

RESOLUTION NO. 2021- 504

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN, AND A WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE BEACHWALK MARKET LOCATED OFF COUNTY ROAD 210 W.

RECITALS

WHEREAS, PEBB Beachwalk Grocery, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve Beachwalk Market located off County Road 210 W, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, PEBB Beachwalk Grocery, 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, sewer and reuse systems to serve Beachwalk Market located off County Road 210 W, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Coastal Utility Constructors of Jacksonville, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beachwalk Market, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "E," incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

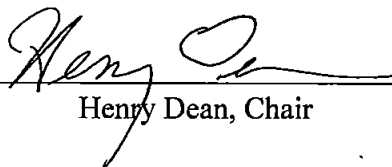
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this

Resolution may be revised without subsequent approval by the Board of County Commissioners.

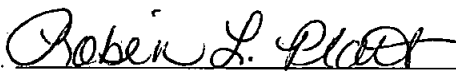
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities, and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 7th day of December, 2021.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

RENDITION DATE DEC 9 2021

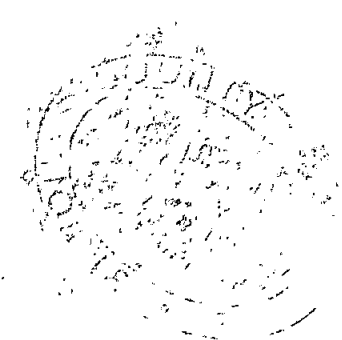


Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 13th day of May, 2021 by **PEBB BEACHWALK GROCERY, LLC**, with an address of **7900 Glades Rd, Ste 600, Boca Raton, FL 33434**, 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 meters 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 water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines within the boundary of the Grantor's property excluding the water meters.

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 Signature

Kim Mareira
Print Name

[Signature]
Witness Signature

Kathy L. Dearn
Print Name

PEBB Beachwalk Grocery, LLC

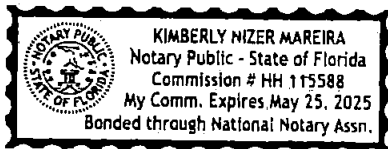
By: [Signature]

Print Name: Ian Weiner

Its: Authorized Person

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2020, by Ian Weiner as Authorized Person for PEBB Beachwalk Grocery, LLC.

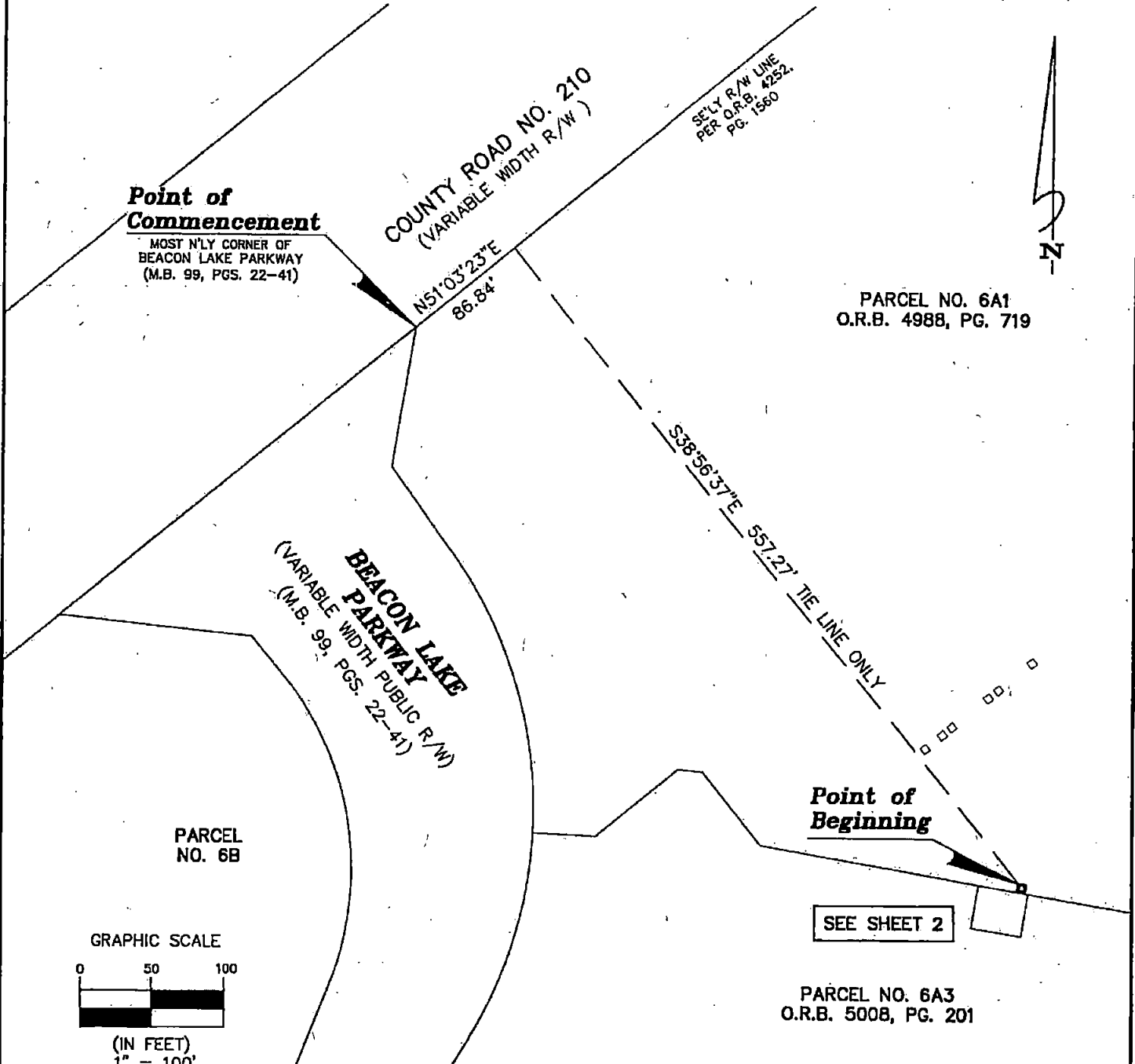


[Signature]
Notary Public
My Commission Expires: 5/25/25

Personally Known or Produced Identification
Type of Identification Produced

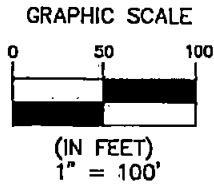
MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



PARCEL NO. 6A1
O.R.B. 4988, PG. 719

PARCEL NO. 6B



SEE SHEET 2

PARCEL NO. 6A3
O.R.B. 5008, PG. 201

SHEET 1 OF 2 ST JOHNS COUNTY UTILITY EASEMENT NO. 8

JOB NO. 2021-375-8

DRAFTER SPB

DATE 05/05/2021

SCALE AS NOTED


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).

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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

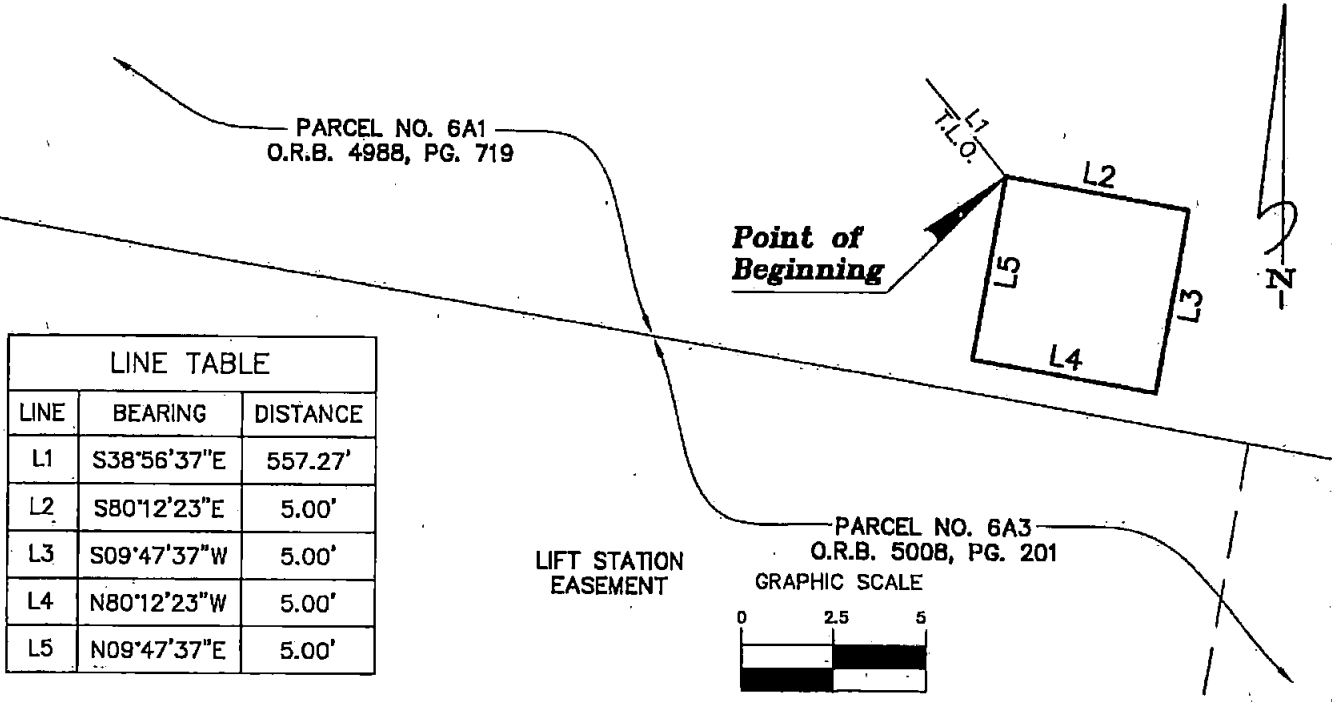
MAP SHOWING

ST JOHNS COUNTY UTILITY EASEMENT NO. 8

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COMMENCE AT THE MOST NORTHERLY CORNER OF BEACON LAKE PARKWAY, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED, RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 1560 OF SAID PUBLIC RECORDS); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 86.64 FEET; THENCE SOUTH 38°56'37" EAST, 557.27 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 80°12'23" EAST, 5.00 FEET; THENCE SOUTH 09°47'37" WEST, 5.00 FEET; THENCE NORTH 80°12'23" WEST, 5.00 FEET; THENCE NORTH 09°47'37" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET, MORE OR LESS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°56'37"E	557.27'
L2	S80°12'23"E	5.00'
L3	S09°47'37"W	5.00'
L4	N80°12'23"W	5.00'
L5	N09°47'37"E	5.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, 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 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: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 8

JOB NO. 2021-375-B
 DRAFTER SPB
 DATE 05/05/2021
 SCALE AS NOTED

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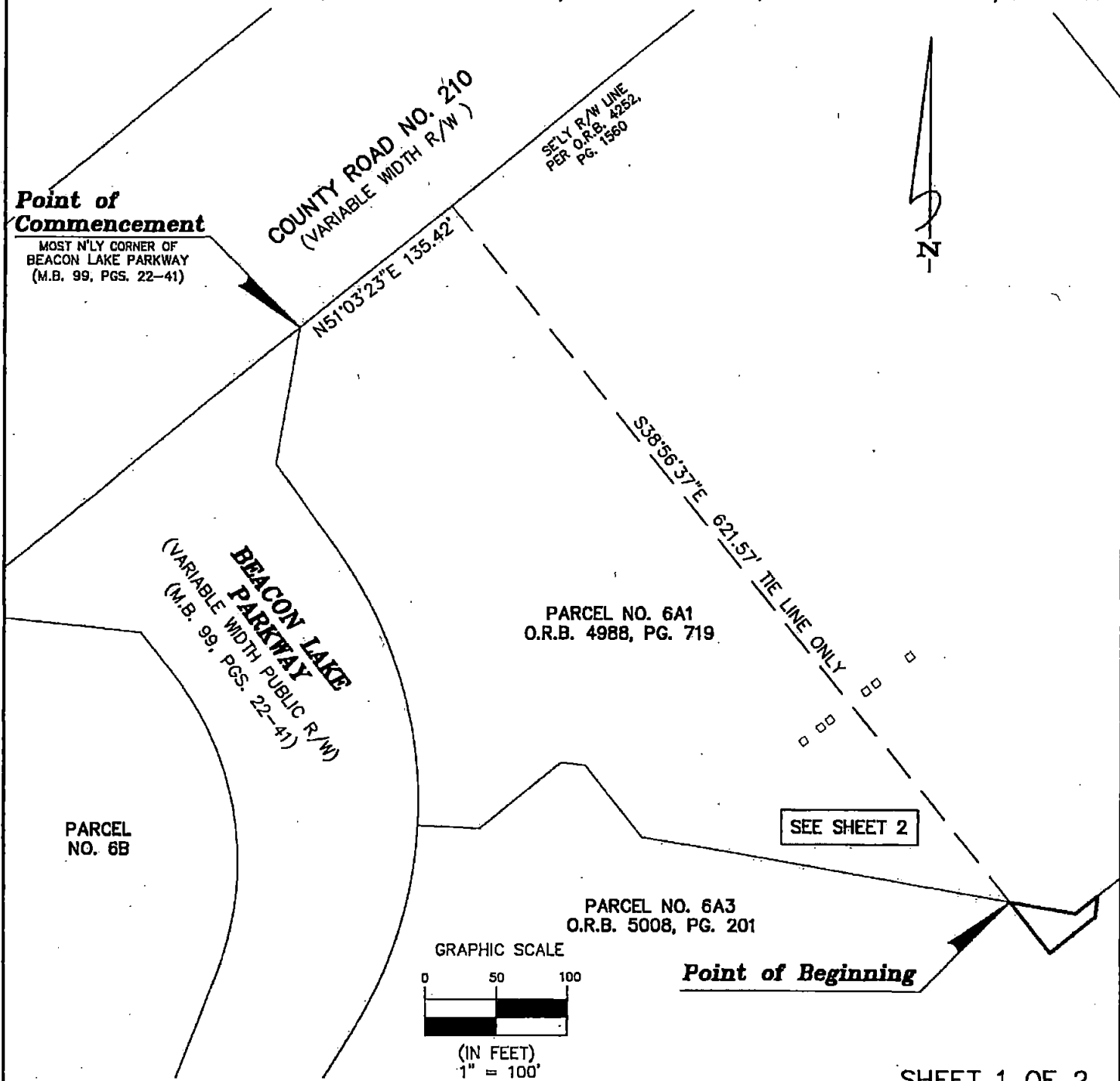
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 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 250-2703
 WWW.CLARYASSOC.COM

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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
 ST JOHNS COUNTY UTILITY EASEMENT NO. 7

JOB NO. 2021-375-7
 DRAFTER SPB
 DATE 05/05/2021
 SCALE AS NOTED

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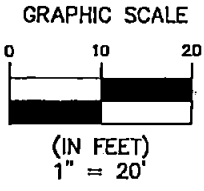
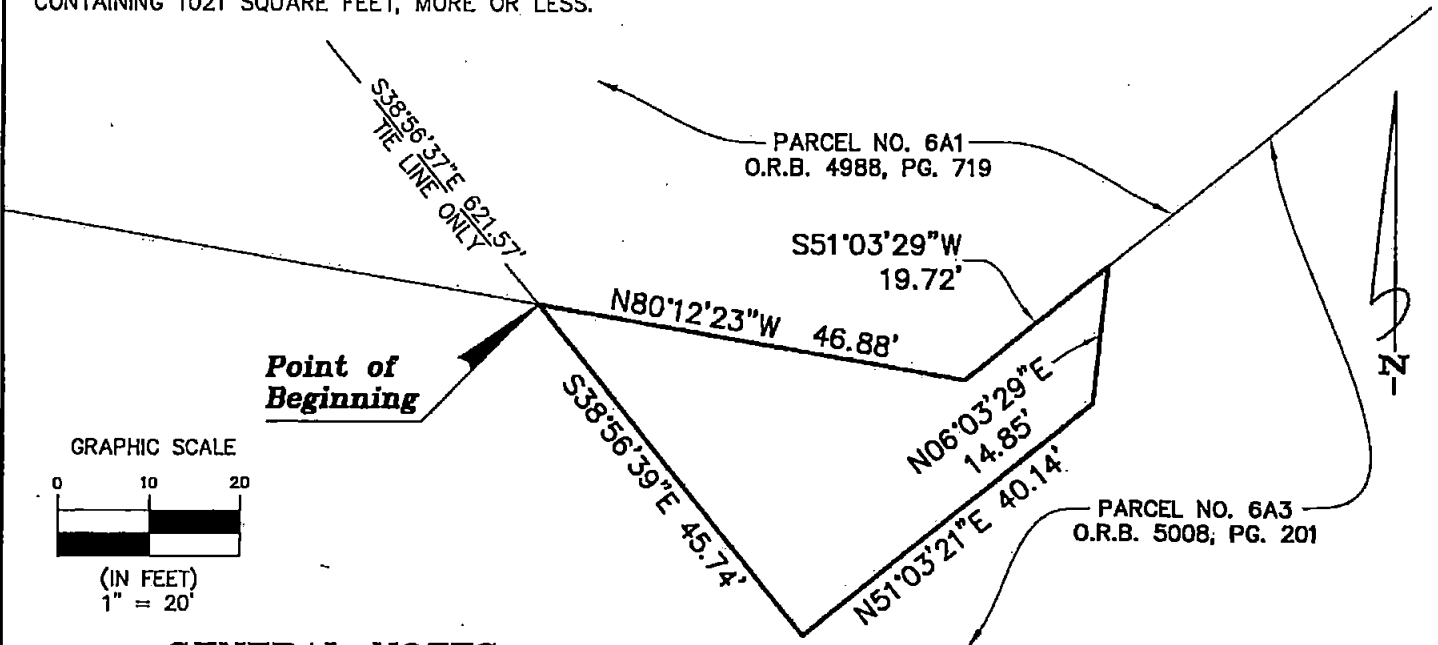
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ST JOHNS COUNTY UTILITY EASEMENT NO. 7

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CONTAINING 1021 SQUARE FEET, MORE OR LESS.



GENERAL NOTES

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SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 7

JOB NO. 2021-375-7
DRAFTER SPB
DATE 05/05/2021
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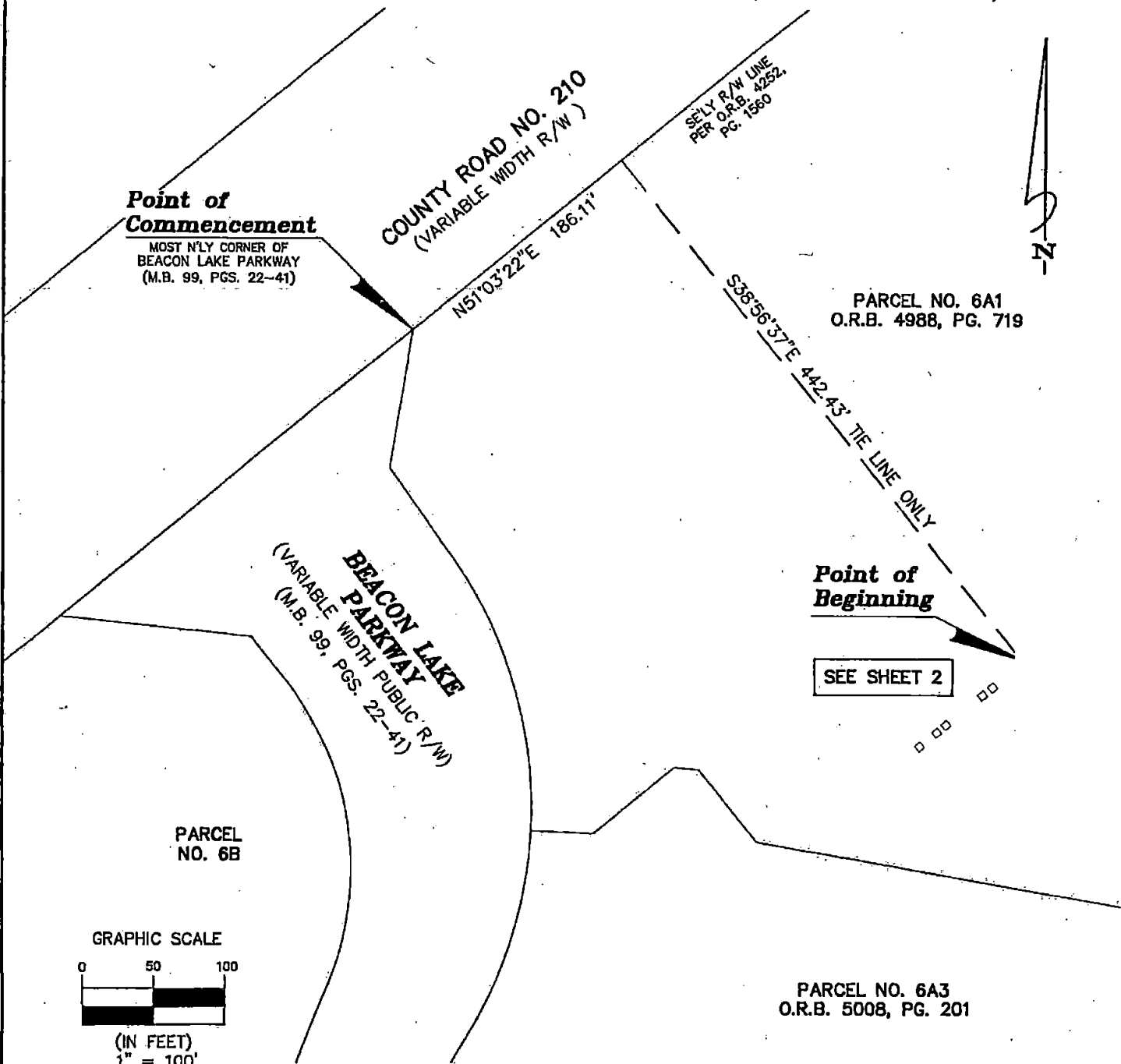
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CHECKED BY:  MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 6

JOB NO. 2021-375-6
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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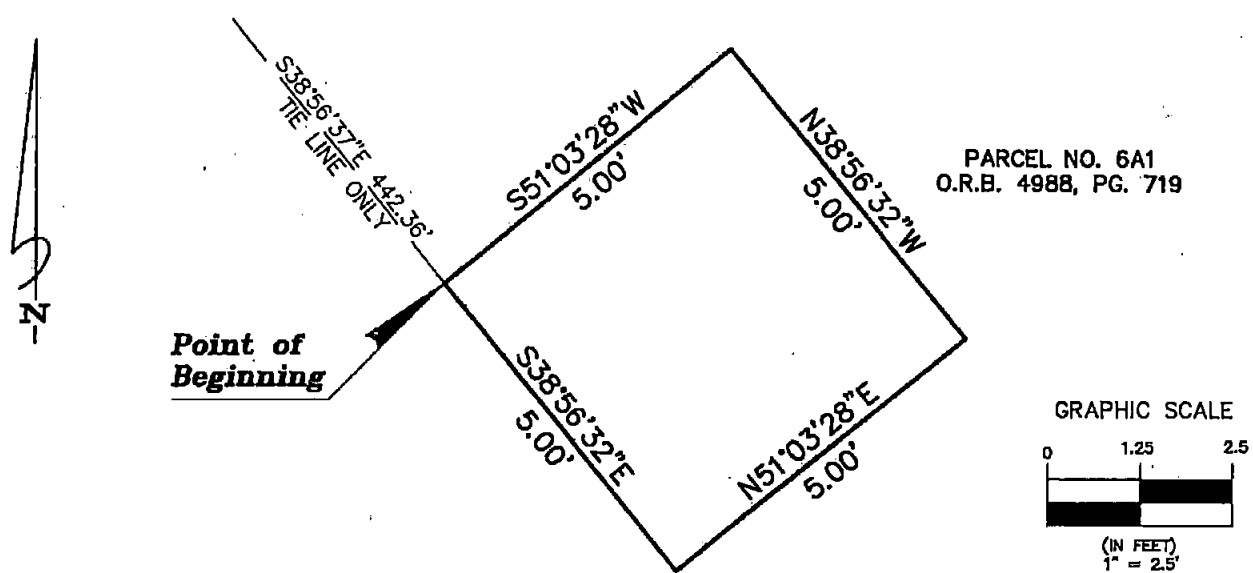
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ST JOHNS COUNTY UTILITY EASEMENT NO. 6

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CONTAINING 25 SQUARE FEET, MORE OR LESS.



GENERAL NOTES

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SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 6

JOB NO. 2021-375-6
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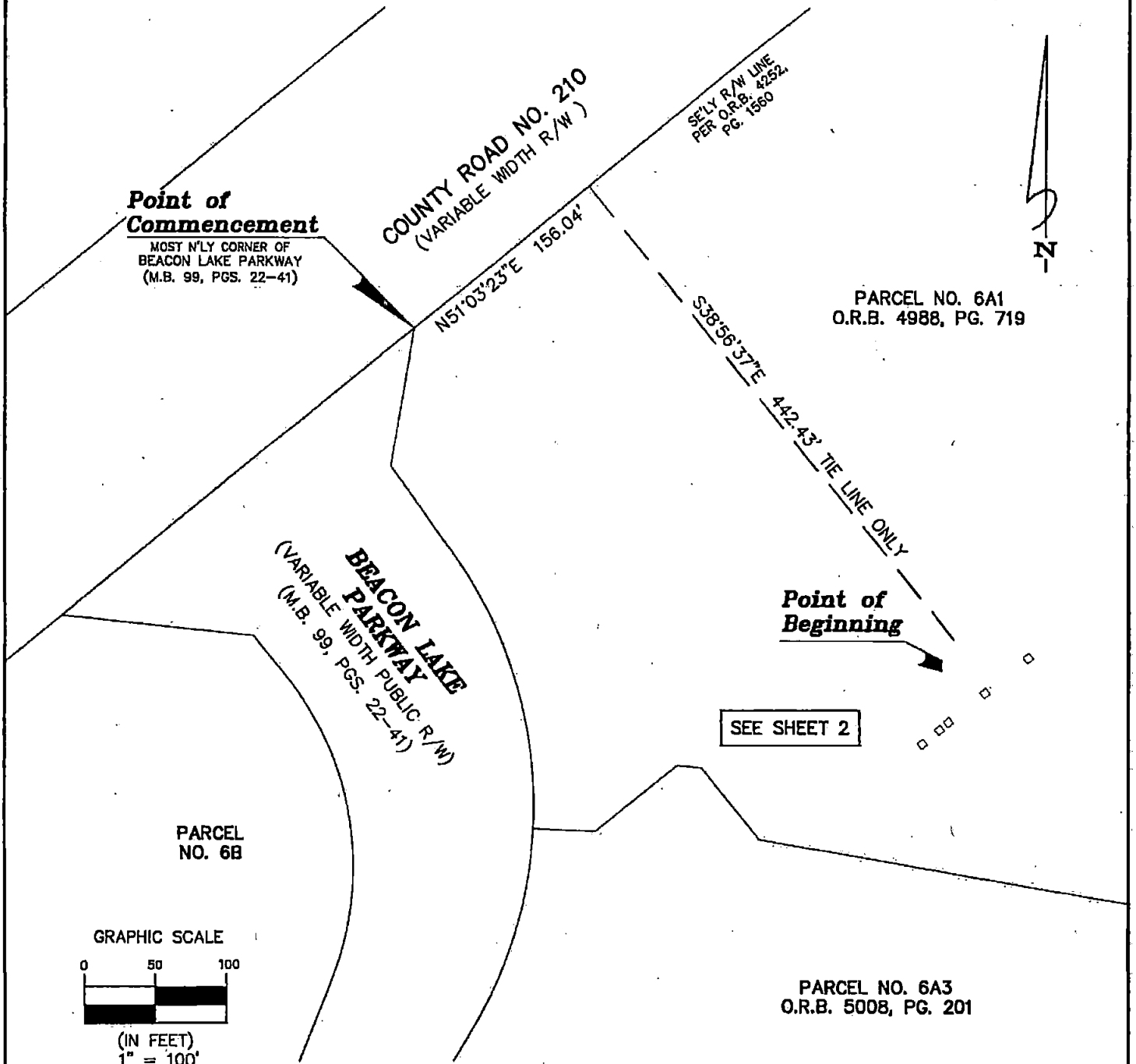
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CHECKED BY:

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MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



Point of Commencement

MOST N'LY CORNER OF
BEACON LAKE PARKWAY
(M.B. 99, PGS. 22-41)

COUNTY ROAD NO. 210
(VARIABLE WIDTH R/W)

SE'LY R/W LINE
PER O.R.B. 4252,
PG. 1560

PARCEL NO. 6A1
O.R.B. 4988, PG. 719

N51°03'23"E 156.04'

S38°56'37"E 442.43' TIE LINE ONLY

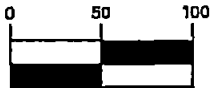
BEACON LAKE
PARKWAY
(VARIABLE WIDTH PUBLIC R/W)
(M.B. 99, PGS. 22-41)

Point of Beginning

SEE SHEET 2

PARCEL NO. 6B

GRAPHIC SCALE



(IN FEET)
1" = 100'

PARCEL NO. 6A3
O.R.B. 5008, PG. 201

SHEET 1 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 5

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DATE 05/05/2021
SCALE AS NOTED

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

CHECKED BY:

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

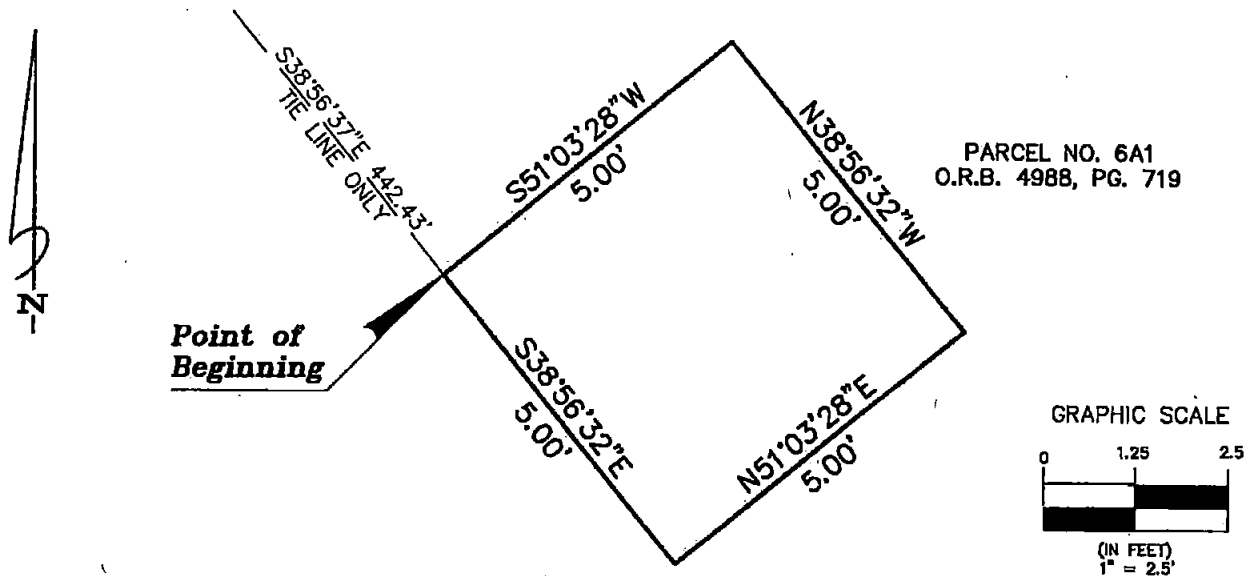
MAP SHOWING

ST JOHNS COUNTY UTILITY EASEMENT NO. 5

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF BEACON LAKE PARKWAY, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 1560 OF SAID PUBLIC RECORDS); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 156.04 FEET; THENCE SOUTH 38°56'37" EAST, 442.43 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 38°56'32" EAST, 5.00 FEET; THENCE NORTH 51°03'28" EAST, 5.00 FEET; THENCE NORTH 38°56'32" WEST, 5.00 FEET; THENCE SOUTH 51°03'28" WEST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET, MORE OR LESS.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, 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 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: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 5

JOB NO. 2021-375-5
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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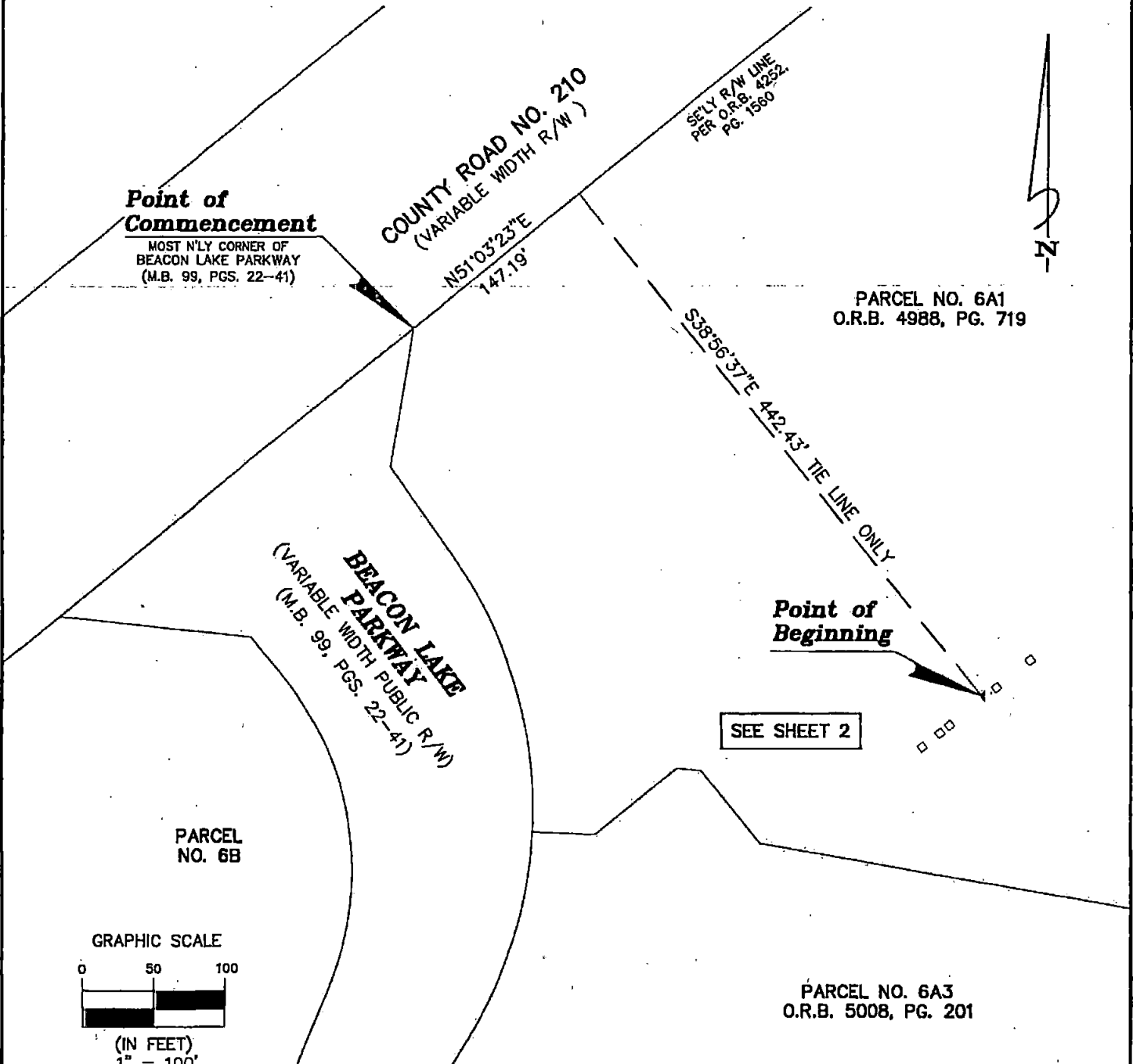


CHECKED BY:

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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 4

JOB NO. 2021-375-4
 DRAFTER SPB
 DATE 05/05/2021
 SCALE AS NOTED

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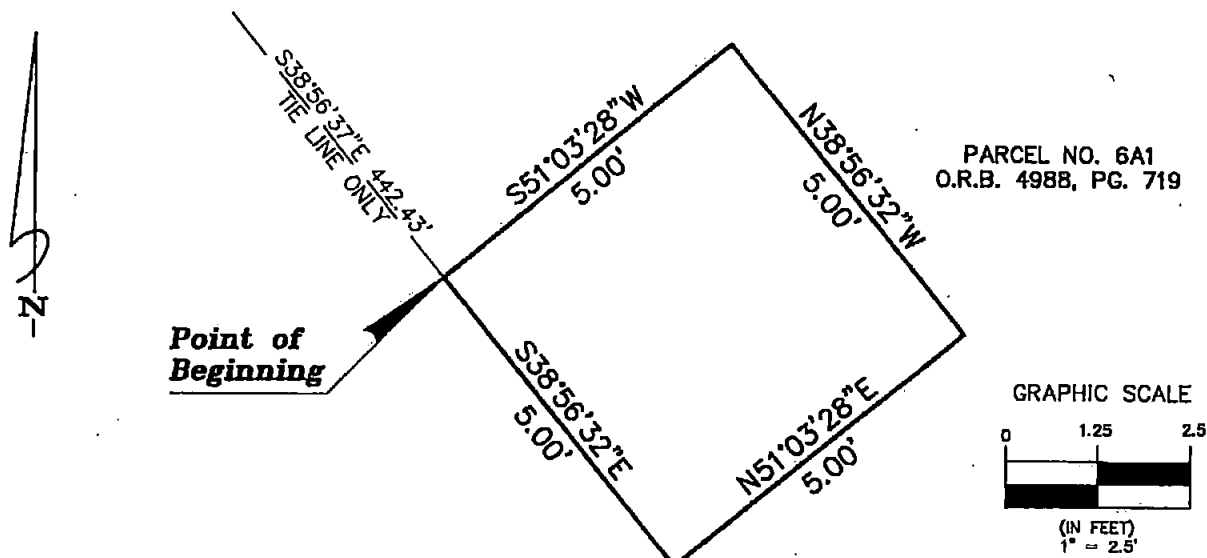
MAP SHOWING

ST. JOHNS COUNTY UTILITY EASEMENT NO. 4

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 25 SQUARE FEET, MORE OR LESS.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, 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 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: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 4

JOB NO. 2021-375-4
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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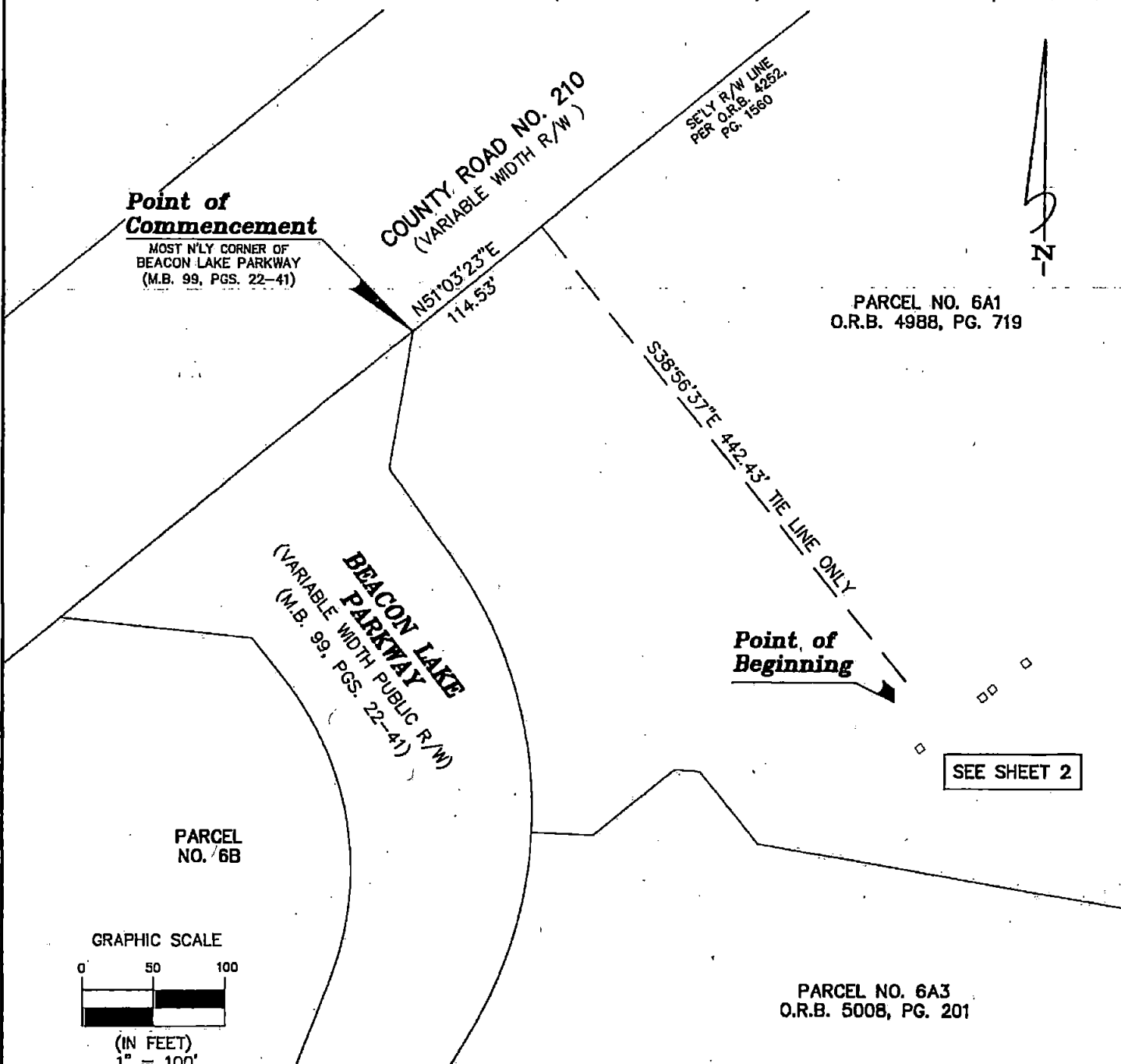


CHECKED BY:

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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 3

JOB NO. 2021-375-3
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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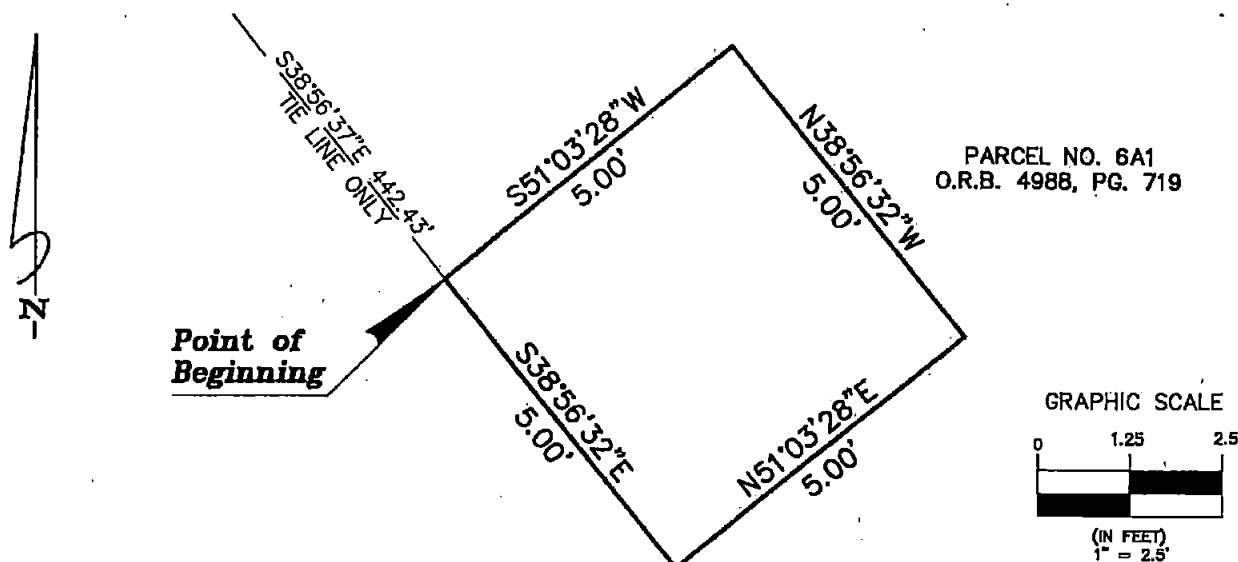
MAP SHOWING

ST JOHNS COUNTY UTILITY EASEMENT NO. 3

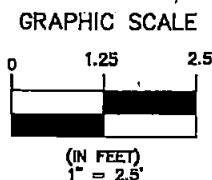
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CONTAINING 25 SQUARE FEET, MORE OR LESS.



PARCEL NO. 6A1
O.R.B. 4988, PG. 719



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
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5. CROSS REFERENCE: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 3

JOB NO. 2021-375-3
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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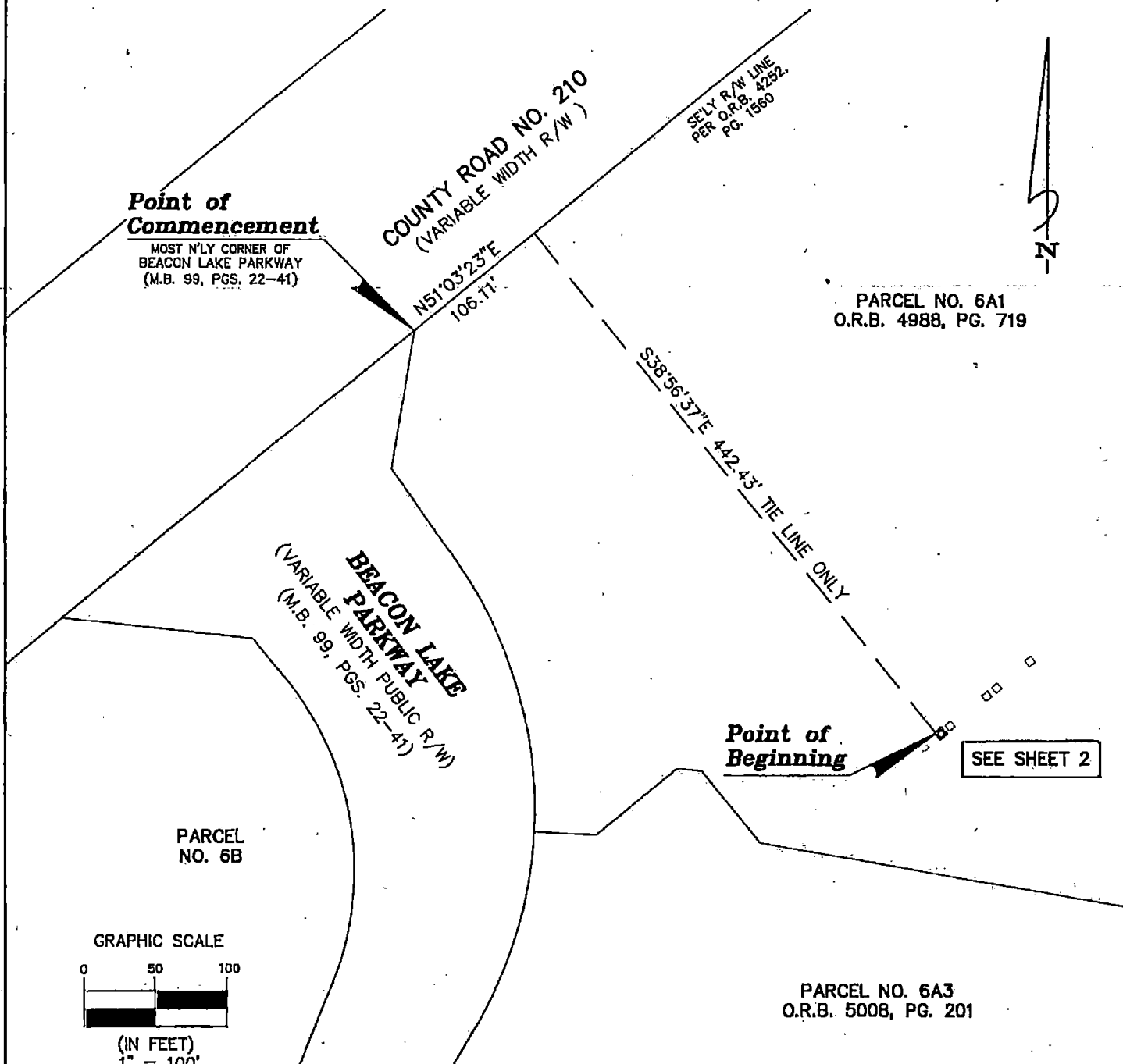


CHECKED BY:


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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2

ST JOHNS COUNTY UTILITY EASEMENT NO. 2

JOB NO. 2021-375-2
 DRAFTER SPB
 DATE 05/05/2021
 SCALE AS NOTED

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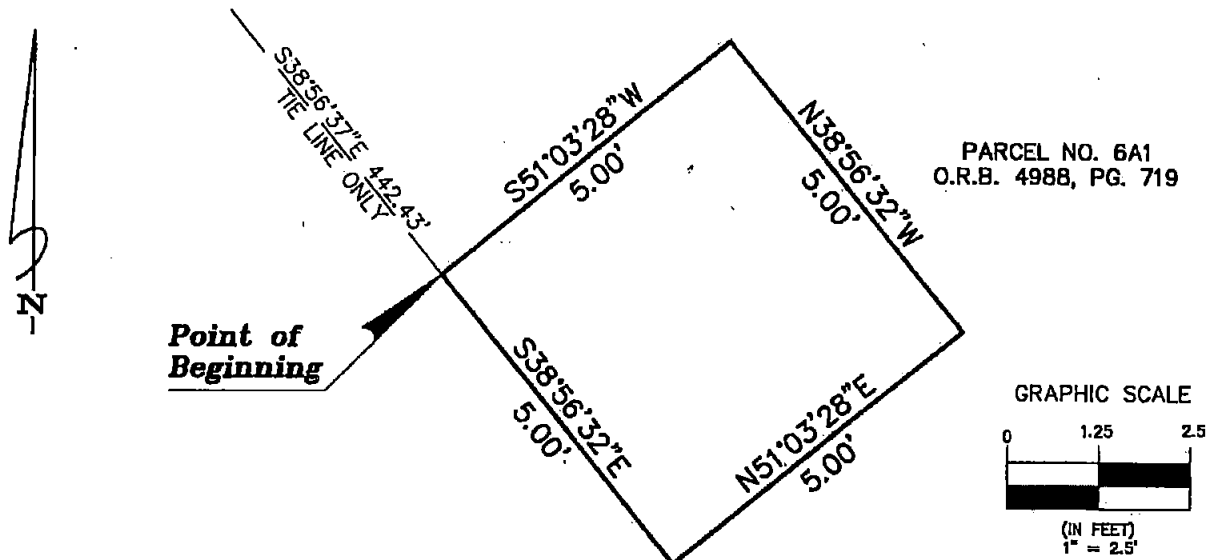
MAP SHOWING

ST JOHNS COUNTY UTILITY EASEMENT NO. 2

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GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
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5. CROSS REFERENCE: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 2

JOB NO. 2021-375-2
 DRAFTER SPB
 DATE 05/05/2021
 SCALE AS NOTED

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.

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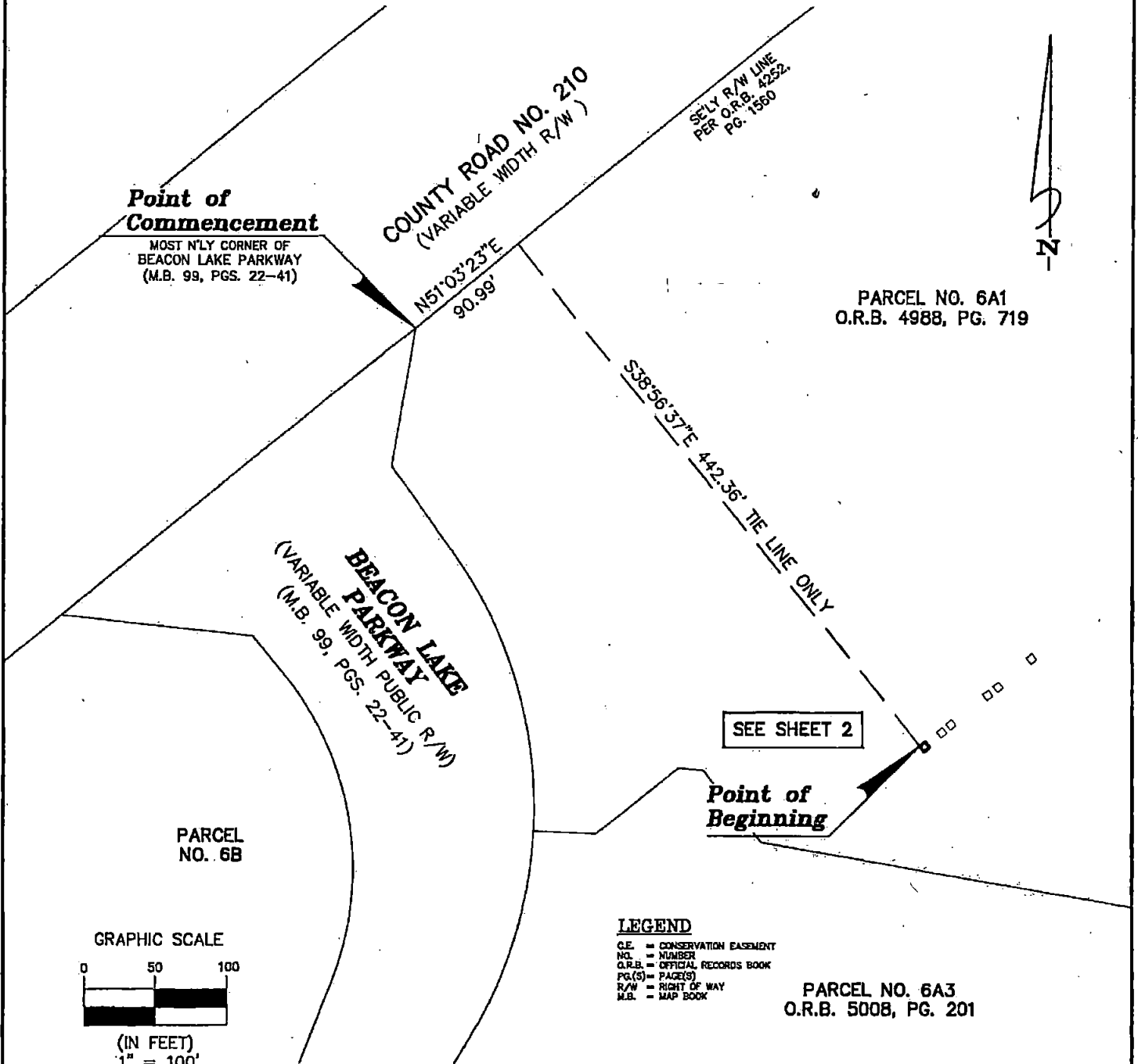


CHECKED BY:

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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 1

JOB NO. 2021-375-1
DRAFTER SPB
DATE 05/05/2021
SCALE AS NOTED

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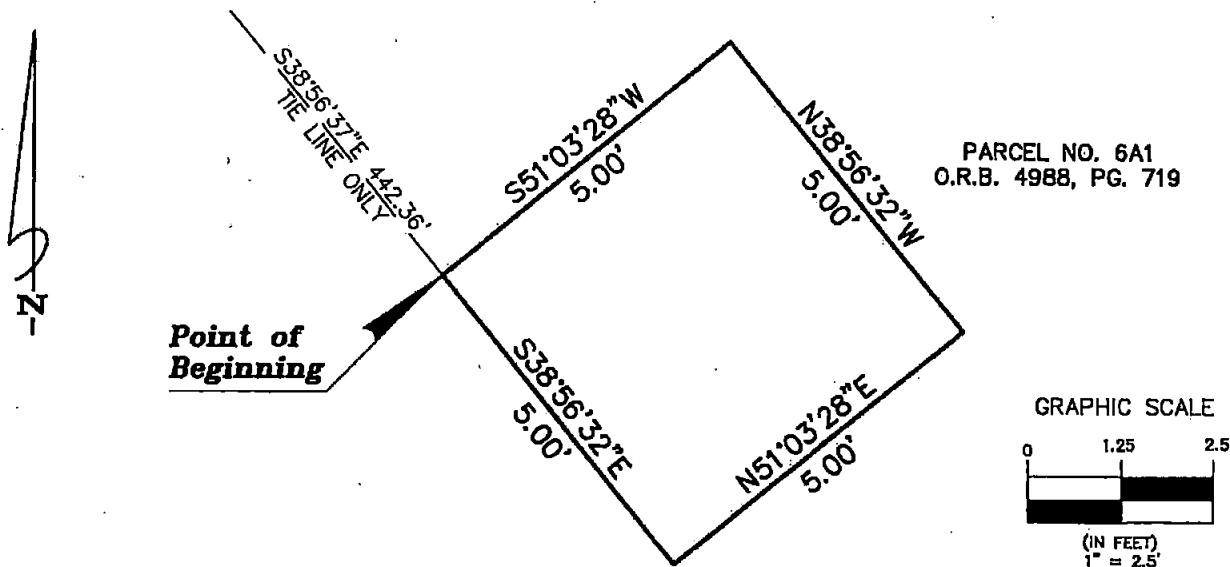


MAP SHOWING

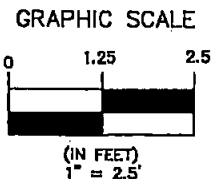
ST JOHNS COUNTY UTILITY EASEMENT NO. 1

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PARCEL NO. 6A1
O.R.B. 4988, PG. 719



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
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5. CROSS REFERENCE: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 2 OF 2
ST JOHNS COUNTY UTILITY EASEMENT NO. 1

JOB NO. 2021-375-1
DRAFTER SPB
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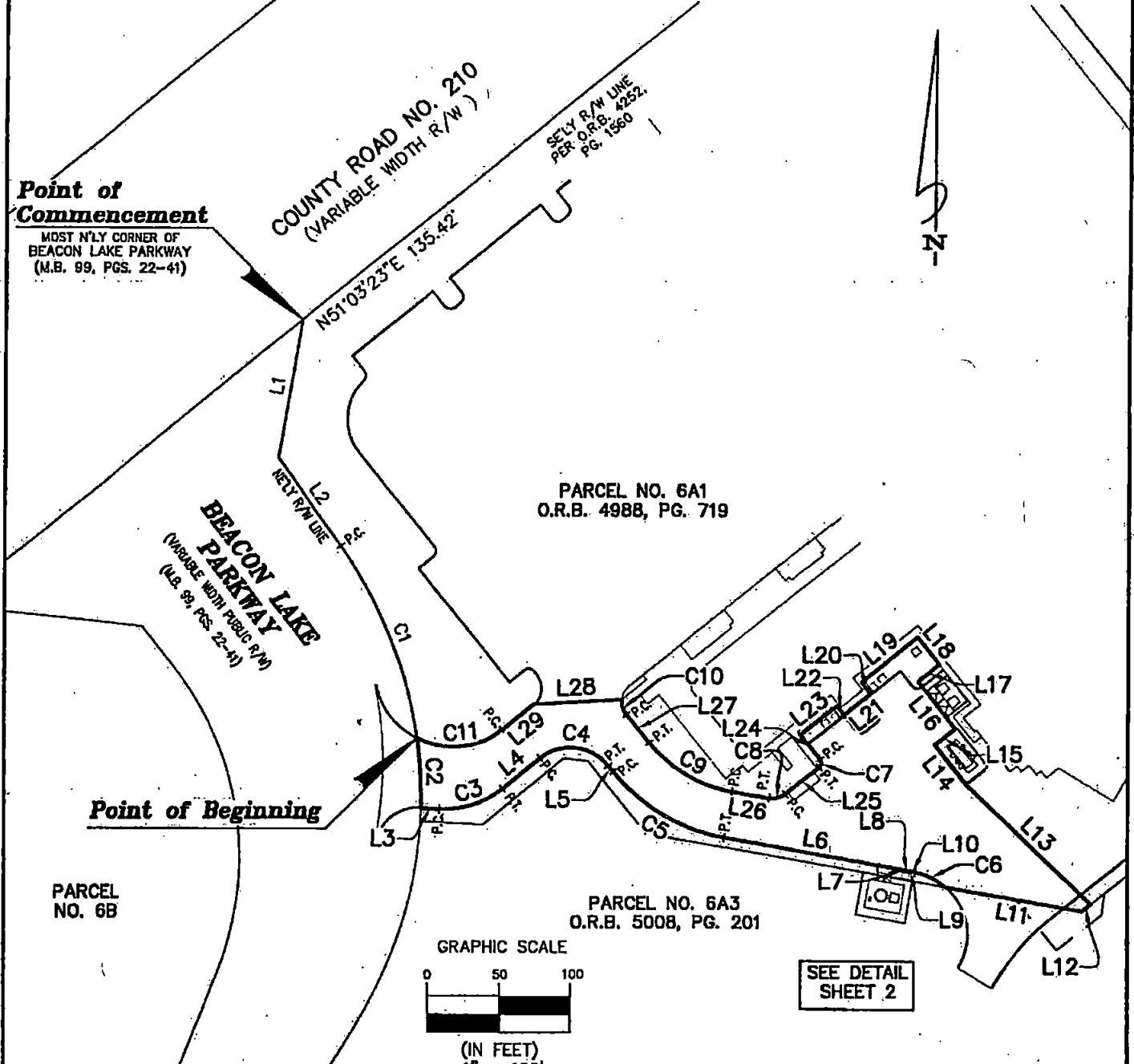


CHECKED BY:

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

MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 1 OF 5
ST JOHNS COUNTY ACCESS EASEMENT

JOB NO. 2021-375-9
 DRAFTER SPB
 DATE 05/11/2021
 SCALE AS NOTED

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[Handwritten Signature]

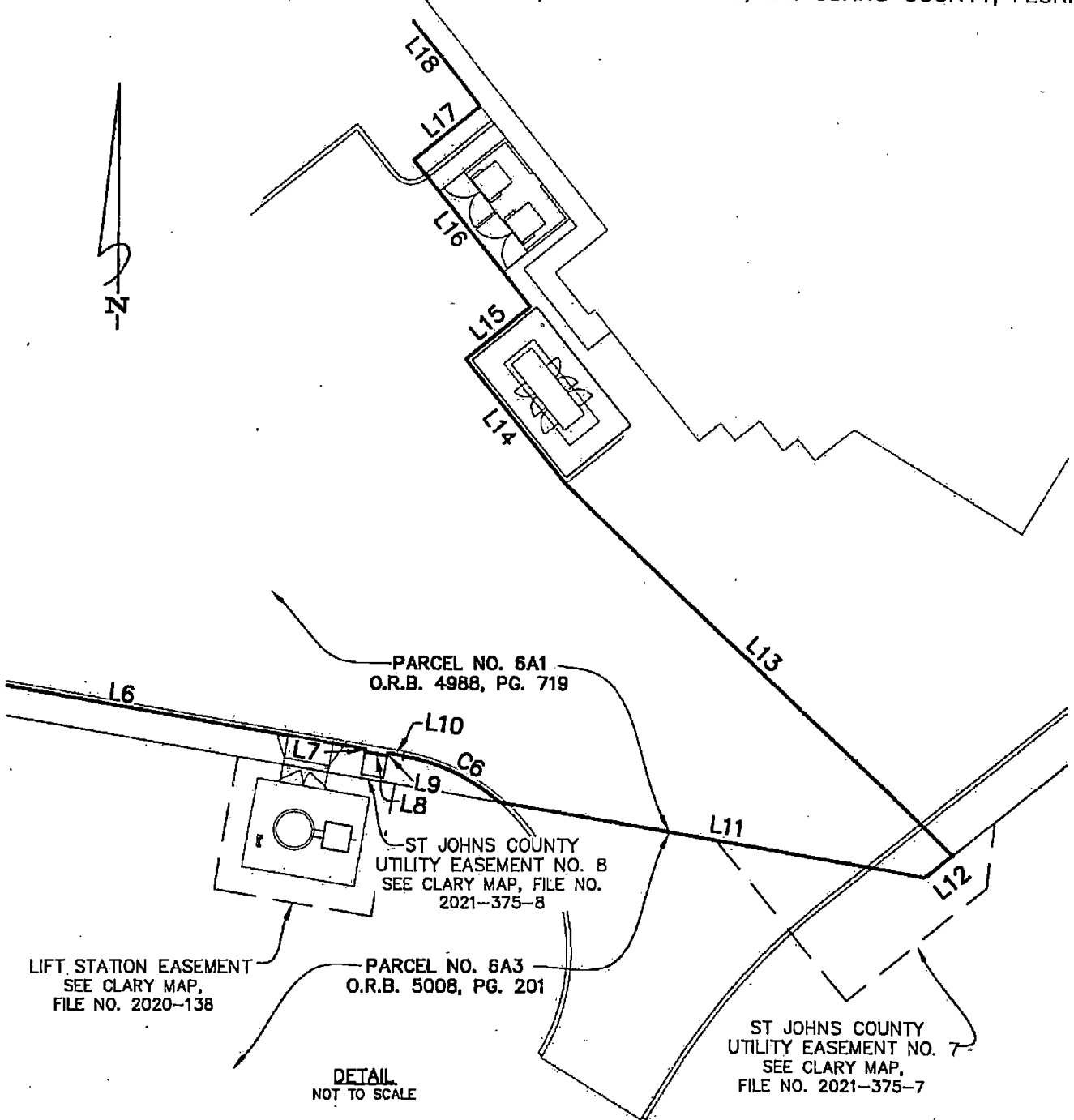
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MAP SHOWING

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 5
ST JOHNS COUNTY ACCESS EASEMENT

JOB NO. 2021-375-9
 DRAFTER SPB
 DATE 05/11/2021
 SCALE AS NOTED

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.

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CHECKED BY:

Michael J. Colligan
 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 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°28'01"W	96.50'
L2	S35°31'59"E	74.37'
L3	S86°50'12"E	12.80'
L4	N51°03'28"E	33.76'
L5	S38°56'37"E	5.21'
L6	S80°12'23"E	125.56'
L7	S09°47'37"W	0.61'
L8	S80°12'23"E	5.00'
L9	N09°47'37"E	0.61'
L10	S80°12'23"E	3.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S80°12'23"E	95.75'
L12	N51°03'29"E	8.00'
L13	N46°32'38"W	118.95'
L14	N38°56'32"W	35.50'
L15	N51°03'28"E	18.44'
L16	N38°56'32"W	41.72'
L17	N51°03'28"E	18.99'
L18	N38°56'32"W	24.16'
L19	S51°03'28"W	50.52'
L20	S38°56'32"E	10.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S51°03'28"W	23.27'
L22	N38°56'32"W	7.71'
L23	S51°03'28"W	32.00'
L24	S38°57'04"E	21.71'
L25	S51°03'28"W	30.05'
L26	N80°13'03"W	25.99'
L27	N38°56'37"W	25.21'
L28	S86°49'50"W	61.75'
L29	S51°03'28"W	28.31'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	144.46'	27°35'26"	S21°44'16"E	143.07'
C2	300.00'	48.60'	9°16'57"	S03°18'04"E	48.55'
C3	64.00'	47.03'	42°06'19"	N72°06'38"E	45.98'
C4	34.00'	53.41'	89°59'54"	S83°56'34"E	48.08'
C5	127.00'	91.46'	41°15'45"	S59°34'30"E	89.50'
C6	44.00'	24.22'	31°32'20"	S64°26'13"E	23.92'
C7	4.00'	6.28'	90°00'50"	S06°03'03"W	5.66'
C8	14.00'	11.91'	48°44'09"	S75°25'33"W	11.55'
C9	95.00'	68.42'	41°15'45"	N59°34'30"W	66.95'
C10	14.00'	10.99'	44°59'33"	N16°25'52"W	10.71'
C11	54.00'	62.77'	66°36'16"	S84°21'36"W	59.30'

SHEET 3 OF 5
ST JOHNS COUNTY ACCESS EASEMENT

JOB NO. 2021-375-9
 DRAFTER SPB
 DATE 05/11/2021
 SCALE AS NOTED

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[Handwritten Signature]

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



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MAP SHOWING

ST JOHNS COUNTY ACCESS EASEMENT

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF BEACON LAKE PARKWAY, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID CORNER LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BEACON LAKE PARKWAY, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID BEACON LAKE PARKWAY, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°28'01" WEST, 96.50 FEET; COURSE NO. 2: SOUTH 35°31'59" EAST, 74.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 144.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°44'16" EAST, 143.07 FEET; TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 4: SOUTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 48.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°18'04" EAST, 48.55 FEET; THENCE SOUTH 86°50'12" EAST, 12.80 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 64.00 FEET, AN ARC DISTANCE OF 47.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°06'38" EAST, 45.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°03'28" EAST, 33.76 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 34.00 FEET, AN ARC DISTANCE OF 53.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°56'34" EAST, 48.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°56'37" EAST, 5.21 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 127.00 FEET, AN ARC DISTANCE OF 91.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'30" EAST, 89.50 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80°12'23" EAST, 125.56 FEET; THENCE SOUTH 09°47'37" WEST, 0.61 FEET; THENCE SOUTH 80°12'23" EAST, 5.00 FEET; THENCE NORTH 09°47'37" EAST, 0.61 FEET; THENCE SOUTH 80°12'23" EAST, 3.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 44.00 FEET, AN ARC DISTANCE OF 24.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°26'13" EAST, 23.92 FEET; THENCE SOUTH 80°12'23" EAST, 95.75 FEET; THENCE NORTH 51°03'29" EAST, 8.00 FEET; THENCE NORTH 46°32'38" WEST, 118.95 FEET; THENCE NORTH 38°56'32" WEST,

SHEET 4 OF 5
ST JOHNS COUNTY ACCESS EASEMENT

JOB NO. 2021-375-9
DRAFTER SPB
DATE 05/11/2021
SCALE AS NOTED


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CHECKED BY:


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

MAP SHOWING

35.50 FEET; THENCE NORTH 51°03'28" EAST, 18.44 FEET; THENCE NORTH 38°56'32" WEST, 41.72 FEET; THENCE NORTH 51°03'28" EAST, 18.99 FEET; THENCE NORTH 38°56'32" WEST, 24.16 FEET; THENCE SOUTH 51°03'28" WEST, 50.52 FEET; THENCE SOUTH 38°56'32" EAST, 10.16 FEET; THENCE SOUTH 51°03'28" WEST, 23.27 FEET; THENCE NORTH 38°56'32" WEST, 7.71 FEET; THENCE SOUTH 51°03'28" WEST, 32.00 FEET; THENCE SOUTH 38°57'04" EAST, 21.71 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4.00 FEET, AN ARC DISTANCE OF 6.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°03'03" WEST, 5.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°03'28" WEST, 30.05 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 11.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°25'33" WEST, 11.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°13'03" WEST, 25.99 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 68.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°34'30" WEST, 66.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°56'37" WEST, 25.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 14.00 FEET, AN ARC DISTANCE OF 10.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°25'52" WEST, 10.71 FEET; THENCE SOUTH 86°49'50" WEST, 61.75 FEET; THENCE SOUTH 51°03'28" WEST, 28.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 54.00 FEET, AN ARC DISTANCE OF 62.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°21'36" WEST, 59.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.62 ACRES OR 26940 SQUARE FEET, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS NORTH 51°03'23" EAST, 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 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: CLARY MAP FILE NO. R9-2A, AND CLARY BOUNDARY FILE NOS. T5S-401 & T5S-1336.

SHEET 5 OF 5
ST JOHNS COUNTY ACCESS EASEMENT

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CHECKED BY:

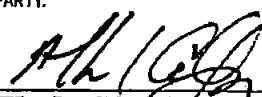

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

Exhibit "B" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
Beachwalk Market

PEBB Beachwalk Grocery, LLC, 7900 Glades Road, Suite 600, Boca Raton, FL 33434 (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 Beachwalk Market

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 19th of May, 2021.

WITNESS:

[Signature]
Witness Signature

Nina Frankel
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Ian Weiner
Print Owner's Name

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of May, 2021, by Ian Weiner as Authorized Person for PEBB Beachwalk Grocery, LLC.

[Signature]
Notary Public
My Commission Expires: 5/25/2025

Personally Known or Produced Identification
Type of Identification Produced

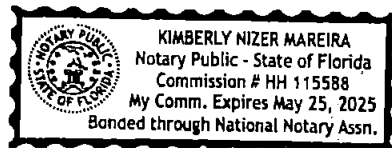


Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Beachwalk Market COMM19-52
Contractor:	Coastal Utility Constructors of Jacksonville, Inc
Developer:	PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
private	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10in tapping valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
private	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2in service assembly	Ea	6	\$ 850.00	\$ 5,100.00
1.5in service assembly	Ea	2	\$ 750.00	\$ 1,500.00
10in auto sorinkler	Ea	1	\$ 2,000.00	\$ 2,000.00
8in auto sprinkler	Ea	1	\$ 1,500.00	\$ 1,500.00
Total Water System Cost				\$ 12,600.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beachwalk Market COMM19-52
 Contractor: Coastal Utility Constructors of Jacksonville, Inc
 Developer: PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4in PVC DR 18	LF	175	\$ 25.00	\$ 4,375.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4in MJ Gate Valve	Ea	1	\$ 850.00	\$ 850.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
private	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
private	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type) Private				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station Private				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 5,225.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beachwalk Market COMM19-52
 Contractor: Coastal Utility Constructors of Jacksonville, Inc
 Developer: PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1.5in poly	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	500.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$18,325.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through May 26, 2021 to PEBB Beachwalk Grocery LLC . to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Beachwalk Market

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 27th day of May, 2021 .

WITNESS:

[Signature]
Witness Signature

Anthony Salts
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Joe Maguire, Vice President
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2021, by

Joe Maguire as Vice President
for Coastal Utility Constructors

[Signature]
Notary Public
My Commission Expires: 3/4/25

Personally Known or Produced Identification
Type of Identification Produced



Krystle Benfante
Notary Public
State of Florida
Comm# HH100802
Expires 3/4/2025

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department Asset Management Schedule of Values

Project Name: Beachwalk Market COMM19-52
 Contractor: Coastal Utility Constructors of Jacksonville, Inc
 Developer: PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
private	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10in tapping valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
private	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
2in service assembly	Ea	6	\$ 850.00	\$ 5,100.00
1.5in service assembly	Ea	2	\$ 750.00	\$ 1,500.00
10in auto sorinkler	Ea	1	\$ 2,000.00	\$ 2,000.00
8in auto sprinkler	Ea	1	\$ 1,500.00	\$ 1,500.00
Total Water System Cost				\$ 12,600.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beachwalk Market COMM19-52
 Contractor: Coastal Utility Constructors of Jacksonville, Inc
 Developer: PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4in PVC DR 18	LF	175	\$ 25.00	\$ 4,375.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4in MJ Gate Valve	Ea	1	\$ 850.00	\$ 850.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
private	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
private	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type) Private				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station Private				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 5,225.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beachwalk Market COMM19-52
 Contractor: Coastal Utility Constructors of Jacksonville, Inc
 Developer: PEBB Beachwalk Grocery LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea	1	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1.5in poly	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	500.00

Exhibit "D" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: May 11, 2021
Project Title: Beachwalk market Comm 19-52
St. Johns County, Florida

FROM: Coastal Utility Constructors of Jacksonville Inc
821 Mamie Rd
Jacksonville FL 32205

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:

Joe Maguire, V.P.
Contractor's Signature

Joe Maguire
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2021, by Joe Maguire as Vice President for Coastal Utility Constructors.

 Krystle Benfante
Notary Public
State of Florida
Comm# HH100802
Expires 3/4/2025

K Benfante
Notary Public
My Commission Expires: 3/4/25

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: Beachwalk Market
DATE: July 27, 2021

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 Beachwalk Market.

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.