

RESOLUTION NO. 2022-295

**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 THE OAKS AT WILDWOOD LOCATED OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, The Oaks at Wildwood Condominium Association, Inc., a Florida corporation, has executed and presented to the County an Easement for Utilities associated with the water system to serve The Oaks at Wildwood located off Wildwood Drive, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, The Oaks at Wildwood Condominium Association, 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 The Oaks at Wildwood located off Wildwood Drive, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, D. Armstrong 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 The Oaks at Wildwood 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.

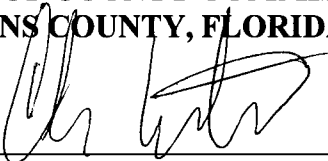
Section 2. The above described Easement for Utilities, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

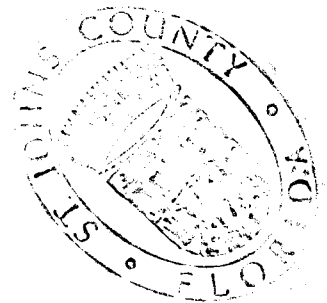
**PASSED AND ADOPTED** this 10 day of August, 2022.

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

By:   
Christian Whitehurst, Vice Chair

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

By:   
Deputy Clerk



Rendition Date: 8/18/22

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 22<sup>nd</sup> day of June, 2022 by The Oaks at Wildwood Condominium Association, Inc., with an address of 5455 A1A South, St. Augustine, FL 32080, 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:

Melissa Gleason

Witness Signature

Melissa Gleason

Print Name

Lauryn Duncan

Witness Signature

Lauryn Duncan

Print Name

By: James Hays

Print Name: James Hays

Its: President

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  
 physical presence or  online notarization, this 22<sup>nd</sup> day of

June, 2022, by

James Hays as President

for the rules of Wildwood Condominium Association



[Signature]

Notary Public

My Commission Expires: March 13, 2026

Personally Known or Produced Identification

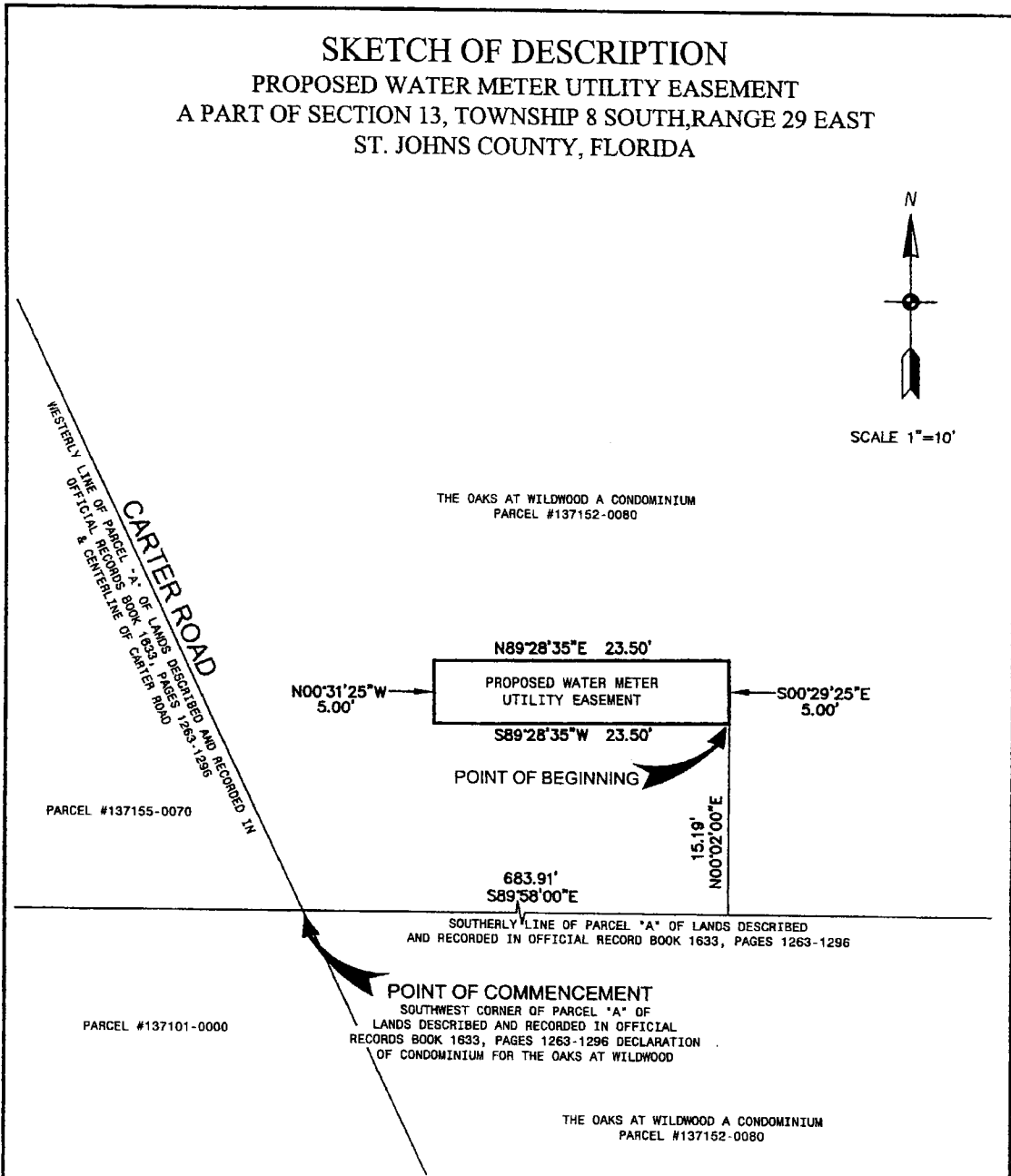
Type of Identification Produced

EXHIBIT "A"

SKETCH OF DESCRIPTION  
 PROPOSED WATER METER UTILITY EASEMENT  
 A PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST  
 ST. JOHNS COUNTY, FLORIDA



SCALE 1"=10'



SURVEYOR'S NOTES:

1. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY
2. MAP DATE: JUNE 15, 2022
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS OFFICE.

LEGAL DESCRIPTION

PROPOSED WATER METER UTILITY EASEMENT

A PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING A PART OF PARCEL "A" OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGES 1263-1296, A DECLARATION OF CONDOMINIUM FOR THE OAKS AT WILDWOOD, PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A" OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1633, PAGES 1263 - 1296; THENCE SOUTH 89°58'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 683.91 FEET; THENCE NORTH 00°02'00" EAST, A DISTANCE OF 15.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°28'35" WEST, A DISTANCE OF 23.50 FEET; THENCE NORTH 00°31'25" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°28'35" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 00°29'25" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 1

PREPARED FOR:  
 ST. JOHNS COUNTY UTILITY DEPARTMENT  
 PROJECT #: 22-0348.000  
 DRAWN BY: TPT  
 CHECKED BY: CWF

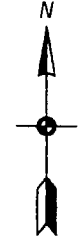
THIS MAP OF THE STATE OF FLORIDA IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE & ORIGINAL SEAL

THOMAS P. TRAMER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 6039

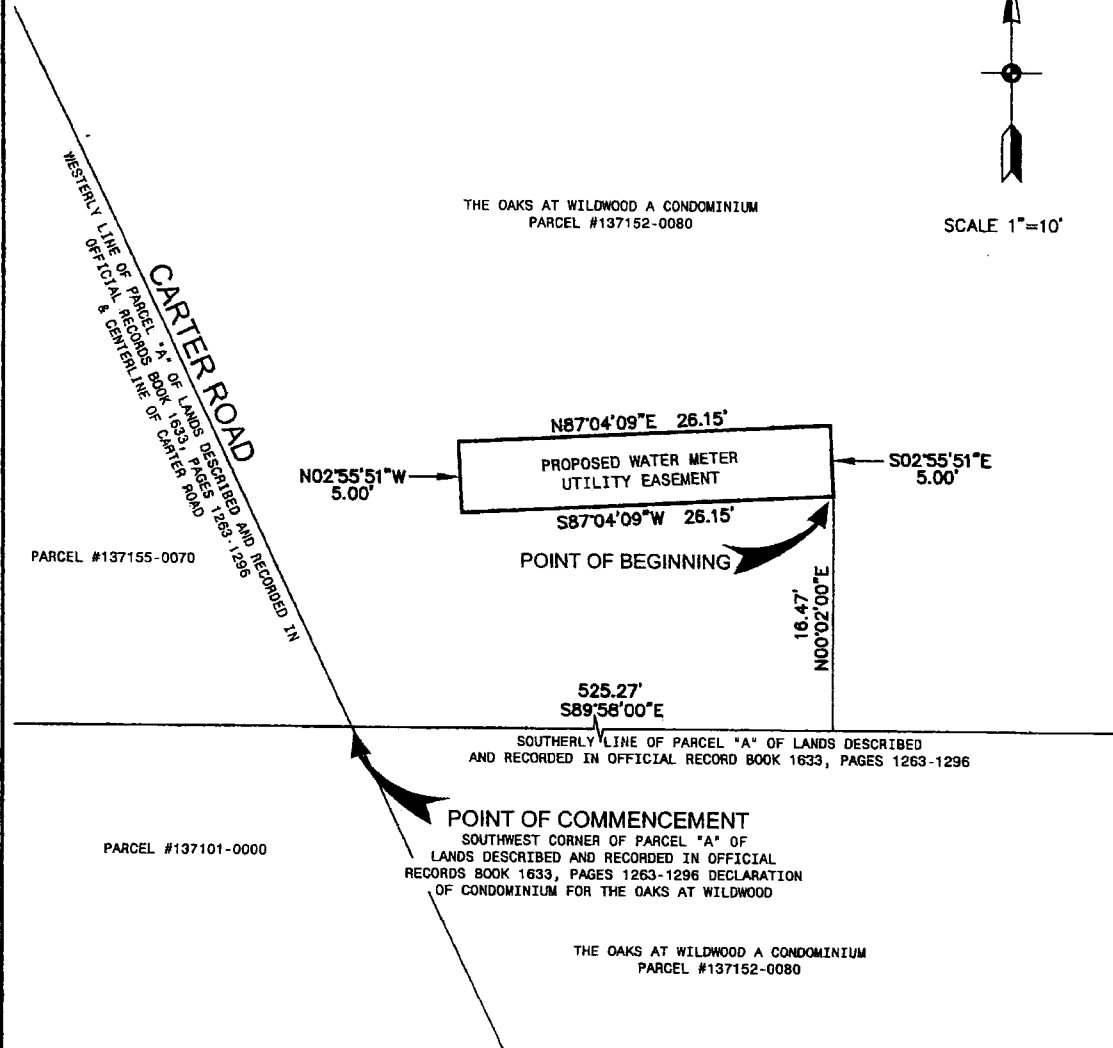
**DRMP**  
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
 Phone: (904) 641-0123  
 L.B.#2648

8001 BELFORT PARKWAY #200, JACKSONVILLE, FL 32256

**SKETCH OF DESCRIPTION**  
**PROPOSED WATER METER UTILITY EASEMENT**  
 A PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST  
 ST. JOHNS COUNTY, FLORIDA



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SHEET 1 OF 1

PREPARED FOR:  
 ST. JOHNS COUNTY UTILITY DEPARTMENT  
 PROJECT #: 22-0348.000  
 DRAWN BY: TPT  
 CHECKED BY: CWF

THIS MAP OF DEPARTMENTAL RECORDS, WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL, IS NOT VALID.

THOMAS P. ...  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA

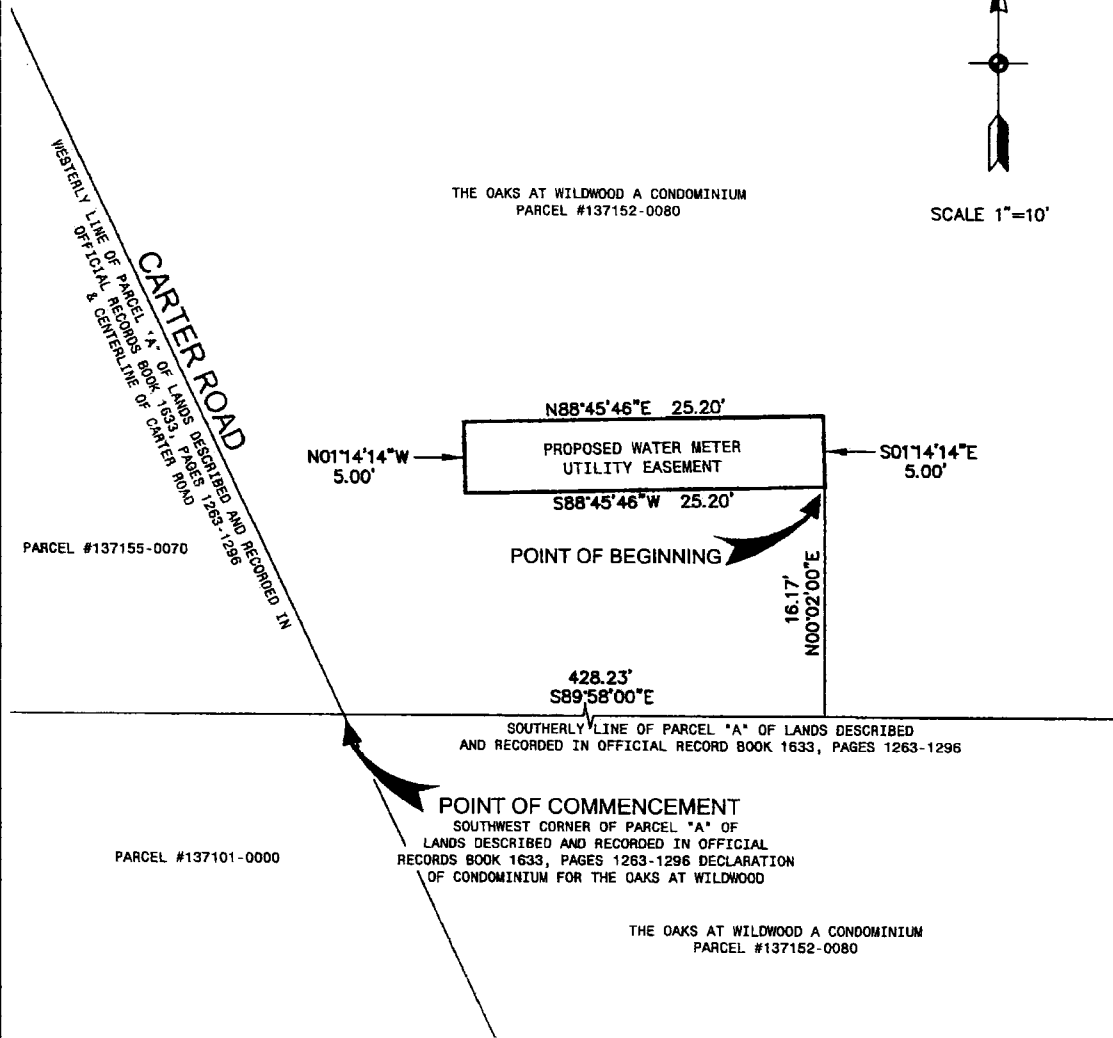
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SHEET 1 OF 1

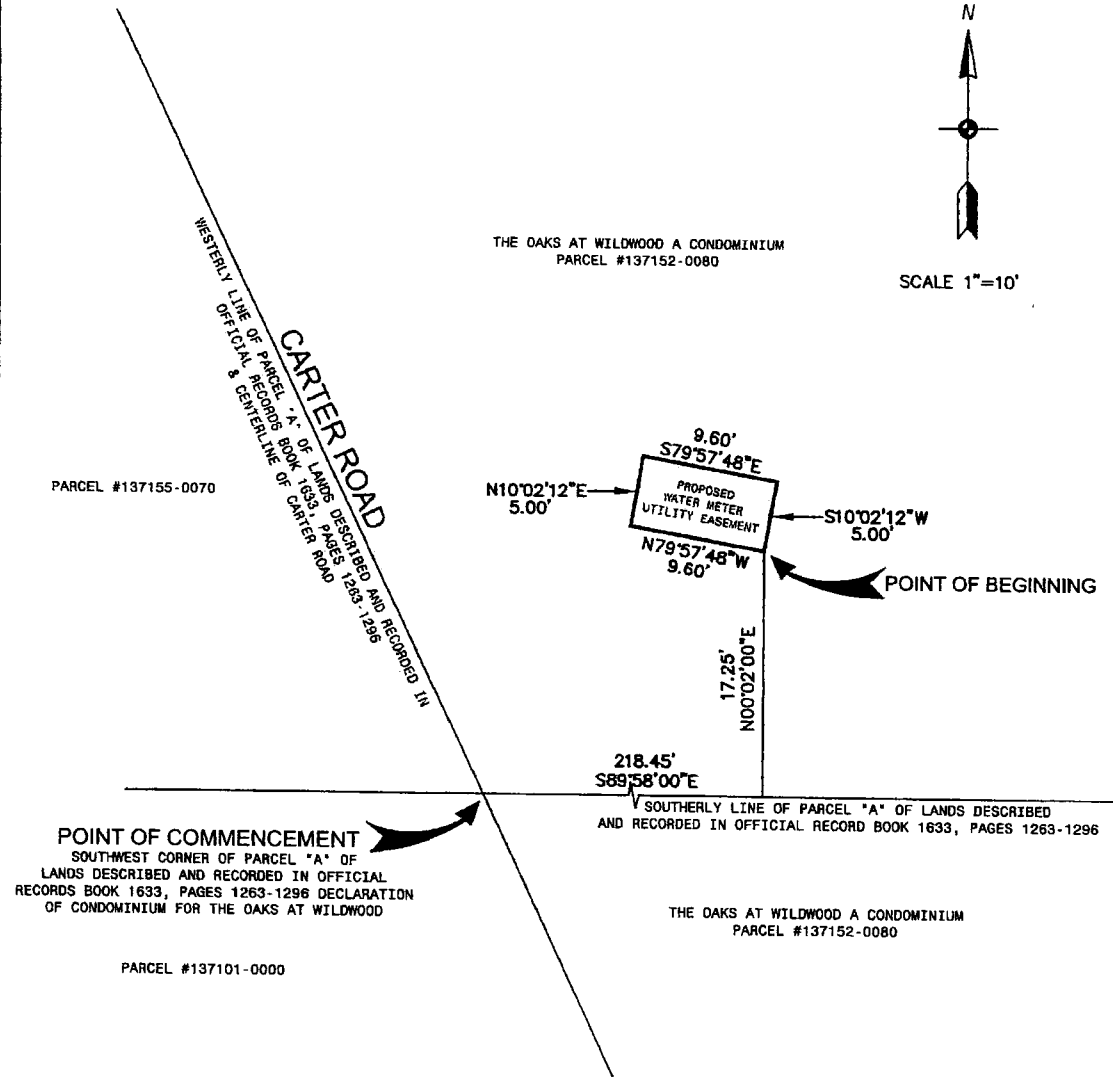
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THIS MAP OF DESIGNATION OF THE PROPOSED WATER METER UTILITY EASEMENT WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL IS UNLAWFUL.

THOMAS P. TRAUTMAN  
 PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA

**DRMP**  
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ST. JOHNS COUNTY, FLORIDA**



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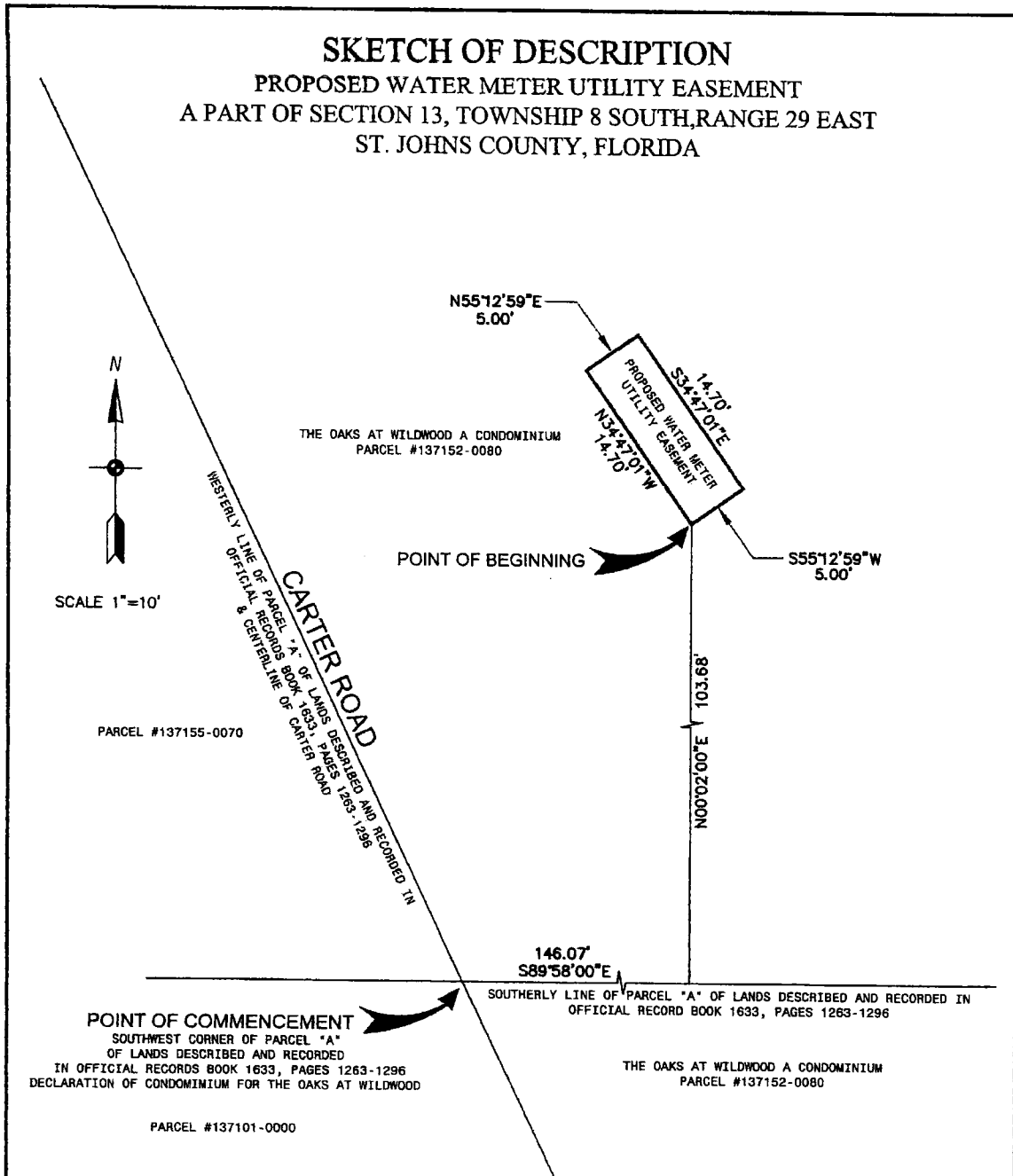
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THOMAS P. TRAPP  
 PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA  
 LICENSE # 6039

SHEET 1 OF 1

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 ST. JOHNS COUNTY, FLORIDA



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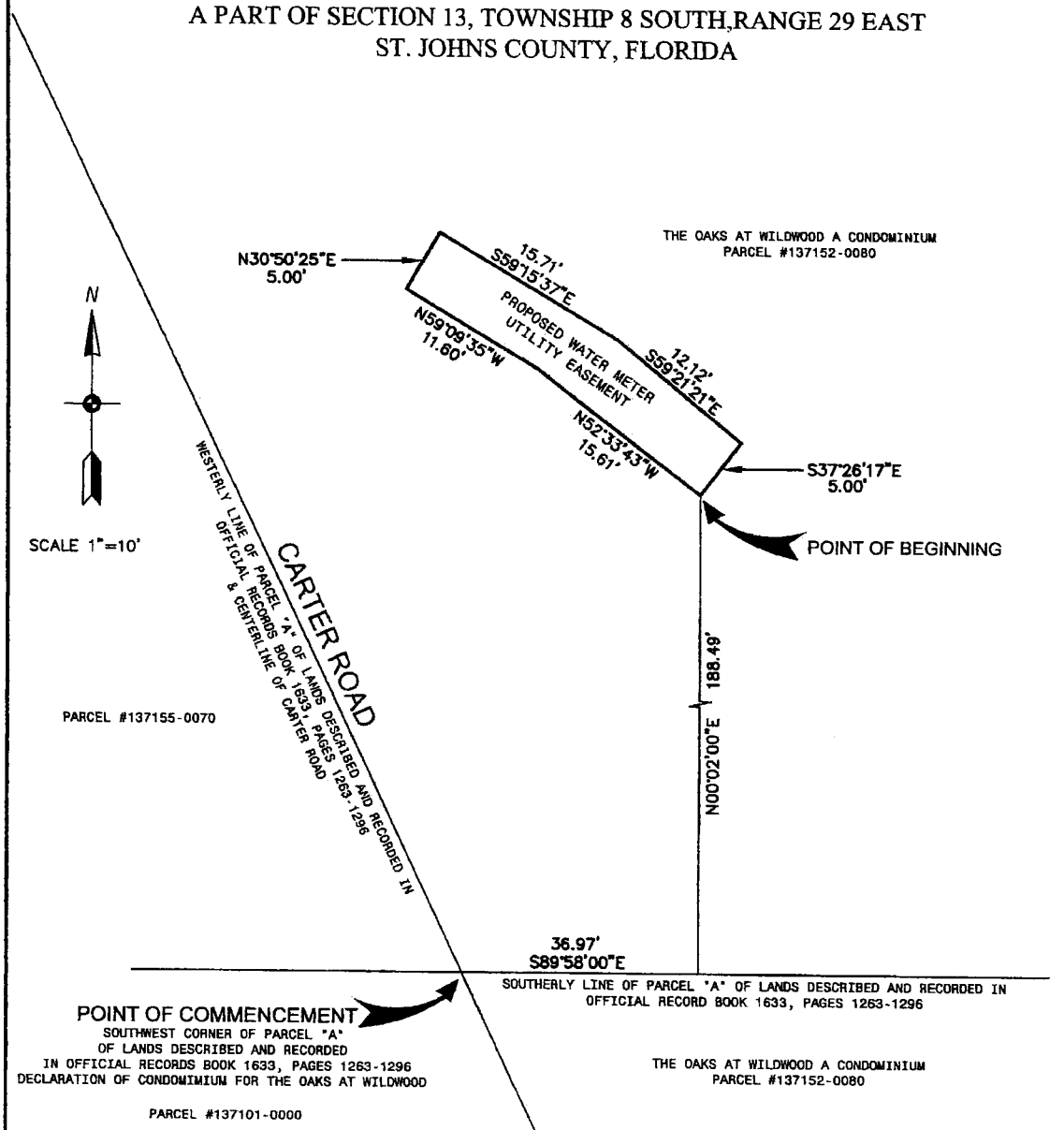
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THOMAS P. TRAUTMAN  
 PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA, LICENSE # 6039

**DRMP**  
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|   |   |   |
|---|---|---|
| <p>PREPARED FOR:<br/>         ST. JOHNS COUNTY UTILITY DEPARTMENT<br/>         PROJECT #: 22-0348.000<br/>         DRAWN BY: TPT<br/>         CHECKED BY: CWF</p> | <p>THIS MAP OF DESIGNATION IS WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.</p> <p>THOMAS P. TIPTON<br/>         PROFESSIONAL SURVEYOR<br/>         STATE OF FLORIDA</p> | <p><b>DRMP</b><br/>         ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS</p> <p>Phone: (904) 641-0123<br/>         L.B. #2648</p> <p>8001 BELFORT PARKWAY #200, JACKSONVILLE, FL 32256</p> |
|---|---|---|

EXHIBIT "B"

INGRESS/EGRESS AREA

THE OAKS AT WILDWOOD  
(Legal Description)

PARCEL A:

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING PART OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 297, PAGE 456, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH IS THAT PORTION OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 66, PAGE 404, OF THE ST. JOHNS COUNTY PUBLIC RECORDS, LYING EASTERLY OF THE CENTERLINE OF CARTER ROAD, BEING ALL OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 2, WEBSTER FELIX-WEST (UNRECORDED SUBDIVISION) AND ALSO INCLUDING ALL THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1150 PAGE 690 AND DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 297, PAGE 456, (AS ESTABLISHED BY LOREN N. JONES, REGISTERED FLORIDA SURVEYOR, NO. 894, ON A BOUNDARY SURVEY DATED DECEMBER, 1971, SHOWN AGAIN ON A LOREN N. JONES DIVISION IN THE BLOCKS AND LOTS DATED AUGUST 1974) AND BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 58 MINUTES EAST, ALONG SAID L. JONES SURVEY LINE, BEING THE SOUTH LINE OF SAID O.R. BOOK 297, PAGE 456 PARCEL, FOR A DISTANCE OF 1013.47 FEET; THENCE RUN NORTH 30 DEGREES 53 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 304.18 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES WEST, FOR A DISTANCE OF 988.84 FEET TO A POINT; THENCE RUN SOUTH 28 DEGREES 04 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 154.53 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 137.88 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEING A PARCEL OF LAND IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 66, PAGE 404, PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL ALSO BEING A PART OF THE LAND DESIGNATED AS LOT 1, BLOCK 1 ON PLAT OF AN UNRECORDED SUBDIVISION, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 66, PAGE 404, THENCE NORTH 30 DEGREES 53 MINUTES 20 SECONDS WEST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 66, PAGE 404 AND THE WEST LINE OF THE FALANY GRANT, SECTION 38, A DISTANCE OF 304.18 FEET, THENCE NORTH 89 DEGREES 58 MINUTES WEST 817.30 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES WEST 173.97 FEET TO THE CENTER OF A COUNTY ROAD KNOWN AS CARTER ROAD, THENCE NORTH 28 DEGREES 03 MINUTES 30 SECONDS WEST ON SAID CENTER LINE OF ROAD 54.12 FEET, THENCE LEAVING SAID ROAD AND RUNNING ACROSS SAID LOT 1 TO INCLUDE A PART THEREOF SOUTH 76 DEGREES 30 MINUTES 14 SECONDS EAST 205.09 FEET TO THE POINT OF BEGINNING.

PARCEL C:

BEING ALL THE SAME LAND AS RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1150 AT PAGE 690 AND BEING A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 ON THE EAST LINE OF SAID SECTION 13 AND RUN THENCE NORTH 29 DEGREES 26 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 465.89 FEET, THENCE RUN SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, 450.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, 552.57 FEET TO THE CENTER OF CARTER ROAD; THENCE WITH THE CENTER LINE NORTH 28 DEGREES 44 MINUTES 16 SECONDS WEST, 420.34 FEET, THENCE LEAVING SAID ROAD AND RUN NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, 546.63 FEET, THENCE RUN SOUTH 29 DEGREES 26 MINUTES 26 SECONDS EAST, 423.22 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 20-FOOT EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 494, PAGE 337.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 494, PAGE 337, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 897, PAGE 1146, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE**

**PROJECT:** THE OAKS AT WILDWOOD CONDO

(per St. Johns County Property Appraiser) AKA The Oaks at Wildwood Condominium Association, Inc.

Owners Name and Address, (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 the project listed above. *(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 21st of July, 2022.

**WITNESS:**

Lauren Duncan  
Witness Signature

Lauren Duncan  
Witness Print Name

**OWNER:**

James Hays  
Owner Signature

James Hays  
Owner Print Name

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 21st day of July, 2022, by James Hays as President for The Oaks at Wildwood Condominium Association, Inc.

[Signature]  
Notary Public  
My Commission Expires: 5/27/25

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: The Oaks at Wildwood Condo (per St. John's County Property Appraiser) ak  
The Oaks at Wildwood Condominium Association, INC. (per Sunbiz)  
 Contractor: D. Armstrong Contracting, LLC.  
 Developer: James "Jim" Hays

|  | UNIT | QUANTITY | UNIT COST   | TOTAL COST          |
|--|------|----------|-------------|---------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |             |                     |
| 8" HDPE DR-11                                    | LF   | 725      | \$ 35.00    | \$ 25,375.00        |
| 6" PVC DR-18                                     | LF   | 100      | \$ 26.45    | \$ 2,645.00         |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Water Valves (Size and Type)</b>              |      |          |             |                     |
| 6" Gate Valve, Box, Lid                          | EA   | 3        | \$ 2,500.00 | \$ 7,500.00         |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |             |                     |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Sevices (Size and Type)</b>                   |      |          |             |                     |
| 3/4" HDPE Polytube Service wBox & Cover          | EA   | 1        | \$ 500.00   | \$ 500.00           |
| 3/4" NSF Blue Pipe Fittings                      | EA   | 1        | \$ 600.00   | \$ 600.00           |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Total Water System Cost</b>                   |      |          |             | <b>\$ 36,620.00</b> |



Exhibit "C" to Resolution



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$72,695.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 10/15/2020 to James Hays, to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR The Oaks at Wildwood Condo (per St. John's County Property Appraiser) AKA The Oaks at Wildwood Condominium Association, INC. (per Sunbiz-Division of Corporations)”

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 15<sup>th</sup> of October 2021

**WITNESS:**

Kimberly Pagana

Witness Signature

Kimberly Pagana

Print Witness Name

**OWNER:**

Dennis Armstrong  
Lienor's Signature

Dennis Armstrong

Print Lienor'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 15<sup>th</sup> day of October, 2021, by Dennis Armstrong as Manager for D Armstrong Contracting.

Christine Burton  
Notary Public

My Commission Expires: 1030-2025

Personally Known or Produced Identification  
Type of Identification Produced





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

Project Name: The Oaks at Wildwood Condo (per St. John's County Property Appraiser) ak  
The Oaks at Wildwood Condominium Association, INC. (per Sunbiz)  
 Contractor: D. Armstrong Contracting, LLC.  
 Developer: James "Jim" Hays

|  | UNIT | QUANTITY | UNIT COST   | TOTAL COST          |
|--|------|----------|-------------|---------------------|
| <b>Water Mains (Size, Type &amp; Pipe Class)</b> |      |          |             |                     |
| 8" HDPE DR-11                                    | LF   | 725      | \$ 35.00    | \$ 25,375.00        |
| 6" PVC DR-18                                     | LF   | 100      | \$ 26.45    | \$ 2,645.00         |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Water Valves (Size and Type)</b>              |      |          |             |                     |
| 6" Gate Valve, Box, Lid                          | EA   | 3        | \$ 2,500.00 | \$ 7,500.00         |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Hydrants Assembly (Size and Type)</b>         |      |          |             |                     |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Sevices (Size and Type)</b>                   |      |          |             |                     |
| 3/4" HDPE Polytube Service wBox & Cover          | EA   | 1        | \$ 500.00   | \$ 500.00           |
| 3/4" NSF Blue Pipe Fittings                      | EA   | 1        | \$ 600.00   | \$ 600.00           |
|  |      |          | \$ -        | \$ -                |
|  |      |          | \$ -        | \$ -                |
| <b>Total Water System Cost</b>                   |      |          |             | <b>\$ 36,620.00</b> |





**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 10/15/2020  
Project Title: The Oaks at Wildwood Condo (per St. John's County Property Appraiser) aka The Oaks at Wildwood Condominium Association, INC. (per Sunbiz-Division of Corporations).  
St. Johns County, Florida

FROM: D. Armstrong Contracting, LLC.  
9957 Moorings Drive, Ste 405  
Jacksonville, FL. 32257

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:**

*Dennis Armstrong*  
Contractor's Signature

**Dennis Armstrong**

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 12<sup>th</sup> day of October, 2021, by Dennis Armstrong as Manager for D. Armstrong Contracting.

*Christine Burton*  
Notary Public

My Commission Expires: 10-30-2025

Personally Known or Produced Identification  
Type of Identification Produced





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

Utility Department

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INTEROFFICE MEMORANDUM

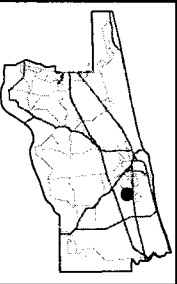
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Oaks at Wildwood  
DATE: July 7, 2022

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 Oaks at Wildwood.

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 50 100 200  
 Feet  
 Date: 7/20/2022

Easement, Bill of Sale, Final  
 Release of Lien, & Warranty  
  
 Oaks at Wildwood

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.

