

RESOLUTION NO. 2022-392

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, REUSE, PUMP STATION AND SEWER FORCE MAINS SYSTEMS TO SERVE SILVERLEAF RAH PARCEL 29B PHASE 1A & B LOCATED OFF SILVERLEAF PARKWAY.

RECITALS

WHEREAS, White's Ford Timber, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer, reuse, pump station and sewer force mains systems to serve Silverleaf RAH Parcel 29B Phase 1A & B located off Silverleaf Parkway, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Richmond American Homes of Florida, LP, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water, reuse and sewer systems to serve Silverleaf RAH Parcel 29B Phase 1A & B, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Co., Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf RAH Parcel 29B Phase 1A & B, 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.

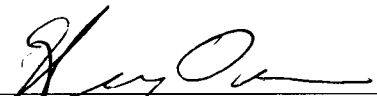
Section 2. The above described Easement for Utilities, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 18 day of October, 2022.

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

By: 
Henry Dean, Chair

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

Rendition Date 10/19/22



Deputy Clerk



Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 23rd day of May, 2022 by White's Ford Timber, LLC, with an address of 111 Nature Walk Pkwy Ste 104, St Augustine, FL 32092, 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 distribution system, gravity sewer collection system, sewer force mains, and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be

temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **PUMP STATION & SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be

removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

By: White's Ford Timber, LLC

Beverly L. Cunningham
Witness

By: Cody Hutson
Its: VP

Beverly L. Cunningham
Print Name

Loral E. Burke
Witness

Loral E. Burke
Print 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 May, 2020, by Cody Hutson as Vice President for White's Ford Timber, LLC.

Beverly L. Cunningham
Notary Public
My Commission Expires: 11/20/2023

Personally Known or Produced Identification
Type of Identification Produced



Beverly L. Cunningham
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG393307
Expires: 11/20/2023

EXHIBIT "A"

EASEMENT AREA

Tract "B" of CHERRY ELM DRIVE according to the plat thereof as recorded in Map Book 106,
Pages 38 and 39, of the Public Records of St Johns County, Florida.

EXHIBIT "B"

INGRESS/EGRESS AREA

Tract "B" of CHERRY ELM DRIVE according to the plat thereof as recorded in Map Book 106,
Pages 38 and 39, of the Public Records of St Johns County, Florida.

Exhibit "B" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Silverleaf 29B-1 (aka Elm Creek)

Richmond American Homes, 10255 Fortune Pkwy, Suite 150 (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 Silverleaf 29B-1 (aka Elm Creek
(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 23 of May 2022

WITNESS:

[Signature]
Witness Signature

Alex Allison
Print Witness Name

OWNER:

[Signature]
Owner's Signature

Matthew Stark
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 23 day of MAY, 2022, by MATTHEW STARK as VPLANT ACQUISITION for RICHMOND AMERICAN HOMES.

[Signature]
Notary Public
My Commission Expires: 8/25
11111111111111

Personally Known or Produced Identification
Type of Identification Produced

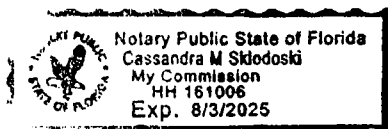


Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 1

Contractor: Vallencourt Construction Company Inc

Developer: Richmond American Homes

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	6" DR18 PVC	LF	1675	\$ 42.62	\$ 71,388.50
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	6" Gate Valve	EA	8	\$ 1,308.74	\$ 10,469.92
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Flushing Hydrant	EA	3	\$ 1,044.38	\$ 3,133.14
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Services	EA	14	\$ 760.27	\$ 10,643.78
	Double Water Services	EA	13	\$ 1,027.07	\$ 13,351.91
					\$ -
					\$ -
Total Water System Cost					\$ 108,987.25

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 1

Contractor: Vallencourt Construction Company Inc.

Developer: Richmond American Homes

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR 18	Linear Feet	1520	\$ 27.99	\$ 42,544.80
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	2	\$ 990.00	\$ 1,980.00
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	Linear Feet	2256	\$ 72.40	\$ 163,334.40
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	50	\$ 880.25	\$ 44,012.50
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
8-10' Feet Deep	Each	1	\$ 4,353.66	\$ 4,353.66
10-12' Feet Deep	Each	4	\$ 5,489.72	\$ 21,958.88
12-14' Feet Deep	Each	1	\$ 5,846.64	\$ 5,846.64
14-16' Feet Deep	Each	2	\$ 6,534.74	\$ 13,069.48
16-18' Feet Deep	Each	2	\$ 7,233.94	\$ 14,467.88
Lined MH				
8-10' Feet Deep	Each	1	\$ 7,212.19	\$ 7,212.19
12-14' Feet Deep	Each	1	\$ 8,802.61	\$ 8,802.61
16-18' Feet Deep	Each	3	\$ 12,778.00	\$ 38,334.00
				\$ -
Core Ex.				
				\$ -
				\$ -
Lift Station:				
24-26' Feet Deep	Each	1	\$ 324,503.04	\$ 324,503.04
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 690,420.08



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum 995,673.88 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 6/15/2022 to Richmond American Homes. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Silverleaf RAH – Parcel 29B-1 Phase 1A&B”

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 21st of September, 2022

WITNESS:

[Signature]
Witness Signature

Christian Taylor
Print Witness Name

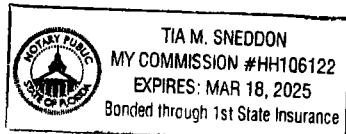
OWNER:

[Signature]
Lienor's Signature

Stan Bates
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2022, by Stan Bates as Vice President for Vallencourt Construction Company, Inc.



[Signature]
Notary Public
My Commission Expires: 3-18-2025

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 1

Contractor: Vallencourt Construction Company Inc.

Developer: _____

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR 18	Linear Feet	1520	\$ 27.99	\$ 42,544.80
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	2	\$ 990.00	\$ 1,980.00
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	Linear Feet	2256	\$ 72.40	\$ 163,334.40
				\$ -
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	50	\$ 880.25	\$ 44,012.50
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
8-10' Feet Deep	Each	1	\$ 4,353.66	\$ 4,353.66
10-12' Feet Deep	Each	4	\$ 5,489.72	\$ 21,958.88
12-14' Feet Deep	Each	1	\$ 5,846.64	\$ 5,846.64
14-16' Feet Deep	Each	2	\$ 6,534.74	\$ 13,069.48
16-18' Feet Deep	Each	2	\$ 7,233.94	\$ 14,467.88
Lined MH				
8-10' Feet Deep	Each	1	\$ 7,212.19	\$ 7,212.19
12-14' Feet Deep	Each	1	\$ 8,802.61	\$ 8,802.61
16-18' Feet Deep	Each	3	\$ 12,778.00	\$ 38,334.00
				\$ -
Core Ex.				
				\$ -
				\$ -
Lift Station:				
24-26' Feet Deep	Each	1	\$ 324,503.04	\$ 324,503.04
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 690,420.08



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 1

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	12" DR18 PVC	LF	290	\$ 164.52	\$ 47,710.80
	8" DR18 PVC	LF	1480	\$ 45.57	\$ 67,443.60
	6" DR18 PVC	LF	50	\$ 81.82	\$ 4,091.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	6	\$ 3,968.90	\$ 23,813.40
	8" Gate Valve	EA	6	\$ 1,532.67	\$ 9,196.02
	6" Gate Valve	EA	5	\$ 1,020.70	\$ 5,103.50
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	5	\$ 2,684.82	\$ 13,424.10
	Flushing Hydrant	EA	5	\$ 1,046.10	\$ 5,230.50
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	3	\$ 782.26	\$ 2,346.78
	Double Water Service	EA	15	\$ 1,193.79	\$ 17,906.85
					\$ -
					\$ -
Total Water System Cost					\$ 196,266.55

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 1

Contractor: Vallencourt Construction Company Inc

Developer: _____

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	6" DR18 PVC	LF	1675	\$ 42.62	\$ 71,388.50
					\$ -
					\$ -
					\$ -
					\$ -
(1)	Water Valves (Size and Type)				
	6" Gate Valve	EA	8	\$ 1,308.74	\$ 10,469.92
					\$ -
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Flushing Hydrant	EA	3	\$ 1,044.38	\$ 3,133.14
					\$ -
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Services	EA	14	\$ 760.27	\$ 10,643.78
	Double Water Services	EA	13	\$ 1,027.07	\$ 13,351.91
					\$ -
					\$ -
Total Water System Cost					\$ 108,987.25

Note: Asset Type (1) Water Pipeline and Appurteances



WARRANTY
UTILITY IMPROVEMENTS

Date: 6/15/2022
Project Title: Silverleaf RAH – Parcel 29B-1
Phase 1A&B
St. Johns County, Florida

FROM: Vallencourt Construction Company, Inc.
449 Center Street
Green Cove Springs, FL 32043

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.

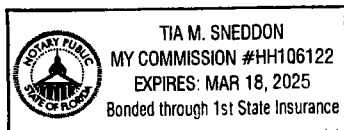
Contractor:

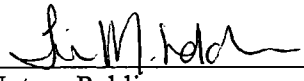

Contractor's Signature

Stan Bates
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September, 2022, by Stan Bates as Vice President for Vallencourt Construction Company, Inc.




Notary Public
My Commission Expires: 3-18-2025

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

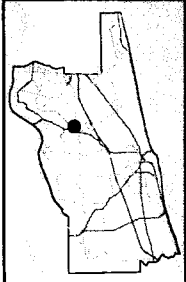
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Missy Caraway, Utility Review Coordinator
SUBJECT: Silverleaf RAH Parcel 29B Phase 1A & B
DATE: September 26, 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 Silverleaf RAH Parcel 29B Phase 1A & B.

After acceptance by the 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.



2021 Aerial Imagery

0 65 130 260
Feet

Date: 9/23/2022

Silverleaf RAH Parcel 29B
Phase 1A & B

Easement for Utilities, Bill of Sale,
Final Release of Lien & Warranty

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.

