

RESOLUTION NO. 2025-197

**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 12 EAST PHASE 1.**

**RECITALS**

**WHEREAS, ARROYO CAP III-2, LLC.,** a Delaware Limited Liability Company, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reclaimed systems to serve Silverleaf Parcel 12 East Phase 1, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS, Toll Southeast Company LP, 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 12 East Phase 1, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS, Powers Development Group, Inc.,** 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 12 East Phase 1, 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.

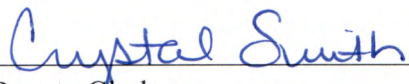
PASSED AND ADOPTED this 17<sup>th</sup> day of June, 2025.

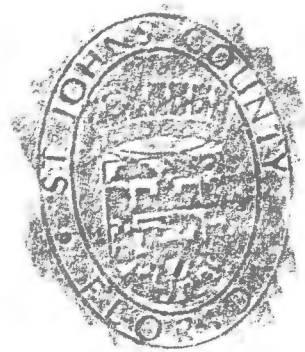
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 17 2025

By:   
Krista Joseph, Chair

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

  
Deputy Clerk



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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 11<sup>th</sup> day of December, 2024 by ARROYO CAP III-2, LLC a Delaware Limited Liability Company, with an address of 18575 Jamboree Road, Suite S-350, Irvine, CA 92612, 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:

[Signature]  
Witness Signature

Nick Lasher  
Print Name

18575 Jamboree Road

Irvine, CA 92612  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: Jeffrey B. Brouette  
Executive Vice President

Title: \_\_\_\_\_

[Signature]  
Witness Signature

Kelley Furry  
Print Name

18575 Jamboree Road

Irvine, CA 92612  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF CALIFORNIA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of December, 2024, by Jeffrey B Brouette, who is Executive Vice President of Arroyo Cap III-2, LLC. Such person is personally known to me or has produced CA ID as identification.



[Signature]  
Notary Public  
My Commission Expires: Oct 18, 2026

**EXHIBIT "A"**

**EASEMENT AREA**

Being the private right of ways depicted as Branch Creek Rd, Pine Leaf Dr, and Bismarck Palm Rd, that 30' utility easement which lies between Lots 165 and 164, that 20' Utility Easement located in Tract O-6, and that 10' x 40' Utility Easement located adjacent to Tract "A" and Branch Creek Road as recorded in Plat "Silverleaf-Parcel 12E Phase 1" in Map Book 126, Pages 43-55, of the Public Records of St. Johns County, Florida.

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

PROJECT: The Reserve (Silverleaf Parcel 12 East), Phase 1

Toll Southeast Company LP, Inc. 1140 Virginia Drive Fort Washington, PA 19034

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<sup>th</sup> of October, 2024.

WITNESS:

OWNER:

Witness Signature

Owner Signature

Justin Scarberry

Nathan Beidle

Witness Print Name

Owner Print Name

STATE OF Florida

COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 28<sup>th</sup> day of October, 2024, by

Nathan Beidle as Division Vice President for  
Toll SE Company LP, Inc.

Brianna Walker  
Notary Public Brianna Walker  
My Commission Expires: 10/21/25

(Personally Known) or Produced Identification  
Type of Identification Produced



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

Project Name: Silverleaf Parcel 12 East				
Contractor: Powers Developmet Group				
Developer: Toll Southeast LP Company, INC				
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" Main	LF	241.00	\$15.13	\$ 3,646.33
6" Main	LF	307.00	\$40.49	\$ 12,430.43
8" Main	LF	4081.00	\$55.55	\$ 226,699.55
10" Main	LF	579.00	\$75.04	\$ 43,448.16
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	3.00	\$3,357.04	\$ 10,071.12
10" Gate Valve	Ea	1.00	\$4,804.84	\$ 4,804.84
6" Gate Valve	Ea	11.00	\$2,438.50	\$ 26,823.50
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant	Ea	5	\$1,652.89	\$ 8,264.47
6" Fire Hydrant	Ea	11	\$5,340.07	\$ 58,740.77
<b>Sevices (Size and Type)</b>				
1" Double Service	Ea	65	\$ 800.36	\$ 52,023.40
1" Single Service	Ea	21	\$ 400.18	\$ 8,403.78
<b>Total Water System Cost</b>				<b>\$ 455,356.35</b>

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

Project Name: Silverleaf Parcel 12 East  
 Contractor: Powers Developmet Group  
 Developer: Toll Southeast LP Company, INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" Force Main 0-6'	LF	317.00	\$94.61	\$ 29,992.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate valves	Ea	2	\$2,436.75	\$ 4,873.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	5668	\$ 107.77	\$ 610,840.36
10" SDR-26 PVC	LF	767	\$ 178.74	\$ 137,093.58
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" Sewer Service	EA	151	\$ 674.51	\$ 101,851.01
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	7	\$5,569.05	\$ 38,983.35
6-8 foot deep	EA	4	\$5,525.85	\$ 22,103.40
8-10 foot deep	EA	1	\$6,397.41	\$ 6,397.41
10-12 foot deep	EA	4	\$6,875.20	\$ 27,500.80
> 12 foot deep	EA	13	\$ 3,704.56	\$ 48,159.28
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ 139,031.60	\$ -
Process Piping	Lump Sum		\$ 139,031.60	\$ -
Process Structure	Lump Sum		\$ 139,031.60	\$ -
Process Electrical Equipment	Lump Sum		\$ 139,031.60	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,027,795.15</b>

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

Project Name: Silverleaf Parcel 12 East  
 Contractor: Powers Developmet Group  
 Developer: Toll Southeast LP Company, INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
2" Main	LF	40.00	\$20.61	\$ 824.40
6" Main	LF	79.00	\$39.99	\$ 3,159.21
8" Main	LF	4891.00	\$55.45	\$ 271,205.95
10" Main	LF	163.00	\$80.51	\$ 13,123.13
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	4.00	\$3,357.03	\$ 13,428.12
6" Gate Valve	Ea	1.00	\$2,436.75	\$ 2,436.75
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Double Service	Ea	64	\$ 777.68	\$ 49,771.52
1" Single Service	Ea	23	\$ 388.84	\$ 8,943.32
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>\$ 362,892.40</b>



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

The undersigned lienor, in consideration of the sum \$1,846,043.90

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

10/24/2024 to Toll Southeast LP Company, INC  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Silverleaf Parcel 12 East

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 24 day of October, 2024.

WITNESS:  
Morgan Wilson  
Witness Signature  
Morgan Wilson  
Print Witness Name

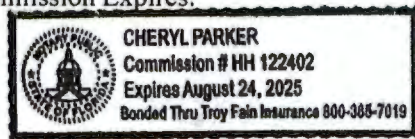
CONTRACTOR:  
Gabriel Powers  
Lienor's Signature  
Gabriel Powers  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of October, 2024, by Gabriel Powers as President for Powers Development Group, Inc.

Cheryl Parker  
Notary Public  
My Commission Expires:

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: Silverleaf Parcel 12 East

Contractor: Powers Developmet Group

Developer: Toll Southeast LP Company, INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" Main	LF	241.00	\$15.13	\$ 3,646.33
6" Main	LF	307.00	\$40.49	\$ 12,430.43
8" Main	LF	4081.00	\$55.55	\$ 226,699.55
10" Main	LF	579.00	\$75.04	\$ 43,448.16
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	3.00	\$3,357.04	\$ 10,071.12
10" Gate Valve	Ea	1.00	\$4,804.84	\$ 4,804.84
6" Gate Valve	Ea	11.00	\$2,438.50	\$ 26,823.50
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant	Ea	5	\$1,652.89	\$ 8,264.47
6" Fire Hydrant	Ea	11	\$5,340.07	\$ 58,740.77
<b>Sevices (Size and Type)</b>				
1" Double Service	Ea	65	\$ 800.36	\$ 52,023.40
1" Single Service	Ea	21	\$ 400.18	\$ 8,403.78
<b>Total Water System Cost</b>				<b>\$ 455,356.35</b>

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

Project Name: Silverleaf Parcel 12 East

Contractor: Powers Developmet Group

Developer: Toll Southeast LP Company, INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
2" Main	LF	40.00	\$20.61	\$ 824.40
6" Main	LF	79.00	\$39.99	\$ 3,159.21
8" Main	LF	4891.00	\$55.45	\$ 271,205.95
10" Main	LF	163.00	\$80.51	\$ 13,123.13
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Gate Valve	Ea	4.00	\$3,357.03	\$ 13,428.12
6" Gate Valve	Ea	1.00	\$2,436.75	\$ 2,436.75
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Double Service	Ea	64	\$ 777.68	\$ 49,771.52
1" Single Service	Ea	23	\$ 388.84	\$ 8,943.32
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>\$ 362,892.40</b>

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

Project Name: Silverleaf Parcel 12 East  
 Contractor: Powers Developmet Group  
 Developer: Toll Southeast LP Company, INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" Force Main 0-6'	LF	317.00	\$94.61	\$ 29,992.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
6" Gate valves	Ea	2	\$2,436.75	\$ 4,873.50
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	5668	\$ 107.77	\$ 610,840.36
10" SDR-26 PVC	LF	767	\$ 178.74	\$ 137,093.58
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" Sewer Service	EA	151	\$ 674.51	\$ 101,851.01
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	7	\$5,569.05	\$ 38,983.35
6-8 foot deep	EA	4	\$5,525.85	\$ 22,103.40
8-10 foot deep	EA	1	\$6,397.41	\$ 6,397.41
10-12 foot deep	EA	4	\$6,875.20	\$ 27,500.80
> 12 foot deep	EA	13	\$ 3,704.56	\$ 48,159.28
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ 139,031.60	\$ -
Process Piping	Lump Sum		\$ 139,031.60	\$ -
Process Structure	Lump Sum		\$ 139,031.60	\$ -
Process Electrical Equipment	Lump Sum		\$ 139,031.60	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 1,027,795.15</b>

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

Date: 10/24/2024  
Project Title: Silverleaf Parcel 12 East  
FROM: Powers Development Group  
Contractor's Name  
Address: 4811 Atlantic Blvd Jacksonville  
FL, 32207

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:

Gabriel Powers  
Print Contractor's Name

*Gabriel Powers*  
Contractor's Signature

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 24 day of October, 2024, by

Gabriel Powers as President for  
Powers Development Group, Inc

*Cheryl Parker*  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced





**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:** April 14, 2025  
**SUBJECT:** Silverleaf Parcel 12 East Phase 1 (ASBULT 2024000176)

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 12 East Phase 1.

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 12E Phase 1**  
**Easement for Utilities, Bill of Sale,**  
**Release of Lien and Warranty**



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

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 herein.