with an address of
401 E. Las Olas Blvd, Ste 800, Ft. Lauderdale, FL 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 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 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) **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:

Mary McBride
Witness

Marcy McBride
Print Name

[Signature]
Witness

Erney Munkos
Print Name

By: [Signature]
Its: VO

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of December, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC.

Marcy McBride
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

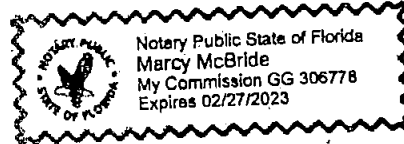


EXHIBIT "A"

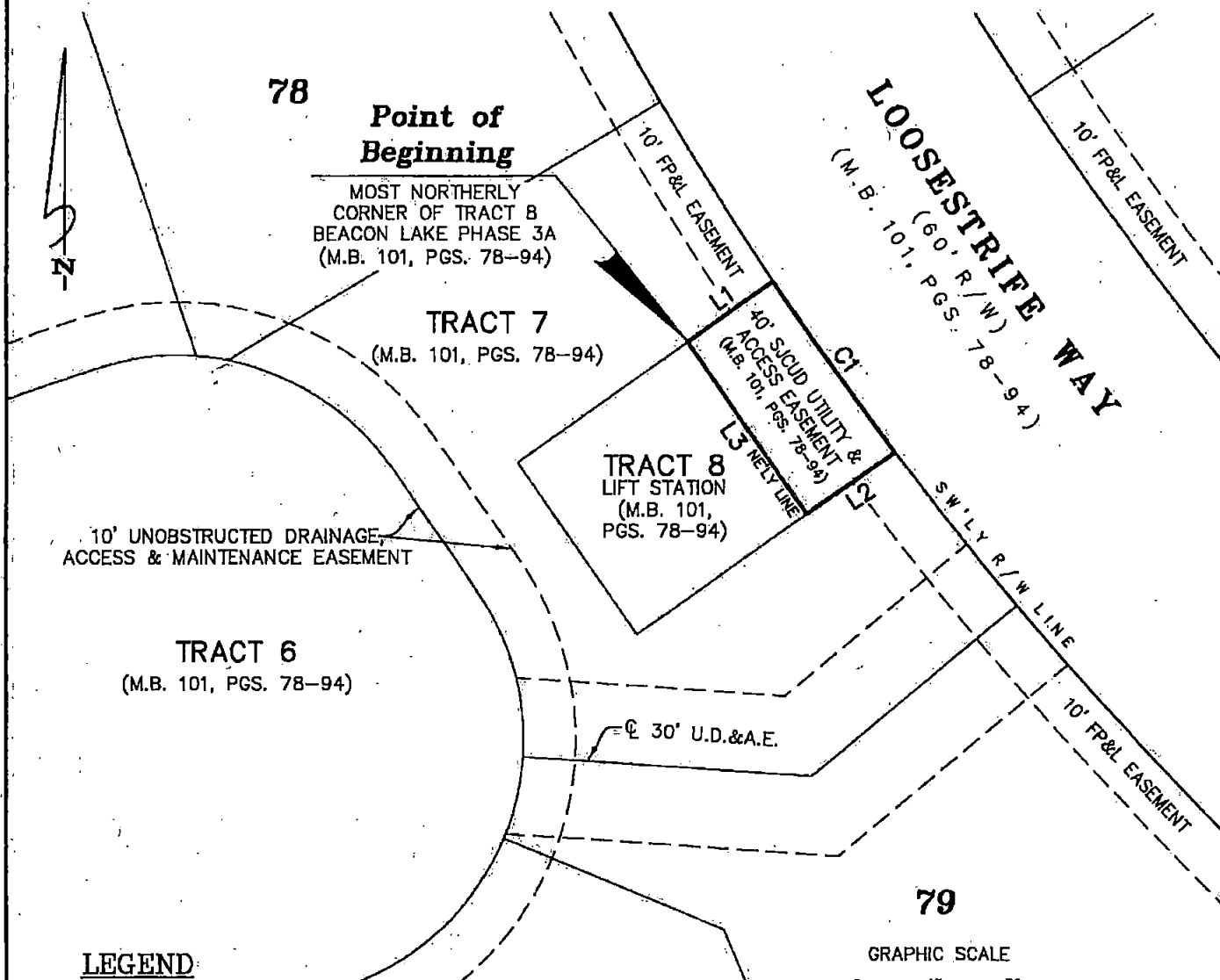
EASEMENT AREA AND INGRESS AND EGRESS AREA

CUTGRASS LANE, HORSETAIL COURT, LOOSESTRIFE WAY, AWLLEAF COURT, HYDRILLA COURT AND SNOWBELL COURT AS SHOWN ON THE BEACON LAKE PHASE 3A PLAT RECORDED IN MAP BOOK 101, PAGES 78 - 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO INCLUDED IS AREA IN FRONT OF LIFT STATION TRACT AS SHOWN ON METES AND BOUNDS DESCRIPTION

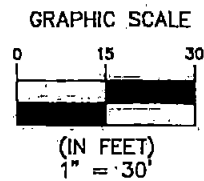
MAP SHOWING

A PORTION OF TRACT 7 AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 3A, AS RECORDED IN MAP BOOK 101, PAGES 78 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND

- ☉ = CENTERLINE
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PGS. = PAGE
- SJCUD = ST. JOHNS COUNTY UTILITY DEPARTMENT
- U.D.&A.E. = UNOBSTRUCTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT



SHEET 1 OF 2
40' SJCUD UTILITY & ACCESS EASEMENT

JOB NO. 2020-824
 DRAFTER SPB
 DATE 12/15/2020
 SCALE 1"=30'

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.

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 5731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

CHECKED BY:

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

MAP SHOWING

THAT PARTICULAR 40 FOOT ST. JOHNS COUNTY UTILITY DEPARTMENT EASEMENT, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 3A, AS RECORDED IN MAP BOOK 101, PAGES 78 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT 8, AS SHOWN ON SAID PLAT OF BEACON LAKE PHASE 3A; THENCE NORTH 55°00'00" EAST, 20.12 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOOSESTRIFE WAY, A 60 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT OF BEACON LAKE PHASE 3A AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 40.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°30'50" EAST, 40.00 FEET; THENCE SOUTH 55°00'00" WEST, 20.48 FEET, TO THE NORTHEASTERLY LINE OF AFORESAID TRACT 8; THENCE NORTH 35°00'00" WEST, ALONG LAST SAID LINE, 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 805 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	730.00'	40.01'	3°08'24"	S35°30'50"E	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°00'00"E	20.12'
L2	S55°00'00"W	20.48'
L3	N35°00'00"W	40.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF TRACT 8 AS N35°00'00"W, PER THE PLAT OF BEACON LAKE PHASE 3A.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. ALL TRACTS, EASEMENTS AND R/W SHOWN HEREON ARE FROM THE PLAT OF PLAT OF BEACON LAKE PHASE 3A, RECORDED IN M.B. 101, PGS. 78-94.

SHEET 2 OF 2
40' SJCD UTILITY & ACCESS EASEMENT

JOB NO. 2020-824

DRAFTER SPB

DATE 12/15/2020

SCALE 1"=30'

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

EXHIBIT "B"

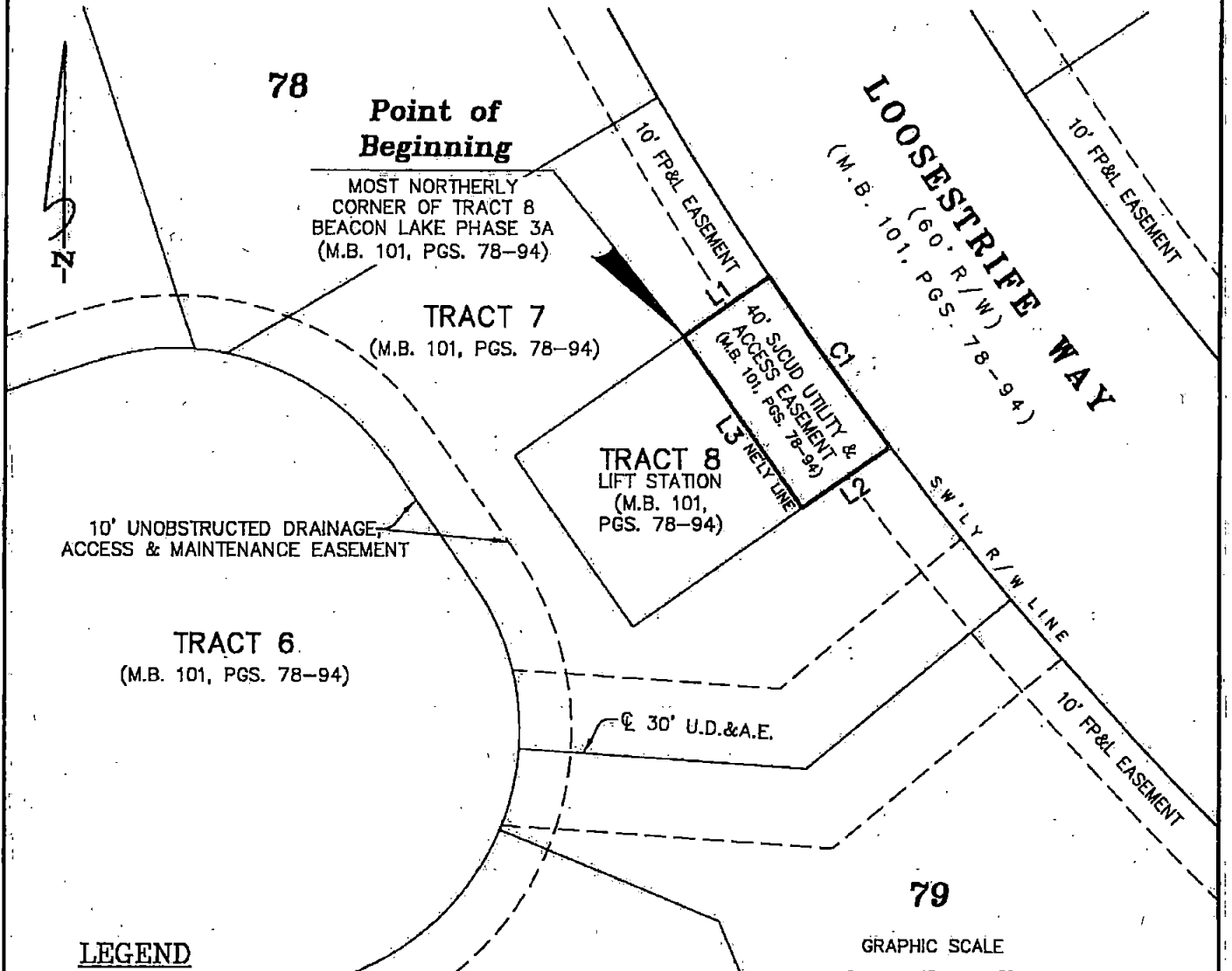
EASEMENT AREA AND INGRESS AND EGRESS AREA

CUTGRASS LANE, HORSETAIL COURT, LOOSESTRIFE WAY, AWLLEAF COURT, HYDRILLA COURT AND SNOWBELL COURT AS SHOWN ON THE BEACON LAKE PHASE 3A PLAT RECORDED IN MAP BOOK 101, PAGES 78 - 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALSO INCLUDED IS AREA IN FRONT OF LIFT STATION TRACT AS SHOWN ON METES AND BOUNDS DESCRIPTION

MAP SHOWING

A PORTION OF TRACT 7 AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 3A, AS RECORDED IN MAP BOOK 101, PAGES 78 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND

- Ⓢ = CENTERLINE
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PGS. = PAGE
- SJCUD = ST. JOHNS COUNTY UTILITY DEPARTMENT
- U.D.&A.E. = UNOBSTRUCTED DRAINAGE, ACCESS & MAINTENANCE EASEMENT

GRAPHIC SCALE



(IN FEET)
1" = 30'

SHEET 1 OF 2

40' SJCUD UTILITY & ACCESS EASEMENT

JOB NO. 2020-824
 DRAFTER SPB
 DATE 12/15/2020
 SCALE 1"=30'

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

MAP SHOWING

THAT PARTICULAR 40 FOOT ST. JOHNS COUNTY UTILITY DEPARTMENT EASEMENT, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 3A, AS RECORDED IN MAP BOOK 101, PAGES 78 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT 8, AS SHOWN ON SAID PLAT OF BEACON LAKE PHASE 3A; THENCE NORTH 55°00'00" EAST, 20.12 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOOSESTRIFE WAY, A 60 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT OF BEACON LAKE PHASE 3A AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 40.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°30'50" EAST, 40.00 FEET; THENCE SOUTH 55°00'00" WEST, 20.48 FEET, TO THE NORTHEASTERLY LINE OF AFORESAID TRACT 8; THENCE NORTH 35°00'00" WEST, ALONG LAST SAID LINE, 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 805 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	730.00'	40.01'	3°08'24"	S35°30'50"E	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°00'00"E	20.12'
L2	S55°00'00"W	20.48'
L3	N35°00'00"W	40.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF TRACT 8 AS N35°00'00"W, PER THE PLAT OF BEACON LAKE PHASE 3A.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.
5. ALL TRACTS, EASEMENTS AND R/W SHOWN HEREON ARE FROM THE PLAT OF PLAT OF BEACON LAKE PHASE 3A, RECORDED IN M.B. 101, PGS. 78-94.

SHEET 2 OF 2
40' SJCUD UTILITY & ACCESS EASEMENT

JOB NO. 2020-824
 DRAFTER SPB
 DATE 12/15/2020
 SCALE 1"=30'

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.

[Handwritten Signature]

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





**BILL OF SALE
UTILITY IMPROVEMENTS
for**

BEACON LAKE - PHASE 3A

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 subdivision of the State of Florida, the following personal property:

**"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 3A"
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 23 of Nov., 2020

WITNESS:

Marcy McBride
Witness Signature

Marcy McBride
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Bruce J. Parker
Print Owner's Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of November, 2020, by Bruce J. Parker as VP for Heartwood 23, LLC

Marcy McBride
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Beacon Lake Phase 3A Onsite
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	945	\$ 9.78	\$ 9,242.10
4" PVC DR18	LF	1290	\$ 11.00	\$ 14,190.00
4" HDPE SDR 11	LF	200	\$ 19.40	\$ 3,880.00
8" PVC DR 18	LF	1610	\$ 20.50	\$ 33,005.00
10" PVC DR 18	LF	2230	\$ 28.75	\$ 64,112.50
12" HDPE SDR 11 - Open Cut	LF	320	\$ 73.15	\$ 23,408.00
12" HDPE SDR 11 - Bore	LF	80	\$ 178.85	\$ 14,308.00
12" PVC DR18	LF	2600	\$ 35.25	\$ 91,650.00
Fittings	LS	1	\$ 66,952.00	\$ 66,952.00
Water Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 850.00	\$ 1,700.00
8" Gate Valve	EA	3	\$ 1,405.00	\$ 4,215.00
10" Gate Valve	EA	4	\$ 2,070.00	\$ 8,280.00
12" Gate Valve	EA	3	\$ 2,485.00	\$ 7,455.00
Hydrants Assembly (Size and Type)				
Fire Hydrant	EA	12	\$ 4,430.55	\$ 53,166.60
2" Flushing Hydrant	EA	5	\$ 1,770.00	\$ 8,850.00
Services (Size and Type)				
Single Water Service	EA	67	\$ 880.00	\$ 58,960.00
Double Water Service	EA	35	\$ 1,180.00	\$ 41,300.00
Lift Station Service	EA	1	\$ 1,780.00	\$ 1,780.00
Total Water System Cost				\$ 506,454.20



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 3A Onsite
 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	1595	\$ 10.00	\$ 15,950.00
6" PVC DR 18	LF	2420	\$ 14.90	\$ 36,058.00
6" HDPE SDR 11	LF	440	\$ 27.28	\$ 12,003.20
Fittings	LS	1	\$ 18,995.60	\$ 18,995.60
Sewer Valves (Size and Type)				
4" Gate Valve	EA	1	\$ 850.00	\$ 850.00
6" Gate Valve	EA	3	\$ 990.00	\$ 2,970.00
Gravity Mains (Size, Type & Pipe Class)				
0/6 8" PVC SDR 26	LF	2170	\$ 35.70	\$ 77,469.00
6/8 8" PVC SDR 26	LF	1140	\$ 37.50	\$ 42,750.00
8/10 8" PVC SDR 26	LF	710	\$ 40.00	\$ 28,400.00
10/12 8" PVC SDR 26	LF	810	\$ 43.50	\$ 35,235.00
10/12 10" PVC SDR 26	LF	235	\$ 47.00	\$ 11,045.00
12/14 10" PVC SDR 26	LF	460	\$ 52.00	\$ 23,920.00
14/16 10" PVC SDR 26	LF	125	\$ 61.00	\$ 7,625.00
Laterals (Size and Type)				
6" PVC SDR 35 Single Service	EA	136	\$ 1,155.00	\$ 157,080.00
Manholes (Size and Type)				
0/6 Manhole	EA	10	\$ 3,280.00	\$ 32,800.00
0/6 Manhole w/ Liner	EA	5	\$ 6,910.00	\$ 34,550.00
6/8 Manhole	EA	7	\$ 3,790.00	\$ 26,530.00
8/10 Manhole	EA	3	\$ 4,615.00	\$ 13,845.00
8/10 Manhole w/ Liner	EA	1	\$ 12,589.75	\$ 12,589.75
10/12 Manhole	EA	4	\$ 5,280.00	\$ 21,120.00
10/12 Manhole w/ Liner	EA	1	\$ 13,662.00	\$ 13,662.00
12/14 Manhole	EA	3	\$ 6,315.00	\$ 18,945.00
12/14 Manhole w/ Liner	EA	1	\$ 14,845.50	\$ 14,845.50
14/16 Manhole	EA	1	\$ 7,690.00	\$ 7,690.00
14/16 Manhole Type B Drop w/ Liner	EA	1	\$ 16,889.65	\$ 16,889.65
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 57,406.00	\$ 57,406.00
Process Piping	Lump Sum	1	\$ 52,000.00	\$ 52,000.00
Process Structure	Lump Sum	1	\$ 58,000.00	\$ 58,000.00
Process Electrical Equipment	Lump Sum	1	\$ 43,393.00	\$ 43,393.00
Other Improvements	Lump Sum	1	\$ 65,000.00	\$ 65,000.00
Total Sewer System Cost				\$ 959,616.70

Exhibit "D" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum of \$1,466,070.90 hereby waives and releases its lien and right to claim a lien for the Reuse labor, services or materials furnished through December 3, 2020 to Meadow View at Twin Creeks CDD to the following described property:

**"SEE EXHIBIT A - SCHEDULE OF VALUES FOR BEACON LAKE PHASE 3A"
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 4th of Dec. 2020

WITNESS:

Rhett J. Newinski
Witness Signature

RHETT NEWINSKI
Print Witness Name

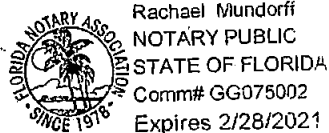
OWNER:

[Signature]
Lienor's Signature

CHAD HUGHES
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2020, by Chad Hughes as President for H2O2 Inc.



[Signature]
Notary Public
My Commission Expires: 2/28/21

Personally Known or Produced Identification
Type of Identification Produced

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	Beacon Lake Phase 3A Onsite
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	945	\$ 9.78	\$ 9,242.10
4" PVC DR18	LF	1290	\$ 11.00	\$ 14,190.00
4" HDPE SDR 11	LF	200	\$ 19.40	\$ 3,880.00
8" PVC DR 18	LF	1610	\$ 20.50	\$ 33,005.00
10" PVC DR 18	LF	2230	\$ 28.75	\$ 64,112.50
12" HDPE SDR 11 - Open Cut	LF	320	\$ 73.15	\$ 23,408.00
12" HDPE SDR 11 - Bore	LF	80	\$ 178.85	\$ 14,308.00
12" PVC DR18	LF	2600	\$ 35.25	\$ 91,650.00
Fittings	LS	1	\$ 66,952.00	\$ 66,952.00
Water Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 850.00	\$ 1,700.00
8" Gate Valve	EA	3	\$ 1,405.00	\$ 4,215.00
10" Gate Valve	EA	4	\$ 2,070.00	\$ 8,280.00
12" Gate Valve	EA	3	\$ 2,485.00	\$ 7,455.00
Hydrants Assembly (Size and Type)				
Fire Hydrant	EA	12	\$ 4,430.55	\$ 53,166.60
2" Flushing Hydrant	EA	5	\$ 1,770.00	\$ 8,850.00
Services (Size and Type)				
Single Water Service	EA	67	\$ 880.00	\$ 58,960.00
Double Water Service	EA	35	\$ 1,180.00	\$ 41,300.00
Lift Station Service	EA	1	\$ 1,780.00	\$ 1,780.00
Total Water System Cost				\$ 506,454.20



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake Phase 3A Onsite
 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	1595	\$ 10.00	\$ 15,950.00
6" PVC DR 18	LF	2420	\$ 14.90	\$ 36,058.00
6" HDPE SDR 11	LF	440	\$ 27.28	\$ 12,003.20
Fittings	LS	1	\$ 18,995.60	\$ 18,995.60
Sewer Valves (Size and Type)				
4" Gate Valve	EA	1	\$ 850.00	\$ 850.00
6" Gate Valve	EA	3	\$ 990.00	\$ 2,970.00
Gravity Mains (Size, Type & Pipe Class)				
0/6 8" PVC SDR 26	LF	2170	\$ 35.70	\$ 77,469.00
6/8 8" PVC SDR 26	LF	1140	\$ 37.50	\$ 42,750.00
8/10 8" PVC SDR 26	LF	710	\$ 40.00	\$ 28,400.00
10/12 8" PVC SDR 26	LF	810	\$ 43.50	\$ 35,235.00
10/12 10" PVC SDR 26	LF	235	\$ 47.00	\$ 11,045.00
12/14 10" PVC SDR 26	LF	460	\$ 52.00	\$ 23,920.00
14/16 10" PVC SDR 26	LF	125	\$ 61.00	\$ 7,625.00
Laterals (Size and Type)				
6" PVC SDR 35 Single Service	EA	136	\$ 1,155.00	\$ 157,080.00
Manholes (Size and Type)				
0/6 Manhole	EA	10	\$ 3,280.00	\$ 32,800.00
0/6 Manhole w/ Liner	EA	5	\$ 6,910.00	\$ 34,550.00
6/8 Manhole	EA	7	\$ 3,790.00	\$ 26,530.00
8/10 Manhole	EA	3	\$ 4,615.00	\$ 13,845.00
8/10 Manhole w/ Liner	EA	1	\$ 12,589.75	\$ 12,589.75
10/12 Manhole	EA	4	\$ 5,280.00	\$ 21,120.00
10/12 Manhole w/ Liner	EA	1	\$ 13,662.00	\$ 13,662.00
12/14 Manhole	EA	3	\$ 6,315.00	\$ 18,945.00
12/14 Manhole w/ Liner	EA	1	\$ 14,845.50	\$ 14,845.50
14/16 Manhole	EA	1	\$ 7,690.00	\$ 7,690.00
14/16 Manhole Type B Drop w/ Liner	EA	1	\$ 16,889.65	\$ 16,889.65
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 57,406.00	\$ 57,406.00
Process Piping	Lump Sum	1	\$ 52,000.00	\$ 52,000.00
Process Structure	Lump Sum	1	\$ 58,000.00	\$ 58,000.00
Process Electrical Equipment	Lump Sum	1	\$ 43,393.00	\$ 43,393.00
Other Improvements	Lump Sum	1	\$ 65,000.00	\$ 65,000.00
Total Sewer System Cost				\$ 959,616.70

Exhibit "E" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: XXX 12/4/2020

Project Title: **Beacon Lake Phase 3A**
St. Johns County, Florida

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



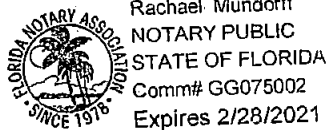
Contractor's Signature

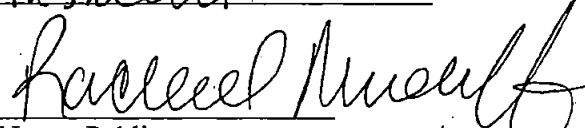
CHAD HUGHES

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2020, by Chad Hughes as President for HBC, Inc.





Notary Public
My Commission Expires: 2/28/21

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

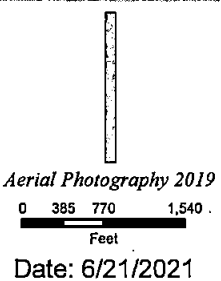
INTEROFFICE MEMORANDUM

TO: - Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Beacon Lake Phase 3A
DATE: June 16, 2021

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 Beacon Lakes Phase 3A.

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.



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

Beacon Lake Phase 3A

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.

