

RESOLUTION NO. 2025-105

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER AND REUSE METERS, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE TAPESTRY ST. AUGUSTINE LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Arlington Properties Florida, LLC, a foreign limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and reuse meters and a Bill of Sale with a schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve Tapestry St. Augustine, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Tapestry St. Augustine, 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, 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 1st day of April, 2025.

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

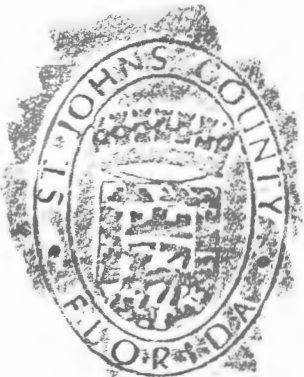
Rendition Date APR 01 2025

By: _____

Krista Joseph, Chair

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

Crystal Smith
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

Exhibit "A" to the Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 8th day of NOVEMBER, 2024 by ARLINGTON ST. AUGUSTINE, LLC, with an address of 2 N. 20th STREET; SUITE 700 BIRMINGHAM, AL 35203, 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, alienate, 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 water and reuse meter and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and reuse meters 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. This easement is for water and reuse meter 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.

(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 reuse meter 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.

(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 company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

[Signature]

Witness Signature

WILLIAM COCHRAN

Print Name

2 NORTH 20TH ST.; SUITE 700

BIRMINGHAM, AL 35203

Witness Address **REQUIRED BUSINESS OR PERSONAL**

[Signature]

Witness Signature

MARK STURMANN

Print Name

2 NORTH 20TH ST

Birmingham AL 35203

Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 13 day of November, 2024, by Robert E. Barnes III who is Authorized Signatory of Hollyton St. Augustine LLC. Such person is personally known to me or has produced _____ as identification.

By: [Signature]

Print Name: ROBERT E BARNES III

Title: Authorized Signatory



[Signature]
Notary Public

My Commission Expires: May 10, 2028

Exhibit A

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 3, GREEN ACRES SECTION ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5810, PAGE 1927 OF SAID COUNTY.

A PORTION OF LOT 3, GREEN ACRES SECTION ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5810, PAGE 1927 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 3, GREEN ACRES SECTION ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT OF WAY, THENCE SOUTH 76°59'12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 16.81 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 76°59'12" EAST, ALONG LAST MENTIONED LINES, A DISTANCE OF 15.00 FEET; THENCE NORTH 13°05'56" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 76°59'12" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 13°05'56" WEST, A DISTANCE OF 10.00 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

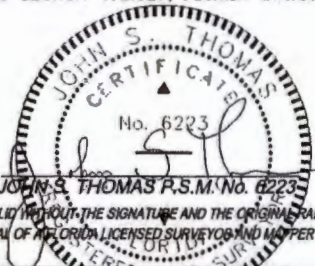
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, BASED ON SURVEY DATED 10/22/2021, PROVIDED BY GEOMATICS CORP., AS S76°59'12"E.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREA AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

- | | |
|---------|---------------------------|
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.B. | PLAT BOOK |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| NO. | NUMBER |
| ID. | IDENTIFICATION |
| LLC | LIMITED LIABILITY COMPANY |
| CORP. | CORPORATION |
| SQ. FT. | SQUARE FEET |



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

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908



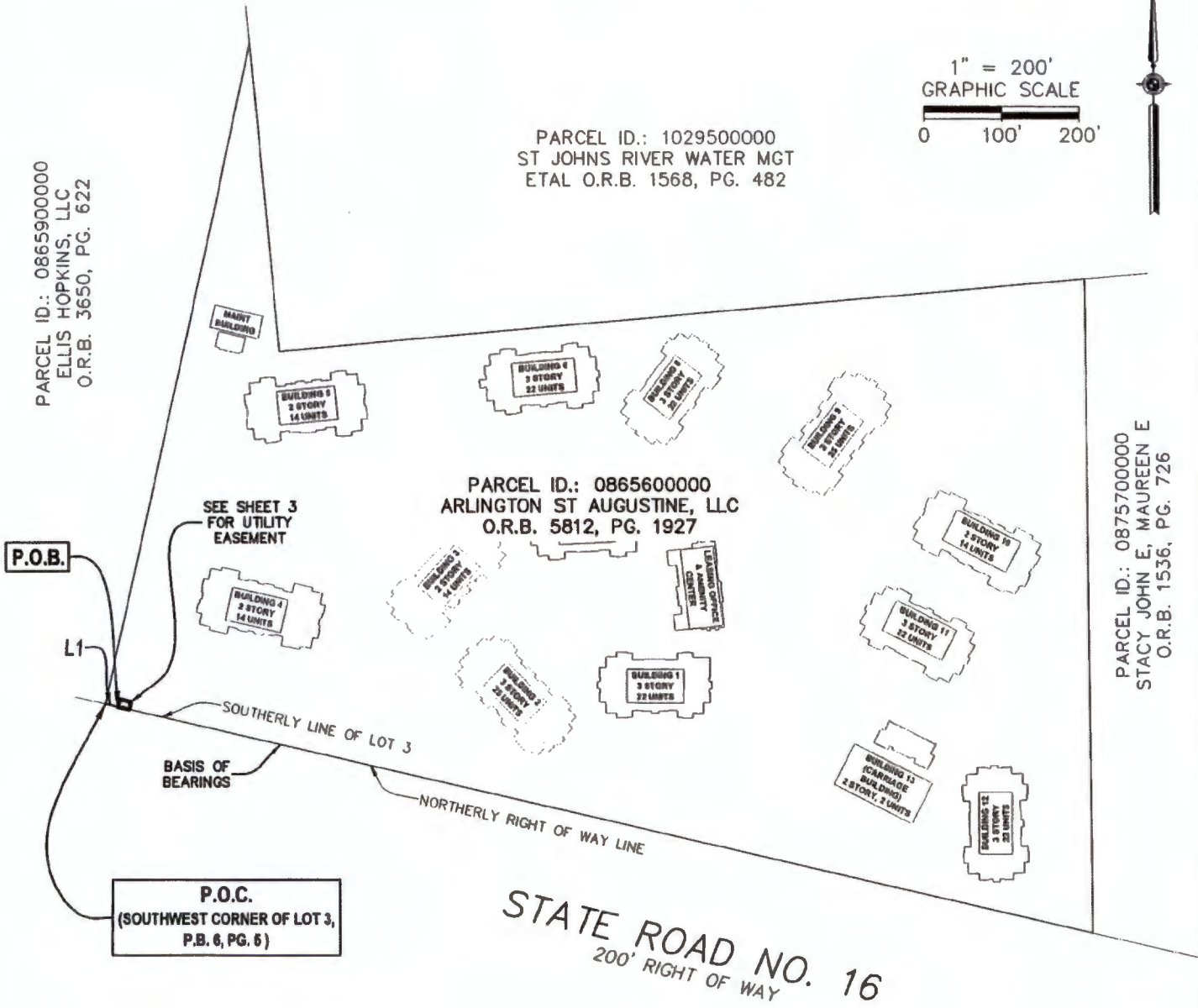
9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071

www.SAM.biz (904) 886-7174 FAX

JOB No. 23-118 FILE No. A-729 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE: 11/11/2024	REVISION:	DATE:	BY:

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 3, GREEN ACRES SECTION ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6 PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF SAID COUNTY, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5810, PAGE 1927 OF SAID COUNTY.



Line Table		
Line #	Length	Direction
L1	16.81	S76° 59' 12"E

JOB No. 23-118 FILE No. A-729 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE: 11/11/2024	REVISION:	DATE:	BY:

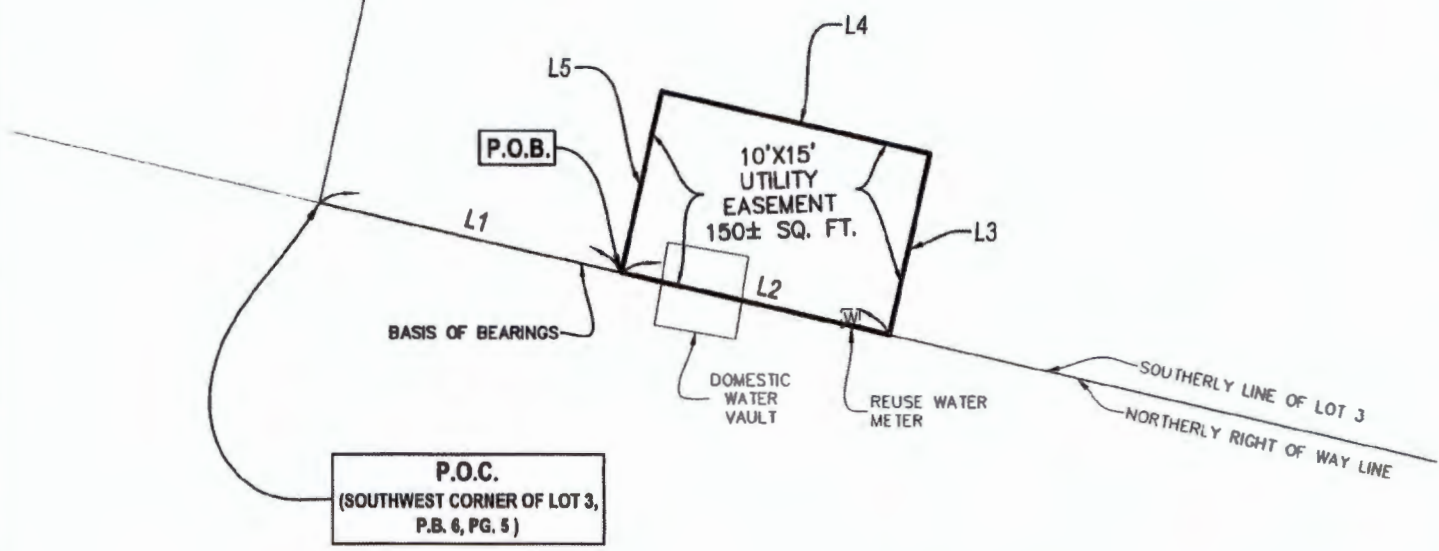
SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM
 www.SAM.blz

9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 (904) 886-7174 FAX

PARCEL ID.: 0865900000
 ELLIS HOPKINS, LLC
 O.R.B. 3650, PG. 622

PARCEL ID.: 0865600000
 ARLINGTON ST AUGUSTINE, LLC
 O.R.B. 5812, PG. 1927




STATE ROAD NO. 16
 200' RIGHT OF WAY

Line Table		
Line #	Length	Direction
L1	16.81	S76° 59' 12"E
L2	15.00	S76° 59' 12"E
L3	10.00	N13° 05' 56"E
L4	15.00	N76° 59' 12"W
L5	10.00	S13° 05' 56"W

JOB No. 23-118	REVISION:	DATE:	BY:
FILE No. A-729			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE: 11/11/2024			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908



9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

**Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT**

3F - CLOSEOUT - BILL OF SALE

PROJECT: Tapestry St. Augustine Apartments

Arlington St Augustine, LLC. 2 North 20th Street, Birmingham Alabama 35203

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 10th of December, 2024.

WITNESS:

David Ellis
Witness Signature

DAVID ELLIS
Witness Print Name

OWNER:

Robert E Barnes III
Owner Signature

Robert E Barnes III, Vice President, Arlington St Augustine, LLC
Owner Print Name

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of 1 physical presence or _____ online notarization, this 10 day of December, 2024, by

Robert E Barnes III as VP for Arlington St. Augustine LLC.

Astarsha D Hillin
Notary Public

My Commission Expires: May 10, 2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR18	LF	5	\$ 103.69	\$ 518.45
12" HDPE DR11	LF	225	\$ 193.45	\$ 43,526.25
8" DR18	LF	54	\$ 87.19	\$ 4,708.26
	LF		\$ -	\$ -
Water Valves (Size and Type)				
16x10 Tapping Sleeve & Valve	Ea	1	\$ 31,123.10	\$ 31,123.10
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 79,876.06

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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	LF	40	\$ 38.03	\$ 1,521.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
12x4 Tapping Valve & Sleeve	Ea	1	\$ 12,091.30	\$ 12,091.30
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 13,612.50

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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR18	LF	517	\$ 60.04	\$ 31,040.68
2" SDR9	LF	45	\$ 81.38	\$ 3,662.28
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8x2 tapping sleeve and valve	Ea	1	\$ 3,682.70	\$ 3,682.70
8" Tapping Sleeve & Valve	Ea	2	\$ 12,052.85	\$ 24,105.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
			Total Reuse System Cost	\$ 62,491.36

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum **\$155,979.92**

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

12/4/24

to

Arlington

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Tapestry St. Augustine Apartments MULTIFAM22-08

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 4th day of December, 2024.

WITNESS:

MC. Vicenzi

Witness Signature

MC. Vicenzi

Print Witness Name

CONTRACTOR:

Ron Denmark

Lienor's Signature

Ron Denmark, President

Print Lienor's Name

STATE OF Florida

COUNTY OF Bradford

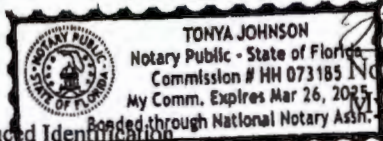
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of December, 2024, by

Ron Denmark

as President

for

Pipeline Constructors, Inc.



Tonya Johnson

Notary Public

Commission Expires: 3/26/25

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR18	LF	5	\$ 103.69	\$ 518.45
12" HDPE DR11	LF	225	\$ 193.45	\$ 43,526.25
8" DR18	LF	54	\$ 87.19	\$ 4,708.26
	LF		\$ -	\$ -
Water Valves (Size and Type)				
16x10 Tapping Sleeve & Valve	Ea	1	\$ 31,123.10	\$ 31,123.10
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 79,876.06

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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	LF	40	\$ 38.03	\$ 1,521.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
12x4 Tapping Valve & Sleeve	Ea	1	\$ 12,091.30	\$ 12,091.30
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA			\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA			\$ -
6-8 foot deep	EA			\$ -
8-10 foot deep	EA			\$ -
10-12 foot deep	EA			\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 13,612.50

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

Project Name:	Tapestry St. Augustine Apartments MULTIFAM22-08			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Arlington			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR18	LF	517	\$ 60.04	\$ 31,040.68
2" SDR9	LF	45	\$ 81.38	\$ 3,662.28
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8x2 tapping sleeve and valve	Ea	1	\$ 3,682.70	\$ 3,682.70
8" Tapping Sleeve & Valve	Ea	2	\$ 12,052.85	\$ 24,105.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 62,491.36

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

Date: 12/4/24
Project Title: Tapestry St. Augustine Apartments MULTIFAM22-08
FROM: Pipeline Constructors, Inc.
Contractor's Name
Address: 2117 N Temple Ave
Starke, FL 32091

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:

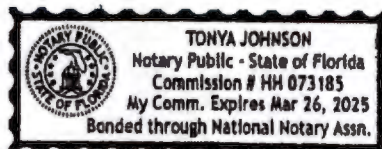
Ron Denmark, President

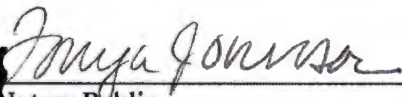
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 4th day of December, 2024, by Ron Denmark as President for Pipeline Constructors, Inc.




Notary Public
My Commission Expires: 3/26/24

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "E" 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 24, 2025
SUBJECT: Tapestry St. Augustine (ASBULT 2025000004)

St. Johns County Utility Department has reviewed and approved the Easement, 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 Tapestry St. Augustine.

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.



Subject Area

Saunter Ln

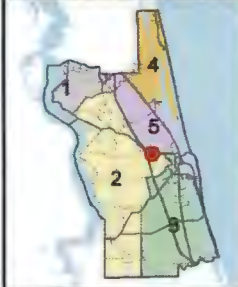
Monterey St Dr

Oxmoor Rd

State Road 16

Old Town Pkwy

Fortner Rd



2024 Aerial Imagery
Date: 3/6/2025

Tapestry St. Augustine
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.