

RESOLUTION NO. 2022- 175

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN, AND A WARRANTY ASSOCIATED WITH THE WATER, SEWER, SEWER FORCE MAINS, AND REUSE SYSTEMS TO SERVE BUC-EE'S AT ST. JOHNS LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Buc-ee's Florida, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities associated with the sewer force mains system to serve Buc-ee's at St. Johns located off International Golf Parkway, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Buc-ee's Florida, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve Buc-ee's at St. Johns, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Buc-ee's Florida, LLC, a Delaware 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 sewer and reuse systems to serve Buc-ee's at St. Johns, attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, J. Raymond Construction Corp., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Buc-ee's at St. Johns, 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, 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 two 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 7 day of June, 2022.

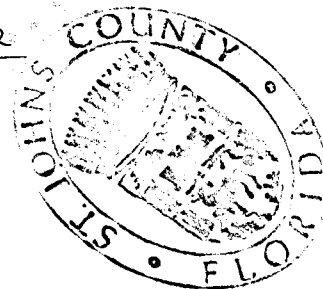
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean
Henry Dean, Chair

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

Pam Halterman
Deputy Clerk

Rendition Date 6/9/22



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 29th day of September, 2021 by BUC-EE'S FLORIDA, LLC, a Delaware limited liability company, with an address of 327 FM 2004, Lake Jackson, Texas 77566, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 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 SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

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:

BUC-EE'S FLORIDA, LLC,

ml
gm

M G Blau
Witness

[Signature]
Name: Joe O'Leary
Title: Vice President

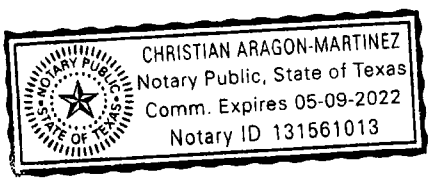
Michelle LeBlanc
Print Name

[Signature]
Witness

Kafah Bachari
Print Name

STATE OF TEXAS
COUNTY OF Brazoria

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of September, 2021, by Joe O'Leary as Vice President for Buc-ees Florida, LLC.



[Signature]
Notary Public
My Commission Expires: 5/9/22

Personally Known or Produced Identification
Type of Identification Produced

Exhibit A

February 2, 2021
WGV

Work Order No. 21-044.00
File No. 127F-16.00

SJC Utility Easement

A Portion Of Section 38 Of The Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Northwestern Corner Of Those Lands Described And Recorded In Official Records Book 4799 Page 1798 Of The Public Records Of Said County, Said Corner Lying On The Southerly Existing Limited Access Right Of Way Line Of International Golf Parkway (Nine Mile Road), A Public Variable Width Right Of Way As Depicted On Florida Department Of Transportation Right Of Way Map Section Number 78080-2431, And The **Point Of Beginning**; Thence North $44^{\circ}33'19''$ East, Along Said Southerly Existing Limited Access Right Of Way Line A Distance Of 28.61 Feet; Thence South $00^{\circ}58'56''$ West, Departing Said Southerly Existing Limited Access Right Of Way Line, A Distance Of 25.69 Feet; Thence South $45^{\circ}24'58''$ East, A Distance Of 113.10 Feet To The Point Of Curvature Of A Curve Concave Northeasterly Having A Radius Of 555.00 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of $14^{\circ}25'44''$, An Arc Length Of 139.77 Feet To A Point On Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South $52^{\circ}35'06''$ East, 139.40 Feet; Thence South $37^{\circ}13'23''$ East, A Distance Of 24.83 Feet To The Northerly Existing Right Of Way Line Of World Commerce Parkway (A Public 130 Foot Right Of Way As Presently Established) And A Point Lying On A Non-Tangent Curve Concave Northeasterly Having A Radius Of 565.00 Feet; Thence Northwesternly Along Said Northerly Existing Right Of Way Line And Along The Arc Of Said Curve, Through A Central Angle Of $16^{\circ}45'17''$, An Arc Length Of 165.22 Feet To The Point Of Tangency, Said Arc Being Subtended By A Chord Bearing And Distance Of North $53^{\circ}44'54''$ West, 164.63 Feet; Thence North $45^{\circ}24'58''$ West, Continuing Along Said Northerly Existing Right Of Way Line And Along Said Southerly Existing Limited Access Right Of Way Line, A Distance Of 130.80 Feet To The **Point Of Beginning**.

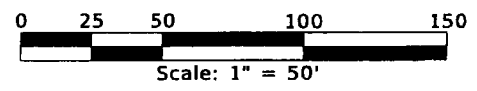
Containing 3,000 Square Feet, More Or Less.

page 1 of 2

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 38 OF THE ANTONIO
HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE
28 EAST, ST. JOHNS COUNTY, FLORIDA.**

**BEING MORE PARTICULARLY DESCRIBED IN
SEPARATE ATTACHMENT.**

CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	14° 25' 44"	555.00'	139.77'	139.40'	S 52° 35' 06" E
C2	16° 45' 17"	563.00'	165.22'	164.63'	N 53° 44' 54" W

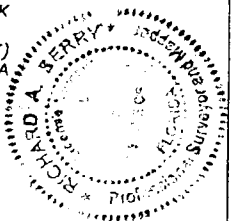


GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS BEING NORTH 44° 33' 19" EAST.

LEGEND:

- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- Δ DELTA (CENTRAL ANGLE)
- C1 TABULATED CURVE DATA
- SJC ST. JOHNS COUNTY
- R/W RIGHT OF WAY
- LS LICENSED SURVEYOR
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE

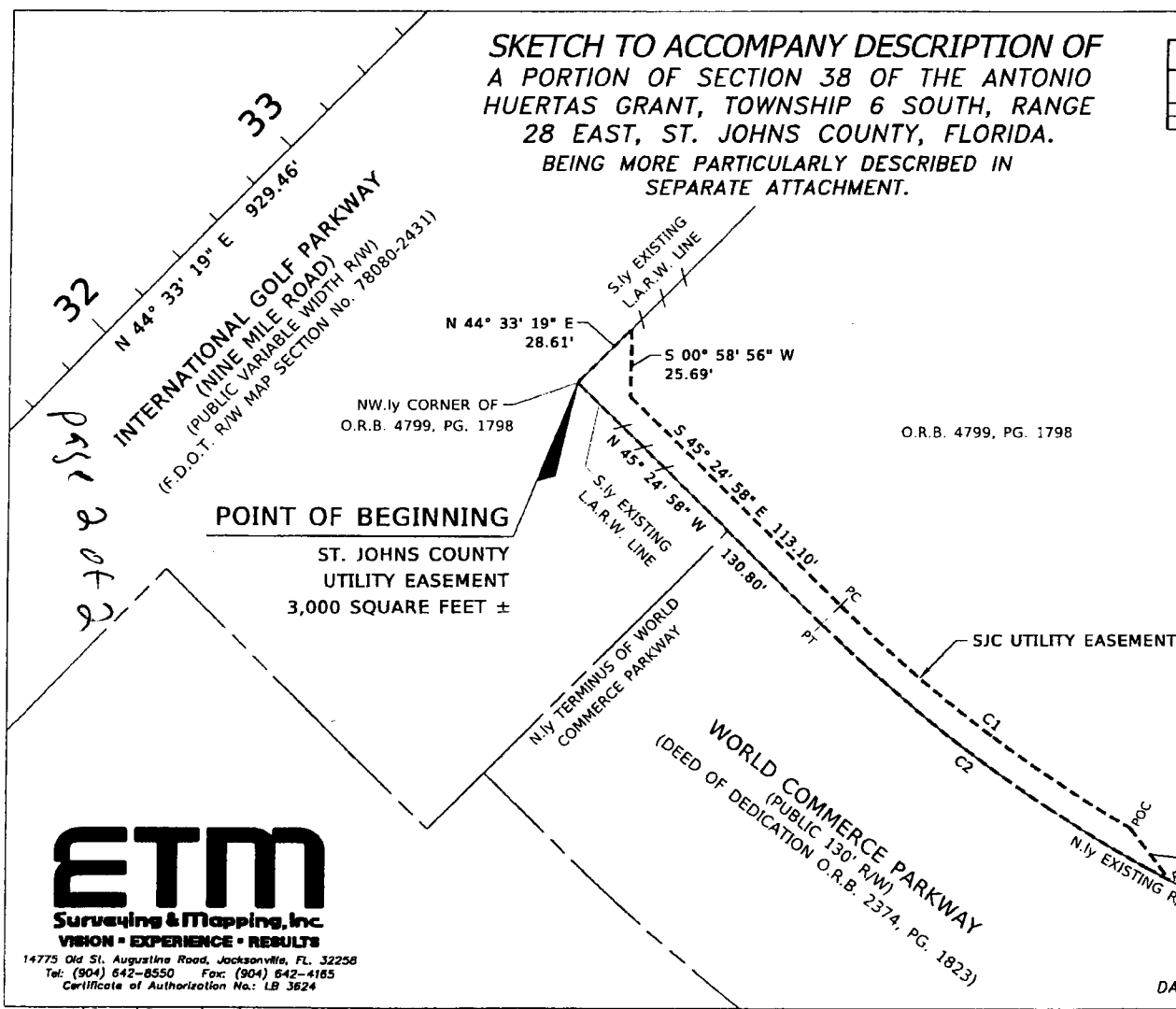


NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2-2-21
Richard A. Berry
RICHARD A. BERRY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 7045

SCALE: 1"=50'
DATE: FEBRUARY 2, 2021

DRAWN BY: NCC ORDER NO.: 21-044.00 FILE NO.: 127F-16.00



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4185
Certificate of Authorization No.: LB 3824

Exhibit A

Exhibit "B" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 29th day of September, 2021 by **BUC-EE'S FLORIDA, LLC**, a Delaware limited liability company, with an address of 327 FM 2004, Lake Jackson, TX 77566, 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 services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that

Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. 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 located 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

Michelle LaBlanc
Print Name

[Signature]
Witness Signature

Kafah Bachari
Print Name

BUC-EE'S FLORIDA, LLC,

[Signature]

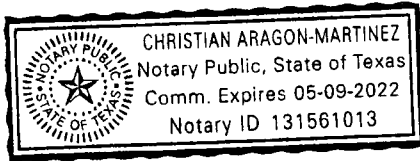
Print Name: Joe O'Leary

Title: Vice President

ml
gm

STATE OF TEXAS
COUNTY OF Brazoria

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 29 day of
September, 2021, by
Joe O'Leary as vice president
for BUC-EE'S FLORIDA, LLC.



[Signature]
Notary Public
My Commission Expires: 05/09/2022

Personally Known or Produced Identification
Type of Identification Produced



VISION • EXPERIENCE • RESULTS

www.etminc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Exhibit A

March 3, 2021
WGV

Work Order No. 21-086.00
File No. 127G-01.00

St. Johns County Utility Easement

A Portion Of Section 38 Of The Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

For A **Point Of Reference**, Commence At The Northwestern Corner Of Those Lands Described And Recorded In Official Records Book 4799, Page 1798 Of The Public Records Of Said County, Said Corner Lying On The Southerly Existing Limited Access Right Of Way Line Of International Golf Parkway (Nine Mile Road), A Public Variable Width Right Of Way As Depicted On Florida Department Of Transportation Right Of Way Map Section Number 78080-2431; Thence South $45^{\circ}24'58''$ East, Along Said Southerly Existing Limited Access Right Of Way Line, And Along The Northerly Existing Right Of Way Line Of World Commerce Parkway (A Public 130 Foot Right Of Way As Presently Established), A Distance Of 130.80 Feet To The Point Of Curvature Of A Curve Concave Northeasterly Having A Radius Of 565.00 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of $22^{\circ}14'37''$, An Arc Length Of 219.35 Feet To The **Point Of Beginning**, Said Arc Being Subtended By A Chord Bearing And Distance Of South $56^{\circ}29'34''$ East, 217.97 Feet;

From Said **Point Of Beginning**; Thence North $21^{\circ}49'40''$ East, Departing Said Northerly Existing Right Of Way Line And Along A Non-Tangent Line, A Distance Of 14.98 Feet; Thence South $68^{\circ}10'20''$ East, A Distance Of 15.00 Feet; Thence South $21^{\circ}49'40''$ West, A Distance Of 14.92 Feet To Said Northerly Existing Right Of Way Line, And A Non-Tangent Curve Concave Northeasterly Having A Radius Of 565.00 Feet; Thence Northeasterly Along Said Northerly Existing Right Of Way Line And Along The Arc Of Said Curve, Through A Central Angle Of $01^{\circ}31'16''$, An Arc Length Of 15.00 Feet To The **Point Of Beginning**, Said Arc Being Subtended By A Chord Bearing And Distance Of North $68^{\circ}22'30''$ West, 15.00 Feet.

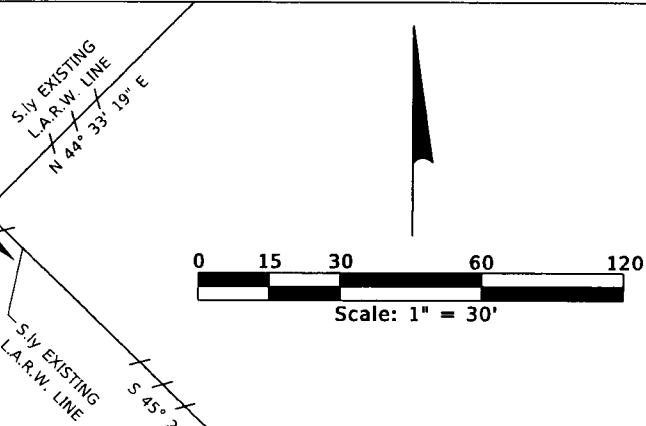
Containing 225 Square Feet, More Or Less.

page 1 of 2

INTERNATIONAL GOLF PARKWAY
 (NINE MILE ROAD)
 (PUBLIC VARIABLE WIDTH R/W)
 (F.D.O.T. R/W MAP SECTION No. 78080-2431)

POINT OF REFERENCE
 NW.ly CORNER OF
 O.R.B. 4799, PG. 1798

Page 2 of 2



O.R.B. 4799, PG. 1798

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

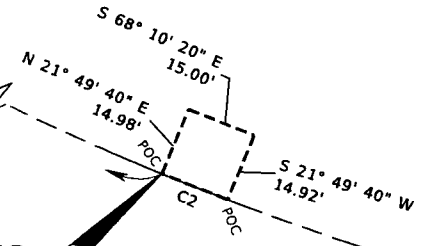
CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	22° 14' 37"	565.00'	219.35'	217.97'	S 56° 29' 34" E
C2	01° 31' 16"	565.00'	15.00'	15.00'	N 68° 22' 30" W

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS BEING NORTH 44° 33' 19" EAST.

LEGEND:
 F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 Δ DELTA (CENTRAL ANGLE)
 C1 TABULATED CURVE DATA
 SJC ST. JOHNS COUNTY
 R/W RIGHT OF WAY
 LS LICENSED SURVEYOR
 PC POINT OF CURVATURE
 POC POINT ON CURVE

N. ly TERMINUS OF WORLD COMMERCE PARKWAY
WORLD COMMERCE PARKWAY
 (PUBLIC 130' R/W)
 (DEED OF DEDICATION O.R.B. 237A, PG. 1823)

POINT OF BEGINNING
 ST. JOHNS COUNTY
 UTILITY EASEMENT
 225 SQUARE FEET ±



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Scott A. Graham
 Digital Signature
 2021.03.05
 15:34:53 -05'00"

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 5546

SCALE: 1"=30'
 DATE: MARCH 3, 2021



14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

Exhibit A

St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Buc-ee's@ St. Johns
 Contractor: Baker Constructors
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
2" DR9	LF	5	\$ 6.38	\$ 31.90
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Gate valve/ Tapping sleeve	Ea	1	\$ 254.59	\$ 254.59
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Reuse service	Ea	1	\$ 5,902.85	\$ 5,902.85
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	6,189.34

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Buc-ee's @ St. Johns
 Contractor: Baker Constructors
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR25 PVC	LF	274	\$ 56.27	\$ 15,417.98
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,345.22	\$ 1,345.22
	Ea			\$ -
Air Release Valve	Ea	1	\$ 8,335.39	\$ 8,335.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
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				
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				\$ 25,098.59

BUC-EE'S #46 AT ST. JOHNS WCC PHASE 1

BUC-EE'S



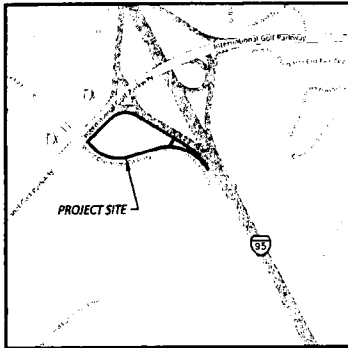
AS-BUILT

ST. JOHNS COUNTY, FLORIDA

PREPARED FOR

BUC-EE'S, LTD.

ATT: SHARON SKORUPPA
BUC-EE'S, LTD.
LAKE JACKSON, TX 77566
512-805-7997



LOCATION MAP
N.T.S.

AS-BUILT GENERAL NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS INDICATED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SURVEY COR. STATIONED "311 2001" SET IN THE TOP OF A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF INTERNATIONAL BOULVARD (STATE ROAD 1) AND SOUTH PRINCE ROAD, RD. NO. 10074A, ELEVATION: 26 OR (DAVA 88). SEE INDIVIDUAL SHEETS FOR THE LOCATIONS AND ELEVATIONS OF SITE MONUMENTS.
- COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE VALUES IN U.S. SURVEY FEET, FLORIDA EAST (ZONE 8015, NAD83) (8015).
- CONSTRUCTION PLANS PREPARED BY ENGLAND-DAVIS & MILLER, INC., ETN No. 17-144-82 DATED NOVEMBER 11, 2016, LAST REVISED NOVEMBER 9, 2020.
- DATE OF LAST FIELDWORK: JANUARY 7, 2021.

AS-BUILT INFORMATION PROVIDED BY:
DATE: 1/13/21
FIRM: BAKER CONSTRUCTORS, INC.
ADDRESS: 1275 COUNTY ROAD 210 WEST, SAINT JOHNS, FLORIDA 32259
PHONE NO.: (904) 559-1728

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES LISTED IN THE CONSTRUCTION BY:
— FINISH — IN SITU
— EXIST & REMOVE SYSTEM — EXIST ONLY
— EXIST & REMOVE SYSTEM — EXIST ONLY
— EXIST & REMOVE SYSTEM — EXIST ONLY
— EXIST & REMOVE SYSTEM — EXIST ONLY

AND IN ACCORDANCE WITH THE APPROVED PLANS AND ALL OTHER SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. CONTRACTOR'S SIGNATURE: [Signature]

AS-BUILT INFORMATION PROVIDED BY:
NAME: BAKER CONSTRUCTORS, INC.
ADDRESS: 1275 COUNTY ROAD 210 WEST, SAINT JOHNS, FLORIDA 32259
PHONE NO.: (904) 559-1728

I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES LISTED IN THE CONSTRUCTION BY:
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— EXIST & REMOVE SYSTEM — EXIST ONLY

AND IN ACCORDANCE WITH THE APPROVED PLANS AND ALL OTHER SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. CONTRACTOR'S SIGNATURE: [Signature]

Item No.	Description	Quantity	Unit
1	AS-BUILT INFORMATION PROVIDED BY:		
2	NAME: BAKER CONSTRUCTORS, INC.		
3	ADDRESS: 1275 COUNTY ROAD 210 WEST, SAINT JOHNS, FLORIDA 32259		
4	PHONE NO.: (904) 559-1728		
5	I HEREBY CERTIFY THAT THE MATERIALS AND QUANTITIES LISTED IN THE CONSTRUCTION BY:		
6	— FINISH — <input checked="" type="checkbox"/> IN SITU		
7	— EXIST & REMOVE SYSTEM — <input checked="" type="checkbox"/> EXIST ONLY		
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10	— EXIST & REMOVE SYSTEM — <input checked="" type="checkbox"/> EXIST ONLY		

NOTE: [Handwritten notes and signatures]

VERTICAL DATUM USED FOR THIS PROJECT: NAVD88

BAKER CONSTRUCTORS, INC. logo
 1275 COUNTY ROAD 210 WEST
 SAINT JOHNS, FLORIDA 32259
 (904) 559-1728

DATE: 08/11/10
 DRAWN BY: J. BAKER
 CHECKED BY: J. BAKER
 PROJECT NO.: 10-00000000

THIS DRAWING IS THE PROPERTY OF BAKER CONSTRUCTORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAKER CONSTRUCTORS, INC.

AS-BUILT

EXISTING REFERRED HEREON ARE REFERENCED TO THE
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 SEE SHEET 1 FOR GENERAL NOTES.

LEGEND:
 1. EXISTING UTILITY
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 228. EXISTING UTILITY - 1/84249857580409344958222378399872" DIA. OR LARGER
 229. EXISTING UTILITY - 1/168499715160818689116644466488895377984" DIA. OR LARGER
 230. EXISTING UTILITY - 1/33699943032163737833328891191199936" DIA. OR LARGER
 231. EXISTING UTILITY - 1/6739988606432747566665777915559968" DIA. OR LARGER
 232. EXISTING UTILITY - 1/1347997721266549513333155577915559968" DIA. OR LARGER
 233. EXISTING UTILITY - 1/26959954425330990266663111191199936" DIA. OR LARGER
 234. EXISTING UTILITY - 1/5391990885066199805333622378399872" DIA. OR LARGER
 235. EXISTING UTILITY - 1/107839817701339960106666488895377984" DIA. OR LARGER
 236. EXISTING UTILITY - 1/2156796354026799202133328891191199936" DIA. OR LARGER
 237. EXISTING UTILITY - 1/4313592708053598404266665777915559968" DIA. OR LARGER
 238. EXISTING UTILITY - 1/862718541610719680853333622378399872" DIA. OR LARGER
 239. EX

Exhibit "D" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$31,287.93 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 19, 2021 to Buc-ee's Florida, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR BUC-EE'S @ ST JOHNS

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 18th day of Aug, 2021.

WITNESS:

Trinity Elliott
Witness Signature

Trinity Elliott
Print Witness Name

J. Raymond Construction Corp:

[Signature]
Signature

Daniel Cramer - President/COO/Principal
Name/Title

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of August, 2021, by Daniel Cramer as President/COO/Principal for J. Raymond Construction Corp.

[Signature]
Notary Public
My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced

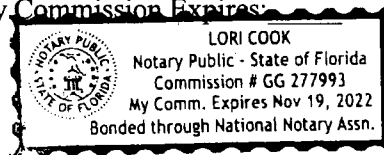


Exhibit "A" to Final Release of Lien

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Buc-ee's@ St. Johns
 Contractor: Baker Constructors
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
2" DR9	LF	5	\$ 6.38	\$ 31.90
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Gate valve/ Tapping sleeve	Ea	1	\$ 254.59	\$ 254.59
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Reuse service	Ea	1	\$ 5,902.85	\$ 5,902.85
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 6,189.34

St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Buc-ee's @ St. Johns
 Contractor: Baker Constructors
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" DR25 PVC	LF	274	\$ 56.27	\$ 15,417.98
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,345.22	\$ 1,345.22
	Ea			\$ -
Air Release Valve	Ea	1	\$ 8,335.39	\$ 8,335.39
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
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			\$ -	\$ -
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				\$ 25,098.59



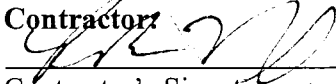
WARRANTY
UTILITY IMPROVEMENTS

Date: 6/23/2021
Project Title: Buc-ee's @ St. Johns
St. Johns County, Florida

FROM: Baker Constructors Inc.
102 Morgan Lakes Industrial Blvd
Pooler, GA 31322
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.

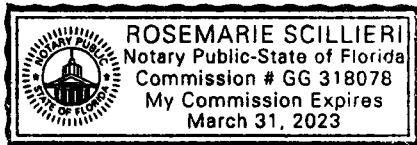
Contractor:


Contractor's Signature
R. Brandon Forrest

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of June, 2020, by Robert Forrest as Vice President FL for Baker Constructors.





Notary Public
My Commission Expires: 3/31/23

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "F" to Resolution

St. Johns County Board of County Commissioners

Utility Department

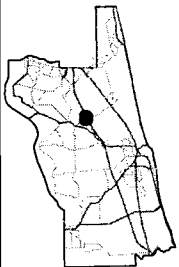
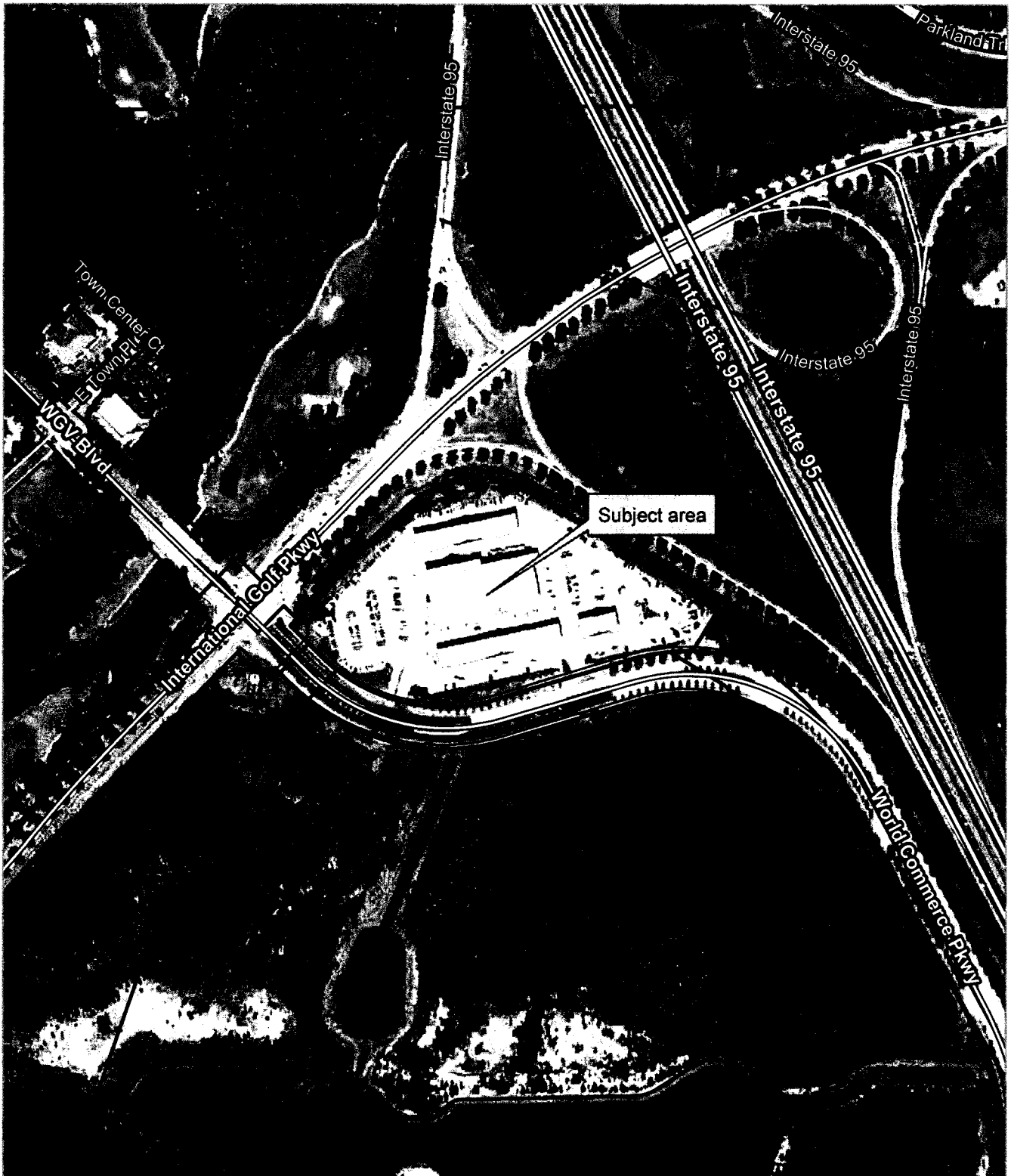
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Buc-ee's @ St. Johns
DATE: October 19, 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 Buc-ee's @ St. Johns.

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.




 Aerial Photography 2021
 0 33,750 7,500 135,000
 Feet
 Date: 4/26/2022

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

Buc-ee's at St. Johns

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.

