

RESOLUTION NO. 2022- 182

**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 AND SEWER SYSTEMS TO SERVE BORLAND GROOVER AMBULATORY SURGERY CENTER LOCATED OFF STATE ROAD 207.**

**RECITALS**

**WHEREAS**, Southpoint Holdings, Inc., a Florida corporation, has executed and presented to the County an Easement for Utilities associated with the water system to serve Borland Groover Ambulatory Surgery Center located off State Road 207, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, Southpoint Holdings, Inc., a Florida corporation, 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 Borland Groover Ambulatory Surgery Center located off State Road 207, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, DNS Contracting, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Borland Groover Ambulatory Surgery Center, 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.

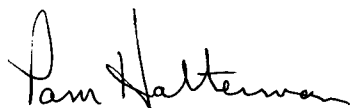
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities, and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 7 day of June, 2022.

**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 6/9/22

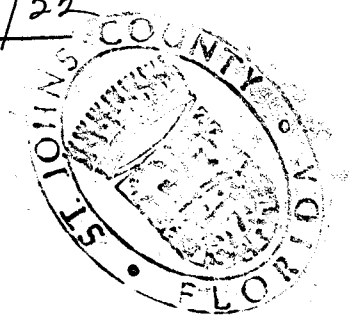


Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 16 day of October, 2021  
by Southpoint Holdings, Inc, with an address of  
4860 Belfort Rd Jacksonville, FL 32256 hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida,  
whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called  
"Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water 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. 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

John Cel  
Print Name

[Signature]  
Witness Signature

Lynn Zimmerman  
Print Name

By: [Signature]

Print Name: Kyle P. Etzkorn

Its: President/CEO

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means  
of  physical presence or  online notarization, this 6 day of

October, 2020 by  
Kyle P. Etzkorn, MD as President/CEO  
for Southpoint Holdings Inc.

[Signature]  
Notary Public  
My Commission Expires: 3/27/23



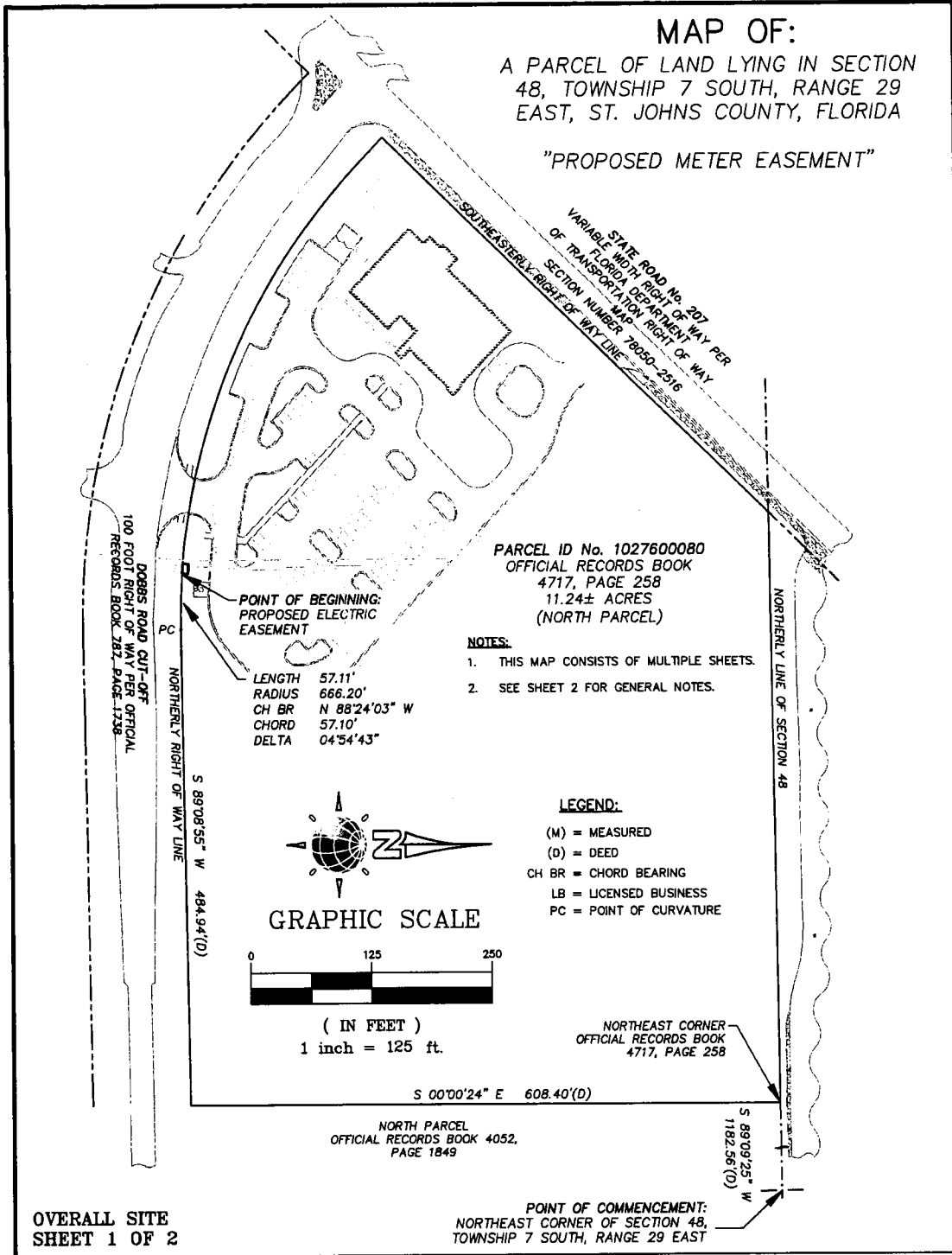
Personally Known or Produced Identification  
Type of Identification Produced

# Exhibit "A"

## MAP OF:

A PARCEL OF LAND LYING IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

"PROPOSED METER EASEMENT"



**STANDARD NOTES:**

BEARING STRUCTURE BASED ON THE DEED BEARING OF S 89°09'25" W ALONG THE NORTHERLY LINE OF SECTION 48 PER OFFICIAL RECORDS BOOK 4717, PAGE 258, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



**LANDMARK SURVEYORS, INC.**

SURVEYING BUSINESS NUMBER 7775  
 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254  
 (904) 384-7855 FAX 384-4865

**CONSTRUCTION LAYOUT \* AS BUILT**  
**SURVEYING AND MAPPING \* GPS SERVICES**

**CERTIFICATION:** I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: 10/6/2021

JOB No. 3932  
 DWG NAME: 3932-MTR ESMT.dwg  
 F.B. N/A. PG. N/A.  
 FILE #  
 SCALE: 1" = 125'

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

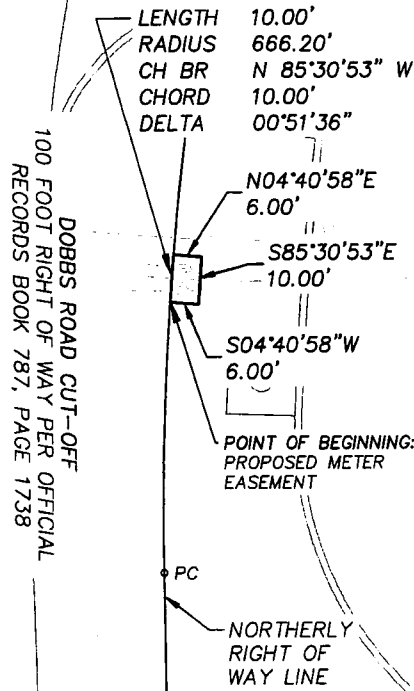
REVISION	DATE	DESCRIPTION

*Christopher J. Polhill*  
**CHRISTOPHER J. POLHILL, LAND SURVEYOR**  
 FLORIDA REGISTRATION NUMBER 7007

**MAP OF:**

A PARCEL OF LAND LYING IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

"PROPOSED METER EASEMENT"



GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

**NOTES:**

1. THIS MAP CONSISTS OF MULTIPLE SHEETS.
2. SEE SHEET 2 FOR GENERAL NOTES.
3. IMPROVEMENTS DEPICTED HEREON IN GRAYSCALE ARE FROM ENGINEERING PLANS PROVIDED BY CLIENT.

**LEGAL DESCRIPTION:**

PROPOSED ELECTRIC EASEMENT

A PARCEL OF LAND LYING IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°09'25" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 48, A DISTANCE OF 1182.56 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4717, PAGE 258 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°00'24" EAST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4717, PAGE 258, A DISTANCE OF 608.40 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOBBS ROAD CUT-OFF (A 100' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 787, PAGE 1738 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 89°08'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 484.94 TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 666.20 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY, AN ARC DISTANCE OF 57.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°24'03" WEST 57.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID ARC AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°30'53" WEST 10.00 FEET; THENCE NORTH 04°40'58" EAST A DISTANCE OF 6.00 FEET; THENCE SOUTH 85°30'53" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 04°40'58" WEST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINING 60 SQUARE FEET, MORE OR LESS.

**SKETCH & LEGAL SHEET 2 OF 2**

**STANDARD NOTES:**

BEARING STRUCTURE BASED ON THE DEED BEARING OF S 89°09'25" W ALONG THE NORTHERLY LINE OF SECTION 48 PER OFFICIAL RECORDS BOOK 4717, PAGE 258, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



**LANDMARK SURVEYORS, INC.**

SURVEYING BUSINESS NUMBER 7775  
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32256  
(904) 384-7855 FAX 384-4865

CONSTRUCTION LAYOUT \* AS BUILT  
SURVEYING AND MAPPING \* GPS SERVICES

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: 10/6/2021

JOB No. 3932  
DWG NAME: 3932-MTR ESMT.dwg  
F.B. N/A. PG. N/A  
FILE #  
SCALE: 1" = 125'

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

REVISION	DATE	DESCRIPTION

*Christopher J. Polhill*  
CHRISTOPHER J. POLHILL, LAND SURVEYOR  
FLORIDA REGISTRATION NUMBER 7007

Exhibit "B" to Resolution



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

**Borland Groover**  
**Ambulatory Surgery**  
**Center**

Southpoint Holdings Inc. 4800 Belfort Rd Jacksonville Fl. 32256, (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 Borland Groover ASC" (Note: The description listed should match the description listed on the "Release of Lien")

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 \_\_\_\_\_ of \_\_\_\_\_

WITNESS:

[Signature]  
Witness Signature

Lina Hindman  
Print Witness Name

OWNER:

[Signature]  
Owner's Signature

Kyle Etzkorn, MD  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1 day of February, 2022 by Kyle P. Etzkorn, MD as President / CEO for Southpoint Holdings, Inc.



*Kelli Hudson*  
Notary Public  
My Commission Expires: 3/27/23

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: Borland Groover Ambulatory Surgery Center  
 Contractor: DNS Contracting, L.L.C.  
 Developer: Southpoint Holdings, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR-18	LF	40	\$ 12.60	\$ 504.00
10" HDPE DR-11	LF	95	\$ 156.00	\$ 14,820.00
8" PVC DR 18	LF	20	\$ 23.40	\$ 468.00
			\$ -	\$ -
			\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Tapping Sleeve & Valve	Ea	1	\$ 6,591.63	\$ 6,591.63
8" Gate Valve	Ea	1	\$ 2,041.11	\$ 2,041.11
4" Gate Valve	Ea	4	\$ 1,226.94	\$ 4,907.76
			\$ -	\$ -
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
NA	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Water Meter Service	Ea	3	\$ 1,813.94	\$ 5,441.82
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>34,774.32</b>



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

Project Name: Borland Groover Ambulatory Surgery Center  
 Contractor: DNS Contracting, L.L.C.  
 Developer: Southpoint Holdings, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR-18	LF	5	\$ 21.48	\$ 107.40
4" X 4" Tapping Sleeve & Valve	EA	1	\$ 4,909.00	\$ 4,909.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 5,016.40</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$39,790.72 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through February 28<sup>th</sup> 2022 to Southpoint Holdings, Inc. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Borland Groover – Ambulatory Surgery Center”.

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 28<sup>th</sup> of February, 2022.

**WITNESS:**

*Christopher Herrin*  
Witness Signature

Christopher Herrin  
Print Witness Name

**OWNER:**

*David Sundstrom*  
Lienor's Signature

David Sundstrom  
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<sup>th</sup> day of February, 2022, by

David Sundstrom as President  
for DNS Contracting L.L.C.

KATHERYN A. DONALDSON  
Notary Public, State of Florida  
My Comm. Expires 12/05/2022  
Commission No. GG280796

*Kathryn Donaldson*  
Notary Public  
My Commission Expires: 12/05/2022

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:	Borland Groover Ambulatory Surgery Center
Contractor:	DNS Contracting, L.L.C.
Developer:	Southpoint Holdings, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR-18	LF	40	\$ 12.60	\$ 504.00
10" HDPE DR-11	LF	95	\$ 156.00	\$ 14,820.00
8" PVC DR 18	LF	20	\$ 23.40	\$ 468.00
			\$ -	\$ -
			\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Tapping Sleeve & Valve	Ea	1	\$ 6,591.63	\$ 6,591.63
8" Gate Valve	Ea	1	\$ 2,041.11	\$ 2,041.11
4" Gate Valve	Ea	4	\$ 1,226.94	\$ 4,907.76
			\$ -	\$ -
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
NA	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Water Meter Service	Ea	3	\$ 1,813.94	\$ 5,441.82
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 34,774.32</b>



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

Project Name: Borland Groover Ambulatory Surgery Center  
 Contractor: DNS Contracting, L.L.C.  
 Developer: Southpoint Holdings, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR-18	LF	5	\$ 21.48	\$ 107.40
4" X 4" Tapping Sleeve & Valve	EA	1	\$ 4,909.00	\$ 4,909.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 5,016.40</b>

Exhibit "D" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: February 3rd, 2022  
Project Title: Ambulatory Surgery Center  
Borland Groover

St. Johns County, Florida

FROM: DNS Contracting, L.L.C.  
1517 Faye Road  
Jacksonville, FL 32218

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.

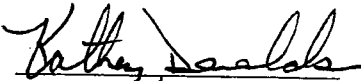
Contractor:

  
\_\_\_\_\_  
Contractor's Signature

David Sundstrom  
\_\_\_\_\_  
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 3rd day of February, 2022, by David Sundstrom as President for DNS Contracting, L.L.C.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12/05/2022

Personally Known or Produced Identification  
Type of Identification Produced

KATHERYN A. DONALDSON  
Notary Public, State of Florida  
My Comm. Expires 12/05/2022  
Commission No. GG280796



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

Utility Department

---

---

INTEROFFICE MEMORANDUM

---

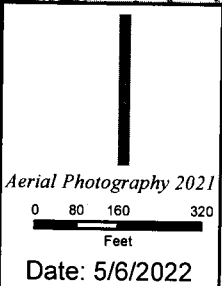
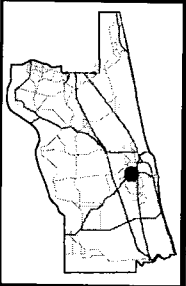
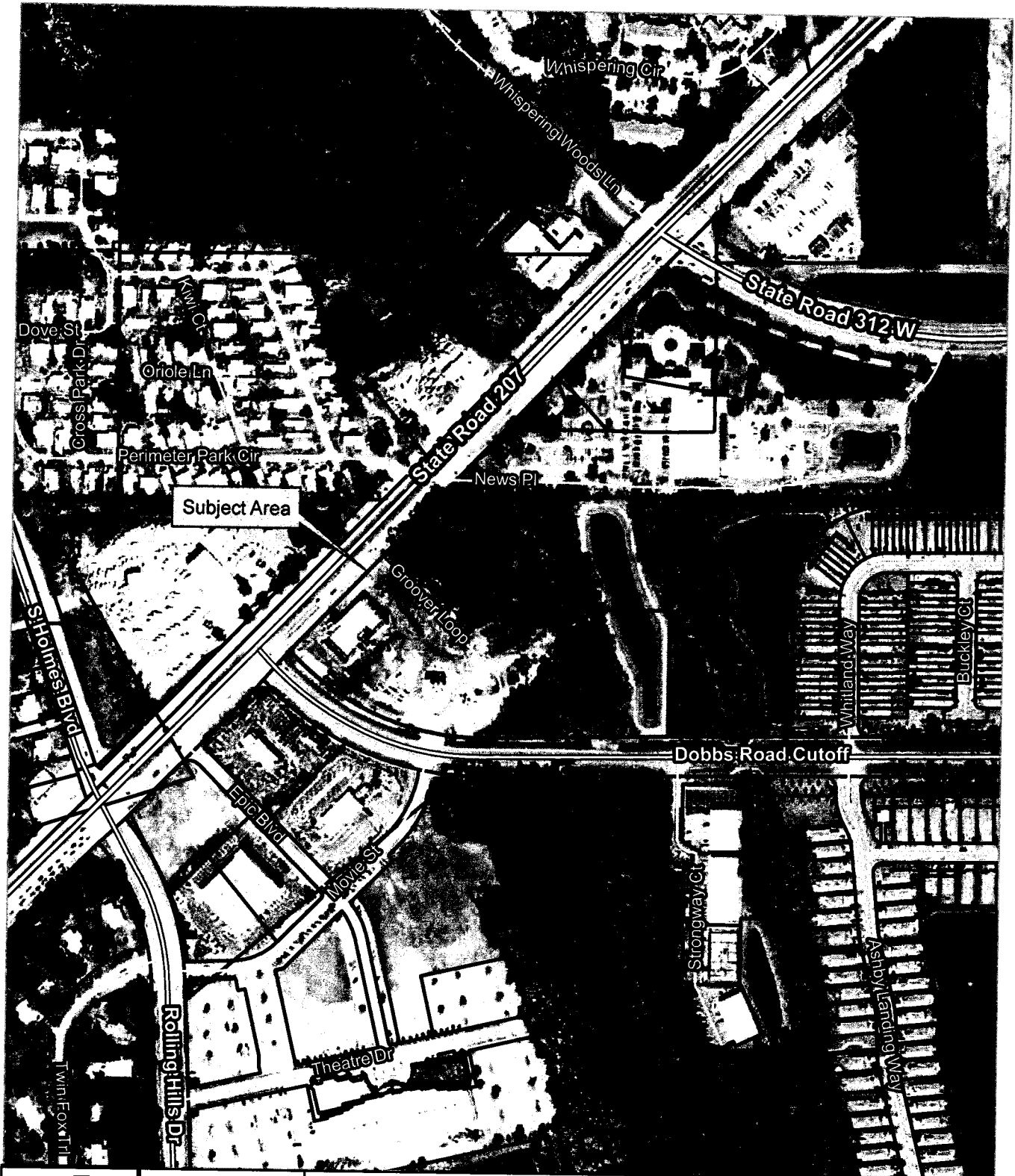
---

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Ambulatory Surgery Center, Borland Groover  
DATE: March 24, 2022

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 Ambulatory Surgery Center, Borland Groover.

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,  
Bill of Sale, Final Release  
of Lien & Warranty

Borland Groover  
Ambulatory Surgery Center

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.

