

RESOLUTION NO. 2025- 196

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND RECLAIMED WATER SYSTEMS TO SERVE SILVERLEAF PARCEL 8B – PHASE 2.

RECITALS

WHEREAS, Johns Island Homeowners Association Inc, has executed and presented to the County an Easement for Utilities with the water, sewer and reclaimed water systems to serve Silverleaf Parcel 8B Phase 2, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Land Planners Development II Inc., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and reclaimed water systems to serve Silverleaf Parcel 8B, Phase 2, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Florida Roads Contracting, LLC., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Parcel 8B, Phase 2, 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, scriveners 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 17th day of June, 2025.

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

Rendition Date JUN 17 2025

By: 
Krista Joseph, Chair

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

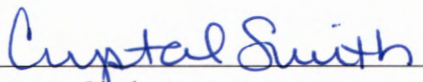

Deputy Clerk



Exhibit "A" to the Resolution

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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 25 day of February, 2025 by Johns Island Homeowners Association Inc., with an address of 50 Silver Forest Dr #200, 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, 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 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, sewer, and reuse 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, sewer and reuse 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, sewer and reuse 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) **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 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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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:

Kimberly S Bryan
Witness Signature

Kimberly S Bryan
Print Name

50 Silver Forest Dr #200

St Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: Trevor Hutson

Title: President

[Signature]
Witness Signature

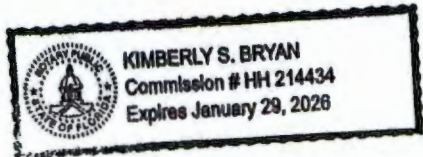
Kimberly S Bryan
Print Name

50 Silver Forest Dr #200

St Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 25 day of February, 2025, by Trevor Hutson, who is President of Johns Island Homeowners Assn. Inc.,. Such person is personally known to me or has produced _____ as identification.



Kimberly S Bryan
Notary Public
My Commission Expires: 1-29-26

EXHIBIT "A"

EASEMENT AREA

Being the private right of ways depicted as Chestnut Oak Road, Brook Ridge Way, Glenbriar Court, and Forest Valley Court as recorded in Plat "Silverleaf-Parcel 8B Phase 2" in Map Book 128, Pages 50-64, of the Public Records of St. Johns County, Florida.

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

PROJECT: Silverleaf Parcel 8B Courtney Grove Ph 2

Land Planners Development II Inc., 50 Silver Forest Drive Unit 200, St Augustine, FL 32092

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 28 of March, 2024.

WITNESS:

[Signature]
Witness Signature
Tania Venkoy
Witness Print Name

OWNER:

[Signature]
Owner Signature
Kimberly S Bryan, Vice President
Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of XX physical presence or _____ online notarization, this 28 day of March, 2024, by Kimberly S Bryan as Vice President for Land Planners Development II Inc.

[Signature]
Notary Public
My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

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

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2
 Contractor: Florida Roads Contracting, LLC
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC	LF	5934	\$ 108.31	\$ 642,711.54
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" DR26 PVC	EA	94	\$ 1,562.63	\$ 146,887.22
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	9	\$ 5,749.54	\$ 51,745.86
6-8 foot deep Type A	EA	12	\$ 5,348.22	\$ 64,178.64
8-10 foot deep Type A	EA	2	\$ 5,327.97	\$ 10,655.94
10-12 foot deep Type A	EA	2	\$ 6,215.97	\$ 12,431.94
> 12 foot deep Type A	EA	7	\$ 11,308.84	\$ 79,161.88
Type B Manhole 12-14'	EA	1	\$ 16,648.56	\$ 16,648.56
Type B Manhole 14-16'	EA	1	\$ 18,506.56	\$ 18,506.56
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				\$ 1,042,928.14

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2

Contractor: Florida Roads Contracting, LLC

Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" FPVC	LF	90	\$ 154.04	\$ 13,863.60
12" DR 18 PVC	LF	1360	\$ 112.55	\$ 153,068.00
8" FPVC	LF	90	\$ 88.22	\$ 7,939.80
8" DR 18 PVC	LF	4000	\$ 55.92	\$ 223,680.00
6" FPVC	LF	90	\$ 63.51	\$ 5,715.90
6" DR 18 PVC	LF	380	\$ 38.88	\$ 14,774.40
4" DR 18 PVC	LF	760	\$ 28.74	\$ 21,842.40
2" Polly	LF	700	\$ 18.62	\$ 13,034.00
Water Valves (Size and Type)				
12" Valve	Ea	1	\$ 5,283.74	\$ 5,283.74
8" Valve	Ea	4	\$ 2,693.86	\$ 10,775.44
6" Valve	Ea	1	\$ 1,970.05	\$ 1,970.05
4" Valve	Ea	3	\$ 1,700.70	\$ 5,102.10
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	10	\$ 8,702.19	\$ 87,021.91
2" Flushing Hydrant	Ea	3	\$ 1,572.07	\$ 4,716.21
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	32	\$ 1,306.18	\$ 41,797.76
SJCUD Services (Long Single)	Ea	4	\$ 1,059.28	\$ 4,237.12
SJCUD Services (Short Single)	Ea	58	\$ 903.70	\$ 52,414.60
	Ea		\$ -	\$ -
Total Water System Cost				\$ 667,237.03

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

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2
 Contractor: Florida Roads Contracting, LLC
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" Fuse	LF	45	\$ 165.93	\$ 7,466.85
12" DR 18 PVC	LF	1380	\$ 114.53	\$ 158,051.40
8" FPVC	LF	45	\$ 112.35	\$ 5,055.75
8" DR 18 PVC	LF	1820	\$ 57.97	\$ 105,505.40
6" DR 18 PVC	LF	1460	\$ 37.21	\$ 54,326.60
4" DR 18 PVC	LF	90	\$ 45.16	\$ 4,064.40
4" DR 18 PVC	LF	1960	\$ 28.91	\$ 56,663.60
2" Polly	LF	400	\$ 18.26	\$ 7,304.00
Reuse Valves (Size and Type)				
12" Valve	Ea	1	\$ 5,283.74	\$ 5,283.74
8" Valve	Ea	2	\$ 2,693.87	\$ 5,387.74
6" Valve	Ea	3	\$ 1,970.03	\$ 5,910.09
4" Valve	Ea	5	\$ 1,700.70	\$ 8,503.50
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	3	\$ 1,724.90	\$ 5,174.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Sevices (Long Double)	Ea	32	\$ 1,275.10	\$ 40,803.20
SJCUD Sevices (Long Single)	Ea	14	\$ 1,104.95	\$ 15,469.30
SJCUD Sevices (Short Single)	Ea	53	\$ 936.06	\$ 49,611.18
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 534,581.45

Exhibit "C" to the Resolution



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

\$2,244,746.62

The undersigned lienor, in consideration of the sum

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

July 2, 2024 to Land Planners Development II, Inc.
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Silverleaf Parcel 8B Courtney Grove Phase 2

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.

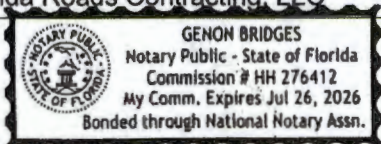
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 2nd day of July, 2024.

WITNESS:
[Signature]
Witness Signature
Matthew Dupuis
Print Witness Name

CONTRACTOR:
[Signature]
Lienor's Signature
Tyler J. Pennywitt
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of July, 2024, by Tyler J. Pennywitt as Chief Financial Officer for Florida Roads Contracting, LLC



Genon Bridges
Notary Public
My Commission Expires: July 26, 2026

Personally Known or Produced Identification
Type of Identification Produced

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2

Contractor: Florida Roads Contracting, LLC

Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC	LF	5934	\$ 108.31	\$ 642,711.54
	LF		\$ -	\$ -
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Laterals (Size and Type)				
6" DR26 PVC	EA	94	\$ 1,562.63	\$ 146,887.22
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	9	\$ 5,749.54	\$ 51,745.86
6-8 foot deep Type A	EA	12	\$ 5,348.22	\$ 64,178.64
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Type B Manhole 12-14'	EA	1	\$ 16,648.56	\$ 16,648.56
Type B Manhole 14-16'	EA	1	\$ 18,506.56	\$ 18,506.56
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				\$ 1,042,928.14

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2

Contractor: Florida Roads Contracting, LLC

Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" FPVC	LF	90	\$ 154.04	\$ 13,863.60
12" DR 18 PVC	LF	1360	\$ 112.55	\$ 153,068.00
8" FPVC	LF	90	\$ 88.22	\$ 7,939.80
8" DR 18 PVC	LF	4000	\$ 55.92	\$ 223,680.00
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6" Valve	Ea	1	\$ 1,970.05	\$ 1,970.05
4" Valve	Ea	3	\$ 1,700.70	\$ 5,102.10
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	10	\$ 8,702.19	\$ 87,021.91
2" Flushing Hydrant	Ea	3	\$ 1,572.07	\$ 4,716.21
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	32	\$ 1,306.18	\$ 41,797.76
SJCUD Services (Long Single)	Ea	4	\$ 1,059.28	\$ 4,237.12
SJCUD Services (Short Single)	Ea	58	\$ 903.70	\$ 52,414.60
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 667,237.03

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

Project Name: Silverleaf Parcel 8B Courtney Grove Phase 2
 Contractor: Florida Roads Contracting, LLC
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" Fuse	LF	45	\$ 165.93	\$ 7,466.85
12" DR 18 PVC	LF	1380	\$ 114.53	\$ 158,051.40
8" FPVC	LF	45	\$ 112.35	\$ 5,055.75
8" DR 18 PVC	LF	1820	\$ 57.97	\$ 105,505.40
6" DR 18 PVC	LF	1460	\$ 37.21	\$ 54,326.60
4" DR 18 PVC	LF	90	\$ 45.16	\$ 4,064.40
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6" Valve	Ea	3	\$ 1,970.03	\$ 5,910.09
4" Valve	Ea	5	\$ 1,700.70	\$ 8,503.50
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	3	\$ 1,724.90	\$ 5,174.70
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Sevices (Long Double)	Ea	32	\$ 1,275.10	\$ 40,803.20
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SJCUD Sevices (Short Single)	Ea	53	\$ 936.06	\$ 49,611.18
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 534,581.45

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY**

Date: July 2, 2024
Project Title: Silverleaf Parcel 8B Courtney Grove Phase 2
FROM: Florida Roads Contracting, LLC
Contractor's Name
Address: 10439 Alta Drive
Jacksonville, FL 32226

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.

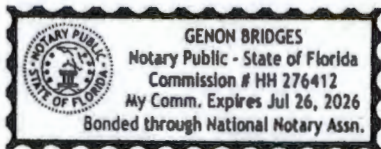
Contractor:

Tyler J. Pennywitt
Print Contractor's Name

Tyler J. Pennywitt
Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 2nd day of July, 2024, by Tyler J. Pennywitt as Chief Financial Officer for Florida Roads Contracting, LLC.



Genon Bridges
Notary Public
My Commission Expires: July 26, 2026

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: April 23, 2025
SUBJECT: Silverleaf Parcel 8B – Phase 2 (ASBULT 2024000157)

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 Silverleaf Parcel 8B – Phase 2.

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 Property



2024 Aerial Imagery

Date: 5/19/2025

Silverleaf Parcel 8B Phase 2
Easement for Utilities, Bill of Sale,
Release of Lien and Warranty



Land Management
Systems
Real Estate Division
(904) 209-0790

Disclaimer:
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