

RESOLUTION NO. 2025- 104

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE K-8 SCHOOL "OO" LOCATED OFF OF TWIN CREEKS DRIVE.

RECITALS

WHEREAS, The School Board of St. Johns County, Florida, has executed and presented to the County an Easement for Utilities associated with the water system and an Easement for Utilities associated with the sewer system to serve K-8 School "OO", attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County School District, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve K-8 School "OO", attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, DNS Contracting, L.L.C., a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at K-8 School "OO", 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, 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 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 1st day of April, 2025.

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

Rendition Date APR 01 2025

By: _____

Krista Joseph, Chair

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

Crystal Smith
Deputy Clerk

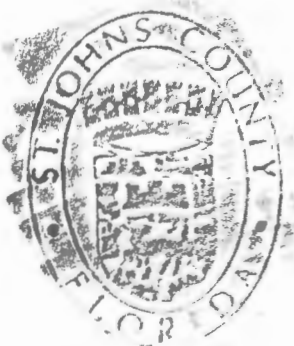


Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 9th day of July, 2024 by the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, with an address of 40 Orange Street, St. Augustine, Florida 32084, 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:

Sarah Dobson
Witness Signature

Sarah Dobson
Print Name 40 Orange Street
St. Augustine, FL 32084

Gina Fallica
Witness Signature

Gina Fallica
Print Name 40 Orange Street
St. Augustine, FL 32084

GRANTOR:

SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA

By: Beverly Slough

Print Name: Beverly Slough

Its: Chair

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of July, 2024, by Beverly Slough, as Chair for the School Board of St. Johns County, Florida.

Miriam Testasecca
Notary Public
My Commission Expires: 8/14/24

- Personally Known
- Produced Identification
- Type of Identification Produced

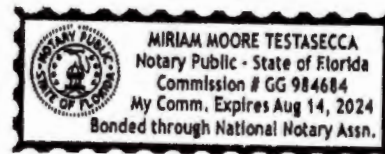
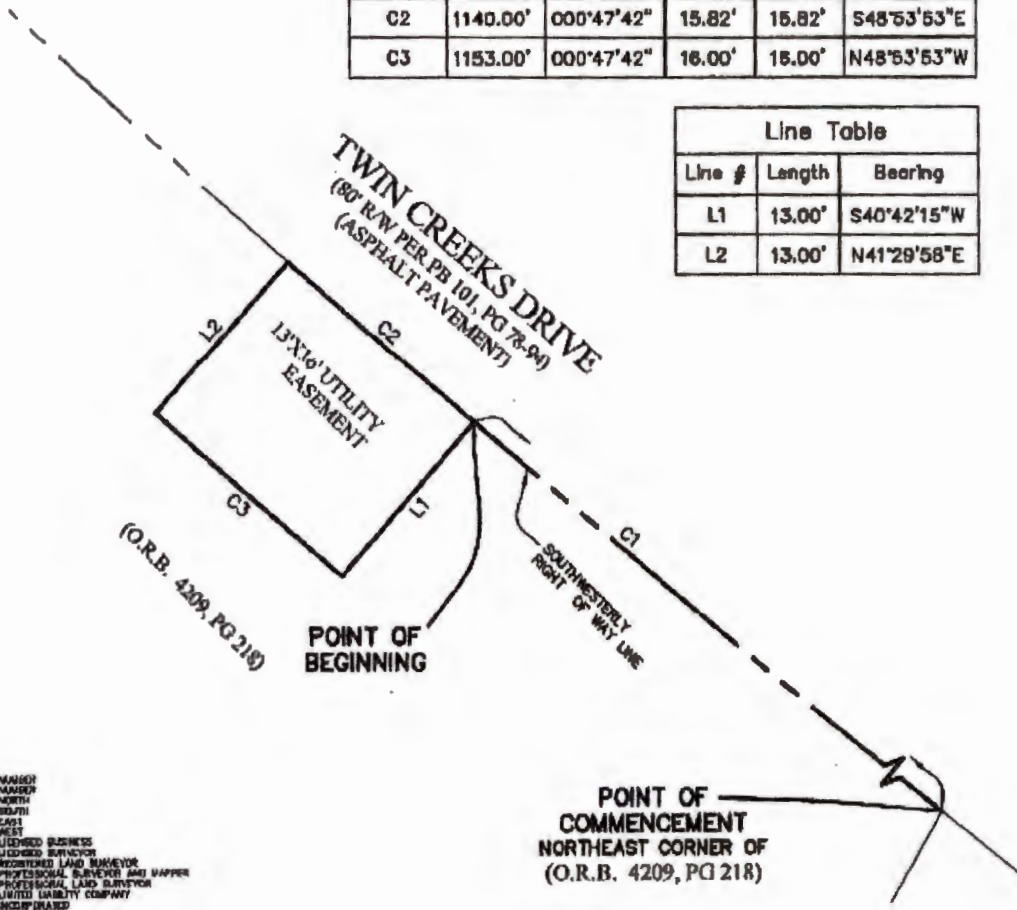


EXHIBIT "A"
EASEMENT AREA

Curve #	Radius	Delta	Arc	Chord	Bearing
C1	1140.00'	031°38'11"	829.46'	821.60'	N65°06'50"W
C2	1140.00'	000°47'42"	15.82'	15.82'	S48°53'53"E
C3	1153.00'	000°47'42"	16.00'	16.00'	N48°53'53"W

Line Table		
Line #	Length	Bearing
L1	13.00'	S40°42'15"W
L2	13.00'	N41°29'58"E



- SYMBOLS:**
- DENOTES NAD83
 - DENOTES NAD83
 - DENOTES NORTH
 - DENOTES SOUTH
 - DENOTES EAST
 - DENOTES WEST
 - DENOTES LICENSED BUSINESS
 - DENOTES LICENSED SERVICES
 - DENOTES REGISTERED LAND SURVEYOR
 - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - DENOTES PROFESSIONAL LAND SURVEYOR
 - DENOTES LIMITED LIABILITY COMPANY
 - DENOTES INCORPORATED
 - DENOTES PARTIAL SURVEY
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES PAGE
 - DENOTES MAP BOOK
 - DENOTES FLORIDA
 - DENOTES 8211-D-RAY

NOTE:

SKETCH AND LEGAL DESCRIPTION

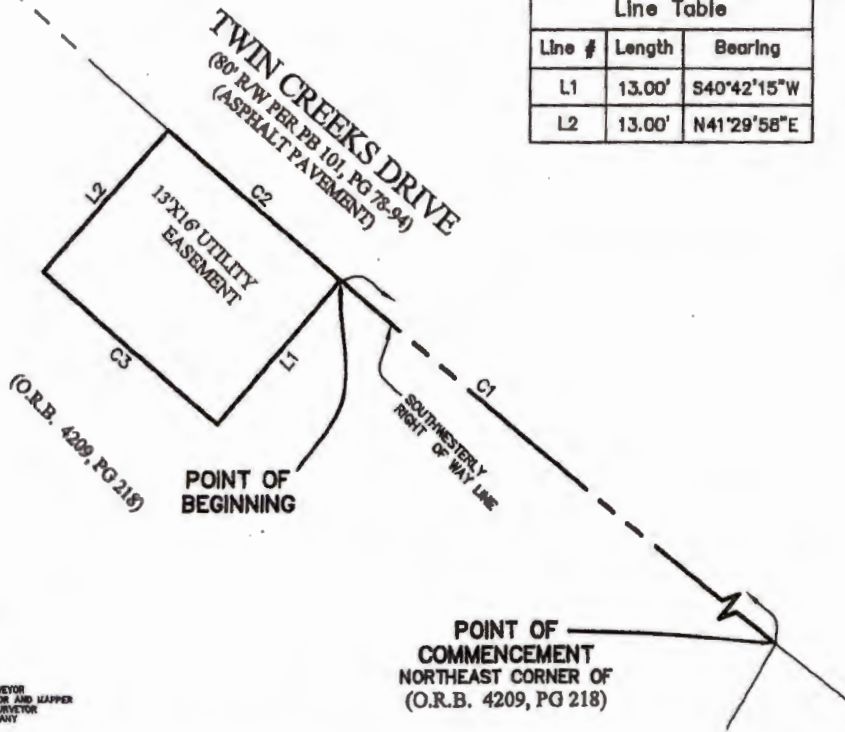


General Notes:

1. Bearings shown hereon are based upon the Southwesterly right of way line of that parcel of land as described in Official Records Book 4209, page 218 of the Public Records of St. Johns County, Florida; having a chord bearing of N65°08'50"W (C1).
2. Additions, deletions and/or any written information added to this map and/or report is prohibited and is not authorized by the signing surveyor.
3. This map is intended to be viewed at a scale of 1"=10' or smaller.
4. This survey is being provided solely for the use of the current parties and no certification has been created, express or implied to copies of this survey and is not transferable. Any copies of this survey that are used in any subsequent transactions shall be null and void if they do not bear the embossed raised seal of the signing surveyor. The use of such non-embossed documents releases the signing surveyor of any further claims of liability of any subsequent transactions and is only valid up to 60 days after the initial signing date.
5. Dimensions are in feet and decimal parts thereof.
6. This is not a survey.
7. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to or pursued by the undersigned, other than those shown hereon. Easements or restrictions of record other than those shown hereon may exist.
8. This survey is only for the lands as described. It is not a certificate of title, zoning, easements or freedom of encumbrances.
9. This survey is based on information as provided by the client.

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C1	1140.00'	031°38'11"	829.46'	821.50'	N65°08'50"W
C2	1140.00'	000°47'42"	15.82'	15.82'	S48°53'53"E
C3	1153.00'	000°47'42"	18.00'	18.00'	N48°53'53"W

Line Table		
Line #	Length	Bearing
L1	13.00'	S40°42'15"W
L2	13.00'	N41°29'58"E



LEGEND:

- A - DENOTES NUMBER
- BL - DENOTES BLANK
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
- P.L.S. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.M. - DENOTES PROFESSIONAL LAND SURVEYOR
- L.L. - DENOTES LIMITED LIABILITY COMPANY
- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- HB - DENOTES H&B BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY

NOTE:

THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS. SEE SHEET TWO (2) FOR DESCRIPTION.

STG CONTRACTING GROUP, INC

13'X16' UTILITY EASEMENT

SCALE 1" = 10'	DATE 8/6/24	DRAWN DBG	CALCD DBG	CHECKED TPH
JOB No. 1419-22-002	SECTION 15	TOWNSHIP 5 SOUTH	RANGE 28 EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standard of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258
 COPYRIGHT © 2024



NO. 3507
 STATE OF FLORIDA

 THOMAS P. HUGHES, JR.
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA, L.S. 3507
 CERTIFICATE OF AUTHORIZATION No. LB 8991

P:\Users\jms\Drawings\14-19-22-002\1419-22-002 - 540 10000 Utility Eas - UPDATE 8-6-24.dwg

DESCRIPTION: 13'X16' UTILITY EASEMENT

A TRACT OF LAND LYING IN SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4209, PAGE 218 AS RECORDED IN SAID COUNTY, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF TWIN CREEKS DRIVE (AN 80' RIGHT OF WAY, AS RECORDED IN PLAT BOOK 101, PAGES 78-94 OF SAID COUNTY), SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,140.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N65°06'50"W, 621.50 FEET, AN ARC DISTANCE OF 629.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE DEPART SAID LINE AND RUN S40°42'15"W, 13.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,153.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N48°53'53"W, 16.00 FEET, AN ARC DISTANCE OF 18.00 FEET; THENCE N41°29'58"E, 13.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,140.00 FEET; SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID TWIN CREEKS DRIVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S48°53'53"E, 15.82 FEET, AN ARC DISTANCE OF 15.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 207 SQUARE FEET, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

NOTE:

THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS.

STG CONTRACTING GROUP, INC

13'X16' UTILITY EASEMENT

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106

GREEN COVE SPRINGS, FL 32043

(904) 284-2224 FAX (904) 284-2258

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R:\PROJECTS\Contracting K-9 School CO 1415-23-001\1415-23-002 - 000 1010 Utility Eas - UPDATE 6-4-24.dwg



SJC Utility
10' x 10'
Easement

Exhibit "B" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 10th day of September, 2024 by the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, with an address of 40 Orange Street, St. Augustine, Florida 32084, 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, Florida 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 including the sewer force main valve 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 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 sewer utility lines and facilities including the sewer force main valve(s) located within the Easement area. At Grantor's request, and upon relocation of such lines and facilities 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 MAIN VALVE – Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer utility lines and facilities including the sewer force main valve 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, and Grantee shall 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.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURES FOUND ON FOLLOWING PAGE]

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:

GRANTOR:

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

Gina Fallica

Witness Signature

By: Beverly Slough

Beverly Slough, Chair

Gina Fallica

Print Name

Address: 40 Orange St
St. Augustine, FL 32084

Michael Degutis

Witness Signature

Michael Degutis

Print Name

Address: 40 Orange Street
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2024, by Beverly Slough, as Chair for the School Board of St. Johns County, Florida.



Miriam Testasecca

Notary Public

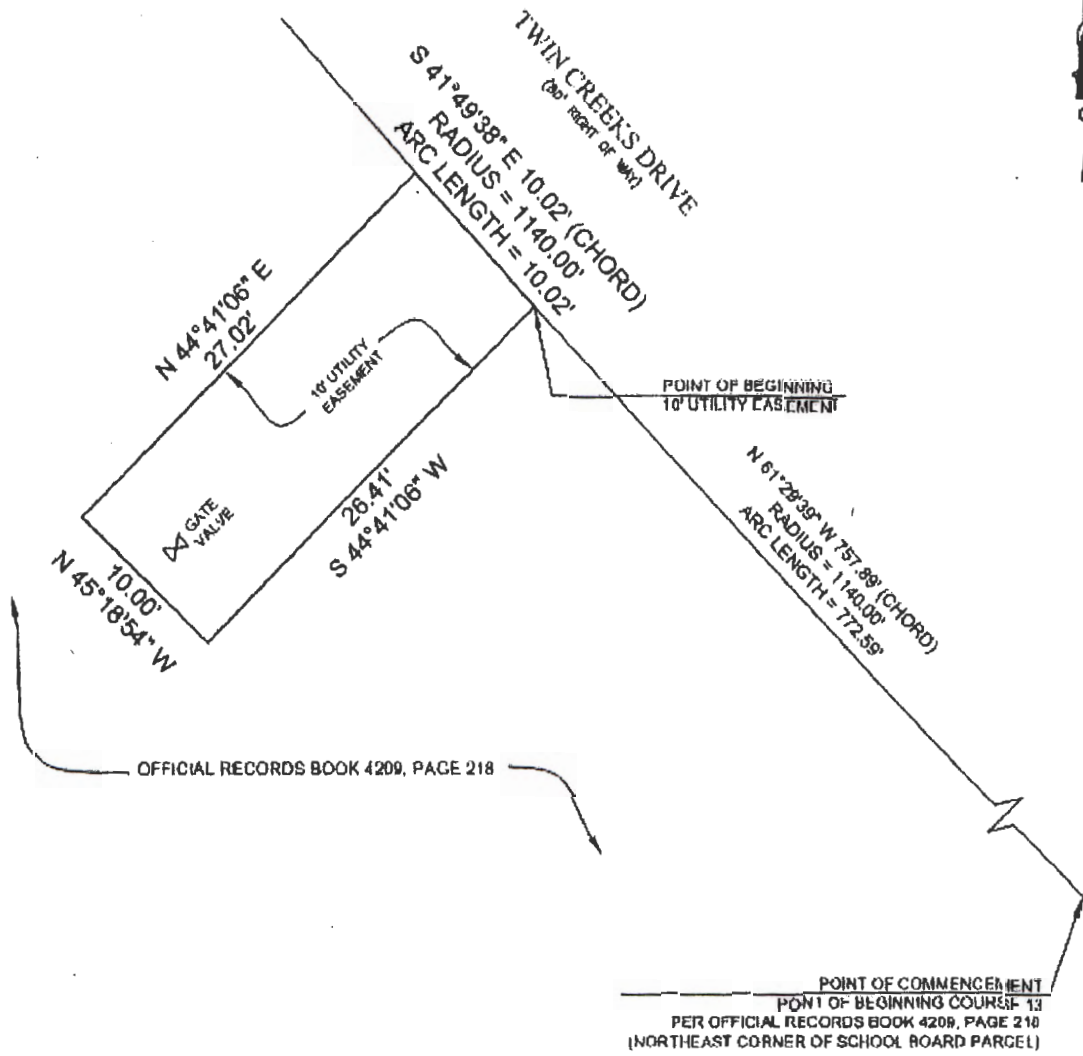
(Print/type name) Miriam Moore Testasecca

My commission expires August 14, 2028

My commission number 516296

- Personally Known
- Produced Identification
- Type of Identification Produced

EXHIBIT "A"
EASEMENT AREA

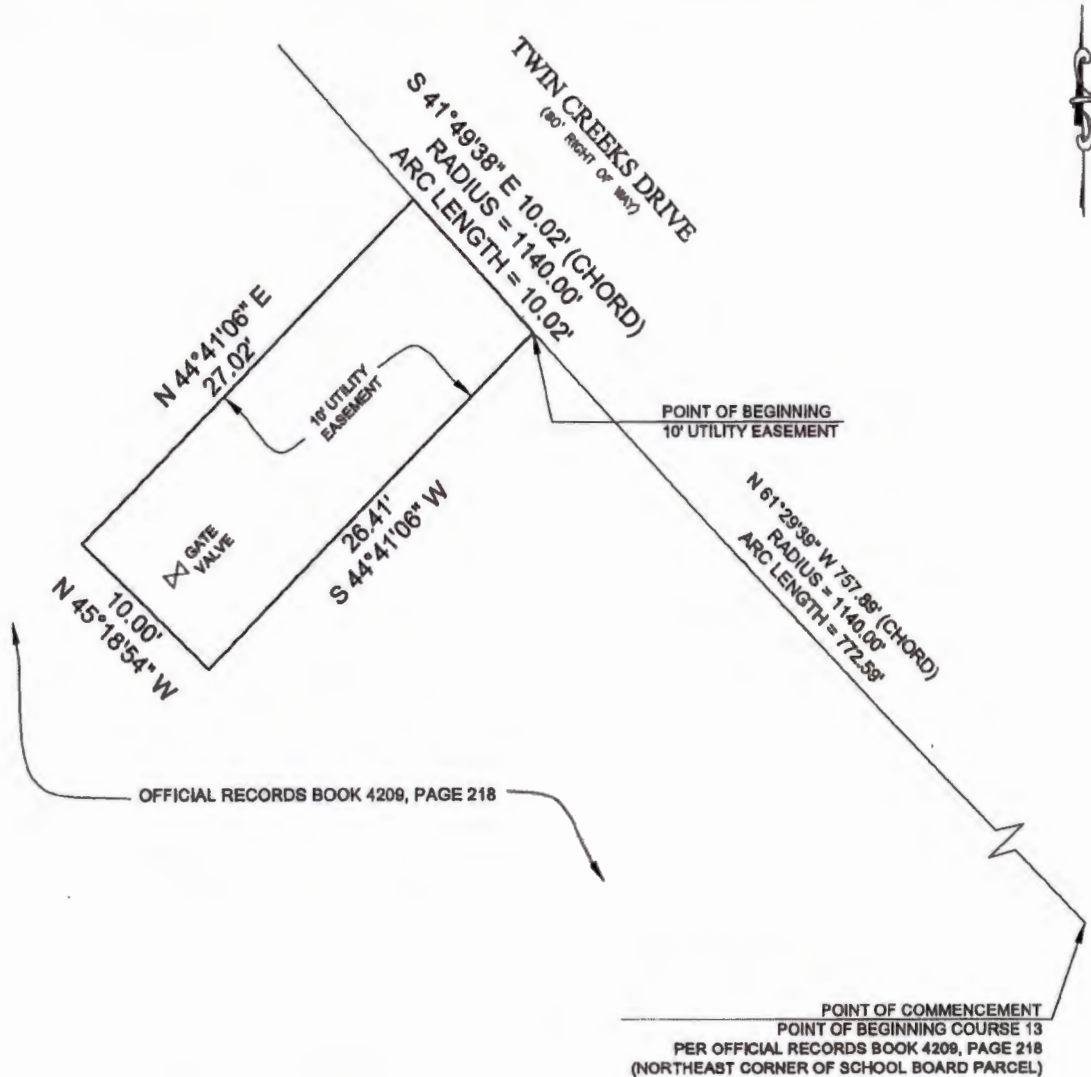


SCALE: 1" = 10'

DATE: 8-14-24

SKETCH OF LEGAL DESCRIPTION

A 10 FOOT UTILITY EASEMENT IN ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE POINT OF BEGINNING OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4209, PAGE 218 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF TWIN CREEKS DRIVE (AN 80 FOOT RIGHT OF WAY), HAVING A RADIUS OF 1140.00 FEET AND AN ARC DISTANCE OF 772.59 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 29 MINUTES 39 SECONDS WEST, 757.89 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 44 DEGREES 41 MINUTES 06 SECONDS WEST, 26.41 FEET; THENCE NORTH 45 DEGREES 18 MINUTES 54 SECONDS WEST, 10.00 FEET; THENCE NORTH 44 DEGREES 41 MINUTES 06 SECONDS EAST, 27.02 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY AND A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET AND AN ARC DISTANCE OF 10.02 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEGREES 49 MINUTES 38 SECONDS EAST, 10.02 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 10' DATE: 8-14-24



**Ray Thompson
SURVEYING, Inc.**

Going the DISTANCE for You

1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

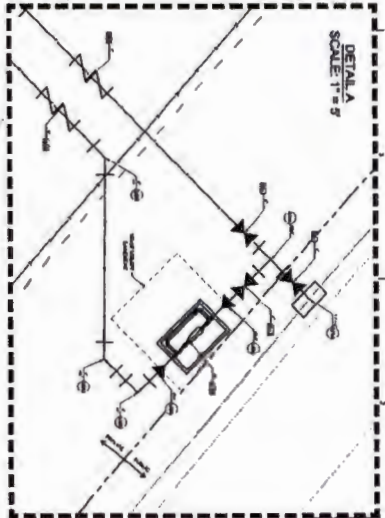
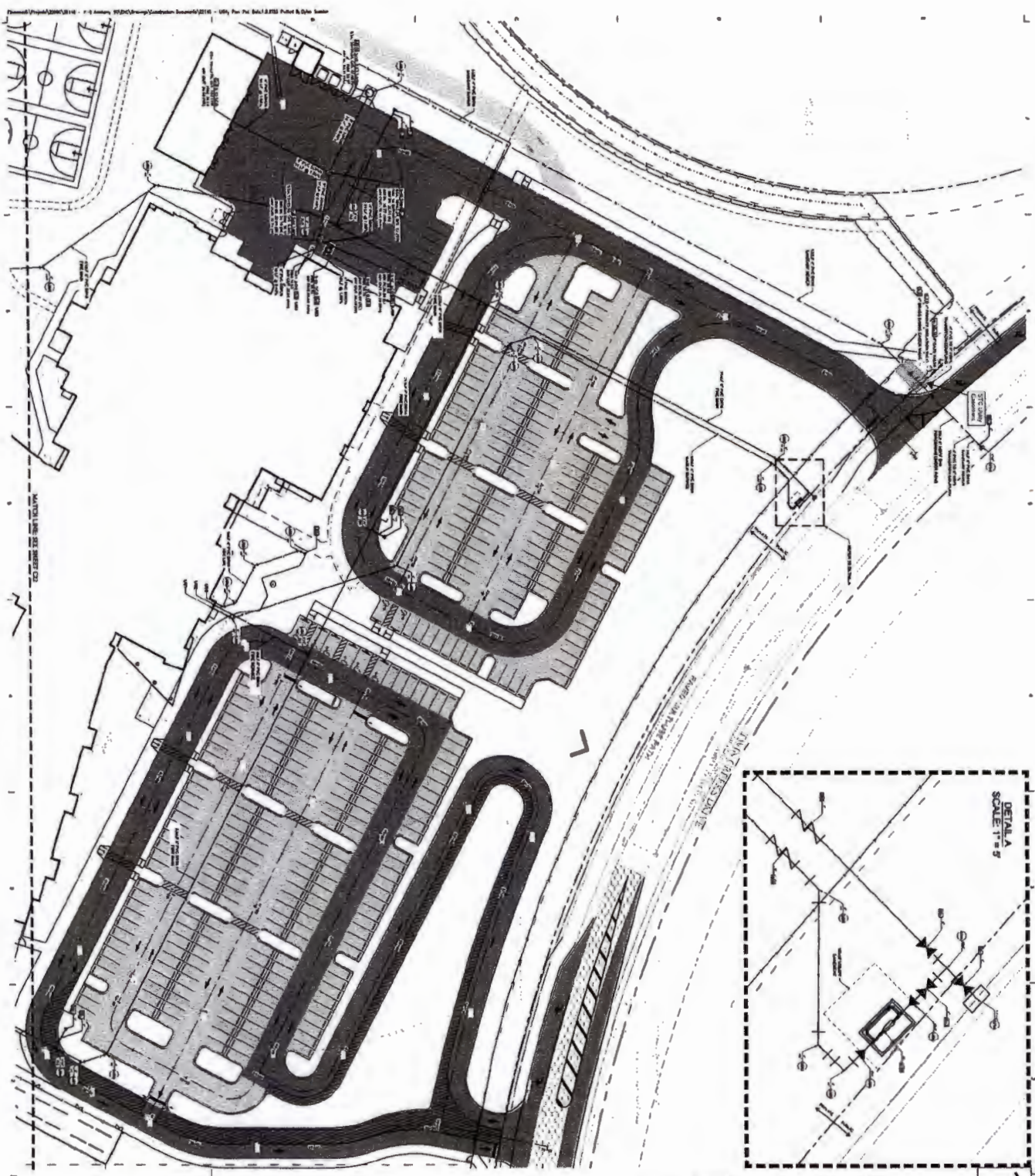
Raymond Thompson
 RAYMOND THOMPSON
 REGISTERED SURVEYOR AND MAPPER # 6146
 STATE OF FLORIDA LICENSE BUSINESS No. 7489

LAND SURVEYS



CONSTRUCTION SURVEYS

UTILITY SUBDIVISIONS



DETAIL A
SCALE 1/8" = 1'-0"

MATTHEWS DESIGN GROUP
 1000 N. UNIVERSITY AVENUE
 SUITE 200
 AUSTIN, TEXAS 78701
 TEL: 512.476.1111
 WWW.MATTHEWSDG.COM



DATE: 08/14/2022

PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

SHEET NO: 001

TITLE: SITE PLAN

DATE: 08/14/2022

PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

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TITLE: SITE PLAN

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CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

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PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

SHEET NO: 001

TITLE: SITE PLAN

DATE: 08/14/2022



DATE: 08/14/2022

PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

SHEET NO: 001

TITLE: SITE PLAN

DATE: 08/14/2022

CS1

DATE: 08/14/2022

PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

SHEET NO: 001

TITLE: SITE PLAN

DATE: 08/14/2022

PROJECT: K-8 SCHOOL '00'

CLIENT: ST. JOHNS COUNTY SCHOOL DISTRICT

ARCHITECT: HARVARD • JOLLY ARCHITECTURE

DATE: 08/14/2022

SCALE: AS SHOWN

PROJECT NO: 2022-00

SHEET NO: 001

TITLE: SITE PLAN

DATE: 08/14/2022

K-8 SCHOOL "00"
 ST. JOHNS COUNTY SCHOOL DISTRICT - BID # 2022-60
 9465 TWIN CREEKS DRIVE,
 ST. AUGUSTINE, FLORIDA 32095



HARVARD • JOLLY
ARCHITECTURE

200 West Parkway, Suite 1100, Palm Beach, FL 33481 561-475-4407 www.harvardjolly.com A0001140



SJC Utility
Easement

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Lakeside Academy (K-8 School "OO")

St. Johns County School District - 40 Orange Street, St. Augustine, FL 32084

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 15th of October, 2024.

WITNESS:

Stephen D. Pauly
Witness Signature

Stephen Pauly
Witness Print Name

OWNER:

Paul Rose
Owner Signature

Paul Rose
Owner 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 15th day of October, 2024, by

Paul Rose as Owner for
St. Johns County School District

Monica D. Mughabghab
Notary Public
My Commission Expires: February 14, 2028

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name:	K-8 School "OO"			
Contractor:	DNS Contracting LLC			
Developer:	St. Johns County School Board			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	20	\$ 24.58	\$ 491.60
8" PVC DR-18	LF	20	\$ 48.24	\$ 964.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12"X8" Tapping Sleeve & Valve	Ea	1	\$ 10,159.35	\$ 10,159.35
4" Gate Valve & Box	Ea	1	\$ 3,548.26	\$ 3,548.26
8" Gate Valve & Box	Ea	1	\$ 4,827.64	\$ 4,827.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3"Meter Bypass Assy & Meter Box	Ea	1	\$ 14,204.59	\$ 14,204.59
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 34,196.24

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	K-8 School "OO"			
Contractor:	DNS Contracting LLC			
Developer:	St. Johns County School Board			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	14	\$ 23.85	\$ 333.90
6" HDPE DR-9	LF	60	\$ 252.63	\$ 15,157.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6"X4" Tapping Sleeve & Valve	Ea	1	\$ 7,687.82	\$ 7,687.82
4" Gate Valve & Box	Ea	2	\$ 1,954.32	\$ 3,908.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Meter Bypass Assy & Meter Box				
	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				\$ 27,088.16

Exhibit "D" to the Resolution



**ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum **\$61,284.40**

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

DNS Contracting LLC to **St. John County School Board**

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
K-8 School "OO"

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 02nd day of July, 2024.

WITNESS:

Witness Signature
Jim Dunn

Print Witness Name

CONTRACTOR:

Lienor's Signature
David Sundstrom

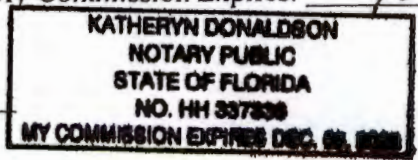
Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 02nd day of July, 2024, by David Sundstrom as President for DNS Contracting LLC

Notary Public
My Commission Expires: 12/05/2026

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name:	K-8 School "OO"			
Contractor:	DNS Contracting LLC			
Developer:	St. Johns County School Board			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	20	\$ 24.58	\$ 491.60
8" PVC DR-18	LF	20	\$ 48.24	\$ 964.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12"X8" Tapping Sleeve & Valve	Ea	1	\$ 10,159.35	\$ 10,159.35
4" Gate Valve & Box	Ea	1	\$ 3,548.26	\$ 3,548.26
8" Gate Valve & Box	Ea	1	\$ 4,827.64	\$ 4,827.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3"Meter Bypass Assy & Meter Box	Ea	1	\$ 14,204.59	\$ 14,204.59
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 34,196.24

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	K-8 School "OO"			
Contractor:	DNS Contracting LLC			
Developer:	St. Johns County School Board			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	14	\$ 23.85	\$ 333.90
6" HDPE DR-9	LF	60	\$ 252.63	\$ 15,157.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6"X4" Tapping Sleeve & Valve	Ea	1	\$ 7,687.82	\$ 7,687.82
4" Gate Valve & Box	Ea	2	\$ 1,954.32	\$ 3,908.64
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
2" Meter Bypass Assy & Meter Box				
	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				\$ 27,088.16

Exhibit "E" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 4/18/2024
Project Title: K-8 School "OO"
FROM: DNS Contracting LLC
Contractor's Name
Address: 1517 Faye Road
Jacksonville FL 32218

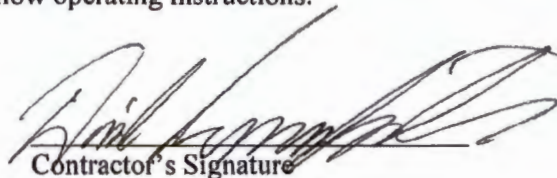
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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.

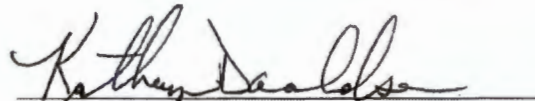
Contractor:

David Sundstrom
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 18th day of April, 2024, by
David Sundstrom as President for
DNS Contracting LLC


Notary Public
My Commission Expires: 12/05/2026

Personally Known or Produced Identification
Type of Identification Produced

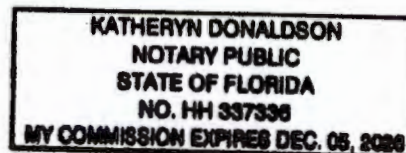




Exhibit "F" to the Resolution
ST. JOHNS COUNTY
UTILITIES
1205 State Road 16
St. Augustine, Florida 32084

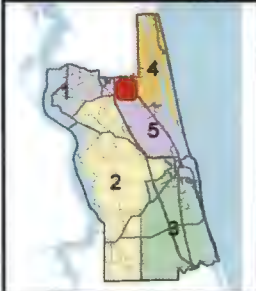
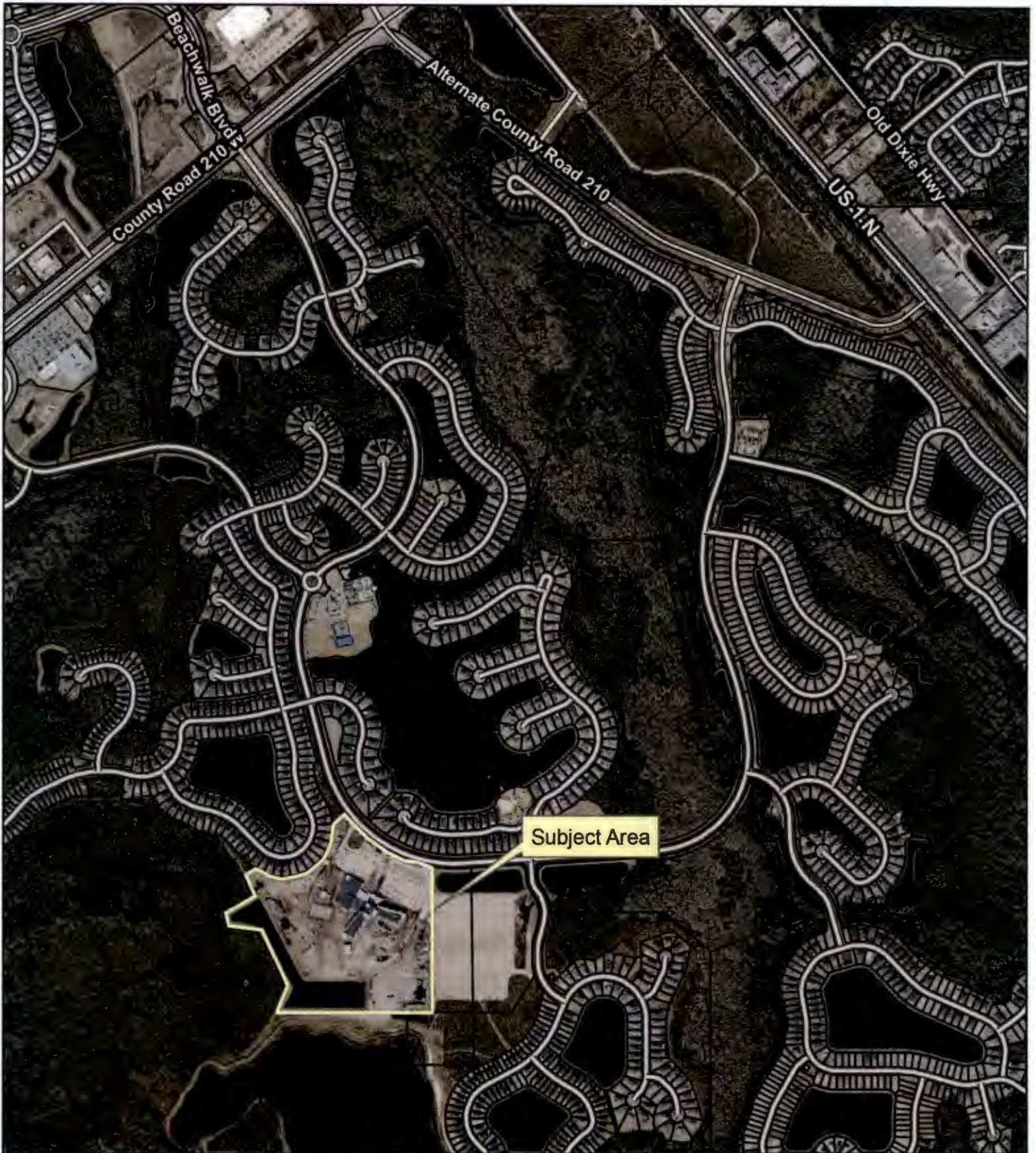
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 12, 2025
SUBJECT: K-8 School "OO"

St. Johns County Utility Department has reviewed and approved the Easements, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of K-8 School "OO".

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.



2024 Aerial Imagery

Date: 2/25/2025

K-8 School "OO"

Easement, Bill of Sale,
Final Release of Lien
and Warranty



Land Management
Systems

(904) 209-0798

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.