

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, TWO EASEMENTS FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ALL ASSOCIATED WITH SILVERLEAF PARCELS 21 AND 22 PUMP STATION AND CONNECTED WATER AND SEWER SYSTEMS.**

**RECITALS**

**WHEREAS**, White's Ford Timber, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "A", and an Easement for Utilities, attached hereto as Exhibit "B", and First Coast Energy, L.L.P., a Colorado limited liability partnership, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "C", all incorporated by reference and made a part hereof, associated with Silverleaf Parcels 21 and 22 Pump Station and connected water and sewer systems; and

**WHEREAS**, White's Ford Timber, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale, conveying all personal property associated with said pump station and associated infrastructure, attached hereto as Exhibit "D", incorporated by reference and made a part hereof; and

**WHEREAS**, Petticoat-Schmitt Civil Contractors, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed on this project, attached hereto as Exhibit "E" and Exhibit "F", 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 memo attached hereto as Exhibit "G", 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 Board of County Commissioners hereby accepts the Special Warranty Deed, the Easements for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto.

Section 3. The Clerk is instructed to record the original Special Warranty Deed, the Easements for Utilities and Release of Lien and file the Bill of Sale and Warranty in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

**PASSED AND ADOPTED** by the Board of County Commissioners this 4<sup>th</sup> day of March, 2025.

Rendition Date MAR 04 2025

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

By:   
Krista Joseph, Chair

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


  
Deputy Clerk



Exhibit "A" to Resolution

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32086

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated this 21 day of August, 2024, by White's Ford Timber LLC, whose address is 50 Silver Forest Dr, Suite 200, St Augustine, FL 32092 hereinafter called the Grantor, and **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 the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND Grantor does hereby warrant the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise,

**IN WITNESS WHEREOF**, said Grantor has caused these presents to be duly executed in its corporate name and its corporate seal to be hereto affixed by its undersigned officer thereunto lawfully authorized the day and year hereinabove written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name: Tania Venlooy  
Address: 50 Silver Forest Dr Ste 200  
St Augustine, FL 32092  
[Signature]  
Print Name: Beverly L. Cunningham  
Address: 50 Silver Forest Dr, Ste 200  
St Augustine, FL 32092

STATE OF FLORIDA  
COUNTY OF St. Johns

GRANTOR

By: [Signature: Kimberly S. Bryan]  
Its: Vice President

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of August, 2024, by Kimberly S. Bryan as Vice President for White's Ford Timber, LLC.

[Signature: Beverly L. Cunningham]  
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

EXHIBIT "A"

May 21, 2024

Work Order No. 24-110.00

File No. 130B-34.00A

**Lift Station Site**

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Northerly right of way line of said Silverlake Drive, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Southwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $38^{\circ}05'07''$ , an arc length of 1346.05 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $61^{\circ}07'38''$  West, 1321.40 feet.

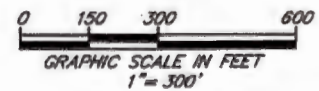
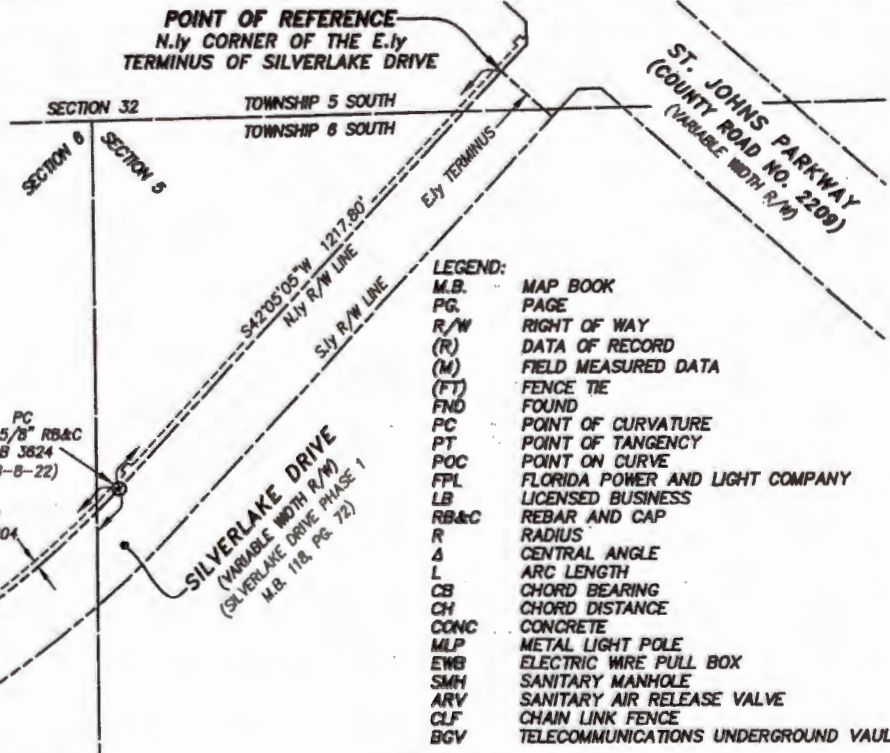
From said Point of Beginning, thence Westerly, continuing along said Northerly right of way line of Silverlake Drive and along the arc of a curve concave Northerly having a radius of 2025.00 feet, through a central angle of  $01^{\circ}07'55''$ , an arc length of 40.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $80^{\circ}44'09''$  West, 40.00 feet; thence North  $09^{\circ}36'44''$  West, departing said Northerly right of way line and along a non-tangent line, 73.84 feet; thence North  $80^{\circ}23'16''$  East, 40.00 feet; thence South  $09^{\circ}36'44''$  East, 74.08 feet to the Point of Beginning.

Containing 2961 square feet, more or less.

**MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

**GENERAL NOTES:**

- 1) THIS IS A BOUNDARY SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST. RECORD BEARINGS DEPICTED HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSCRIBED VERBATIM FROM DEEDS OF RECORD.
- 3) CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEY BY ETM SURVEYING & MAPPING, INC., FILE No. 12BE-27.00B, DATED AUGUST 8, 2022.
- 4) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
- 5) UNDERGROUND IMPROVEMENTS AND UTILITIES NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF.
- 6) SURVEY PERFORMED WITHOUT BENEFIT OF COMMITMENT FOR TITLE, AND MAY THEREFORE BE SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD AND/OR NON-RECORD THAT DO NOT APPEAR HEREON.



**ETM**  
SURVEYING & MAPPING

Trusted  
Advisors,  
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Community.

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
(904) 642-8550  
www.etmnc.com  
Certificate of Authorization No: LB 3824

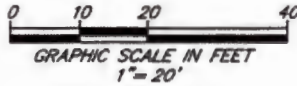
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed  
by Gilmore C  
Colyer III

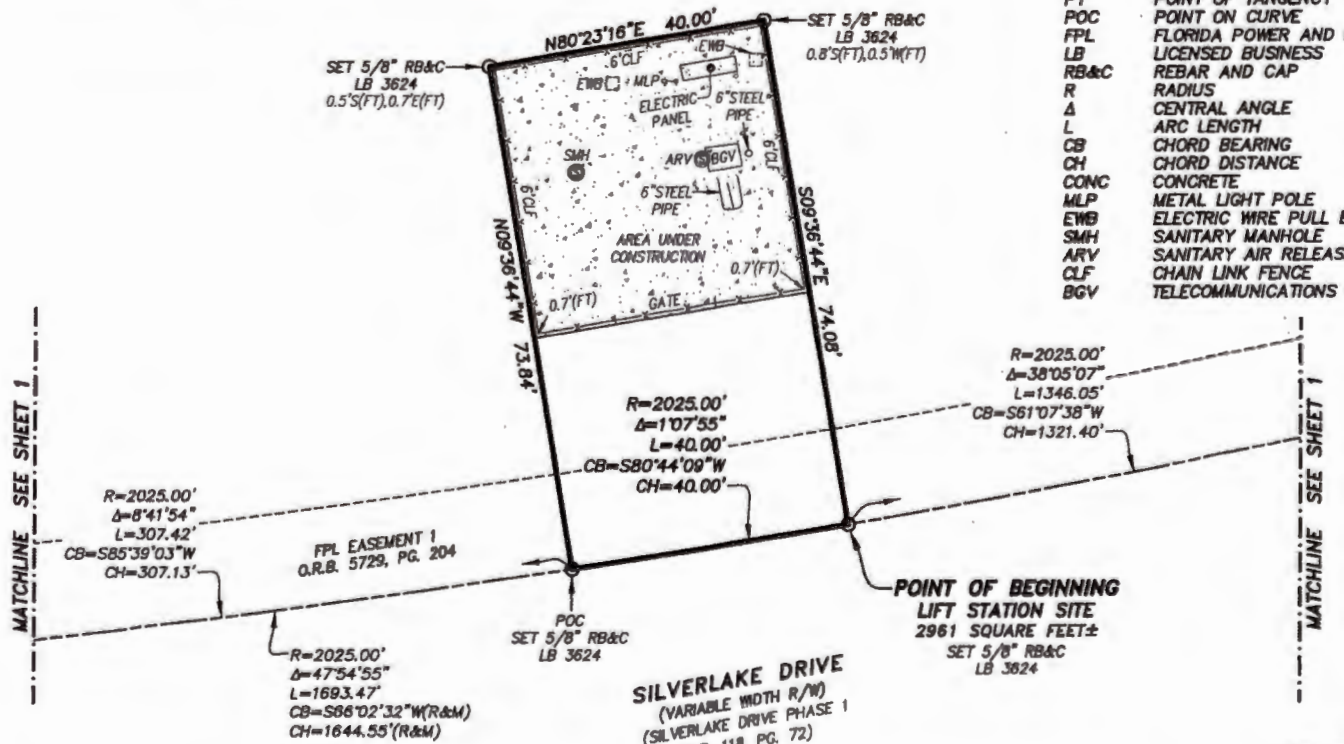
SCALE: 1"=300'  
DATE: MAY 21, 2024  
G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND:

M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT OF WAY
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA
(FT)	FENCE TIE
FND	FOUND
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
FPL	FLORIDA POWER AND LIGHT COMPANY
LB	LICENSED BUSINESS
RB&C	REBAR AND CAP
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
CONC	CONCRETE
MLP	METAL LIGHT POLE
EWB	ELECTRIC WIRE PULL BOX
SMH	SANITARY MANHOLE
ARY	SANITARY AIR RELEASE VALVE
CLF	CHAIN LINK FENCE
BGV	TELECOMMUNICATIONS UNDERGROUND VAULT



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 1 day of August, 2024 by White's Ford Timber LLC, 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, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system & sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do

not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

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

(b) 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.

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:

Beverly L. Cunningham  
Witness

By Kimberly S. Bryan  
Its: Vice President Kimberly S. Bryan

Beverly L. Cunningham  
Print Name

[Signature]  
Witness

Tama Ken Posy  
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 1 day of August, 2024, by Kimberly S. Bryan as Vice President for White's Ford Timber LLC.



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

Beverly L. Cunningham  
Notary Public  
My Commission Expires: 11/20/2027

Personally Known X or Produced Identification       
Type of Identification Produced

EXHIBIT "A"

EASEMENT AREA

Utility Easement 1, Utility Easement 2, Utility Easement 3, Utility Easement 4,,Utility Easement 5, Landscape Easement 1 and Lift Station Site boundary as depicted in attachments herein

May 21, 2024

Work Order No. 24-110.00  
File No. 130B-34.00C**Utility Easement 1**

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Northerly right of way line of said Silverlake Drive, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Southwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $39^{\circ}13'02''$ , an arc length of 1386.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $61^{\circ}41'36''$  West, 1359.15 feet; thence North  $09^{\circ}36'44''$  West, departing said Northerly right of way line and along a non-tangent line, 14.00 feet to a point lying on the Northerly line of Florida Power and Light Company Easement 1 as described and recorded in Official Records Book 5729, page 204, of said Public Records, and the Point of Beginning.

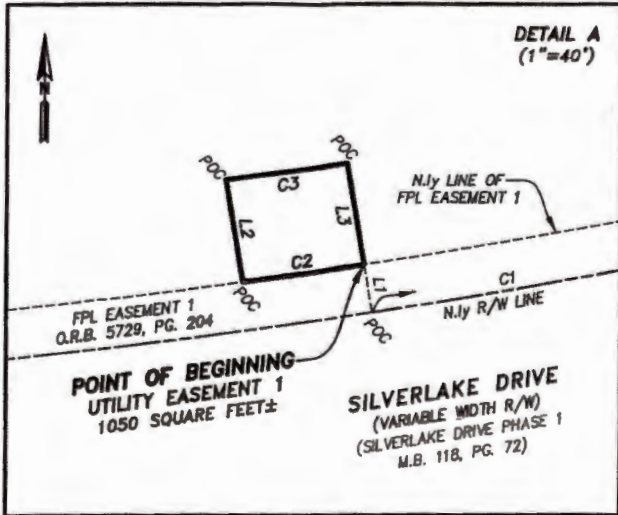
From said Point of Beginning, thence Westerly, along said Northerly line of Florida Power and Light Company Easement 1 and along the arc of a curve concave Northerly having a radius of 2011.00 feet, through a central angle of  $00^{\circ}59'51''$ , an arc length of 35.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $81^{\circ}48'25''$  West, 35.01 feet; thence North  $09^{\circ}36'44''$  West, departing said Northerly line and along a non-tangent line, 30.02 feet to a point on a non-tangent curve concave Northerly having a radius of 1981.00 feet; thence Easterly along the arc of said curve, through a central angle of  $01^{\circ}00'45''$ , an arc length of 35.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $81^{\circ}49'42''$  East, 35.01 feet; thence South  $09^{\circ}36'44''$  East, along a non-tangent line, 30.00 feet to the Point of Beginning.

Containing 1050 square feet, more or less.

**MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

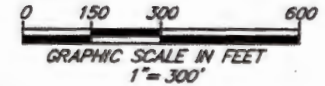
**POINT OF REFERENCE  
N.ly CORNER OF THE E.ly  
TERMINUS OF SILVERLAKE DRIVE**

**ST. JOHNS PARKWAY  
(COUNTY ROAD NO. 2209)  
(VARIABLE WIDTH R/W)**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°36'44"W	14.00'
L2	N09°36'44"W	30.02'
L3	S09°36'44"E	30.00'

**LEGEND:**  
M.B. MAP BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
POC POINT ON CURVE  
FPL FLORIDA POWER AND LIGHT COMPANY  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



**SILVERLAKE DRIVE  
(VARIABLE WIDTH R/W)  
(SILVERLAKE DRIVE PHASE 1  
M.B. 118, PG. 72)**

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2025.00'	39°13'02"	1386.05'	S81°41'36"W	1359.15'
C2	2011.00'	0°59'51"	35.01'	S81°48'25"W	35.01'
C3	1981.00'	1°00'45"	35.01'	N81°49'42"E	35.01'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEE DETAIL A

N.ly R/W LINE

S.ly R/W LINE

POINT OF BEGINNING  
UTILITY EASEMENT 1  
1050 SQUARE FEET±

**ETM**  
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14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258

(904) 642-8560  
www.etmnc.com

Certificate of Authorization No: LB 3424



Digitally signed  
by Gilmore C  
Colyer III

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

SCALE: 1"=300'

DATE: MAY 21, 2024

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

CAD FILE: I:\Survey\RM\Apro\Silverleaf Sketches\Silverleaf Pcls 21&22 Utility Easmt 1.dwg

DRAWN BY: BAC ORDER NO.: 24-110.00 FILE NO.: 1300-34.00C

May 21, 2024

Work Order No. 24-110.00  
File No. 130B-34.00D**Utility Easement 2**

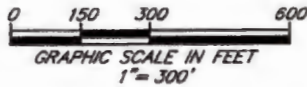
A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Northerly right of way line of said Silverlake Drive, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Southwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $30^{\circ}37'22''$ , an arc length of 1082.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $57^{\circ}23'45''$  West, 1069.46 feet; thence North  $17^{\circ}17'34''$  West, departing said Northerly right of way line and along a non-tangent line, 14.00 feet to a point lying on the Northerly line of Florida Power and Light Company Easement 1 as described and recorded in Official Records Book 5729, page 204, of said Public Records, and the Point of Beginning.

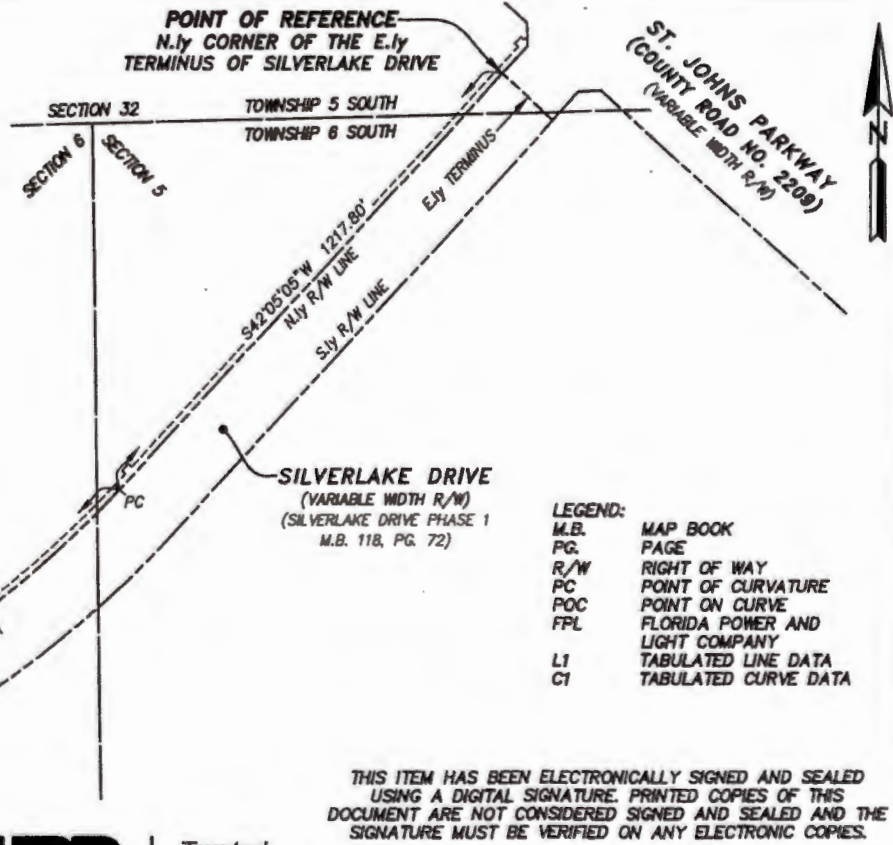
From said Point of Beginning, thence Westerly along said Northerly line of Florida Power and Light Company Easement 1 the following 5 courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 2011.00 feet, through a central angle of  $00^{\circ}32'50''$ , an arc length of 19.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}58'51''$  West, 19.21 feet; Course 2, thence North  $16^{\circ}27'38''$  West, 10.00 feet; Course 3, thence South  $73^{\circ}32'22''$  West, 20.00 feet; Course 4, thence South  $16^{\circ}27'38''$  East, 10.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2011.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of  $06^{\circ}20'39''$ , an arc length of 222.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $76^{\circ}59'47''$  West, 222.56 feet; thence North  $09^{\circ}36'44''$  West, departing said Northerly line and along a non-tangent line, 30.00 feet to a point on a non-tangent curve concave Northerly having a radius of 1981.00 feet; thence Easterly along the arc of said curve, through a central angle of  $05^{\circ}06'35''$ , an arc length of 176.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $77^{\circ}36'37''$  East, 176.61 feet; thence North  $70^{\circ}10'44''$  East, along a non-tangent line, 100.41 feet; thence South  $19^{\circ}17'56''$  East, 15.00 feet; thence South  $25^{\circ}42'04''$  West, 28.84 feet to the Point of Beginning.

Containing 8321 square feet, more or less.

**MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2025.00'	30°37'22"	1082.29'	S57°23'45"W	1088.46'



SHEET 1 OF 2

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

**POINT OF BEGINNING  
UTILITY EASEMENT 2**  
8321 SQUARE FEET±

**ETM**  
SURVEYING & MAPPING

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Certificate of Authorization No: LB 3824

SCALE: 1"=300'

DATE: MAY 21, 2024



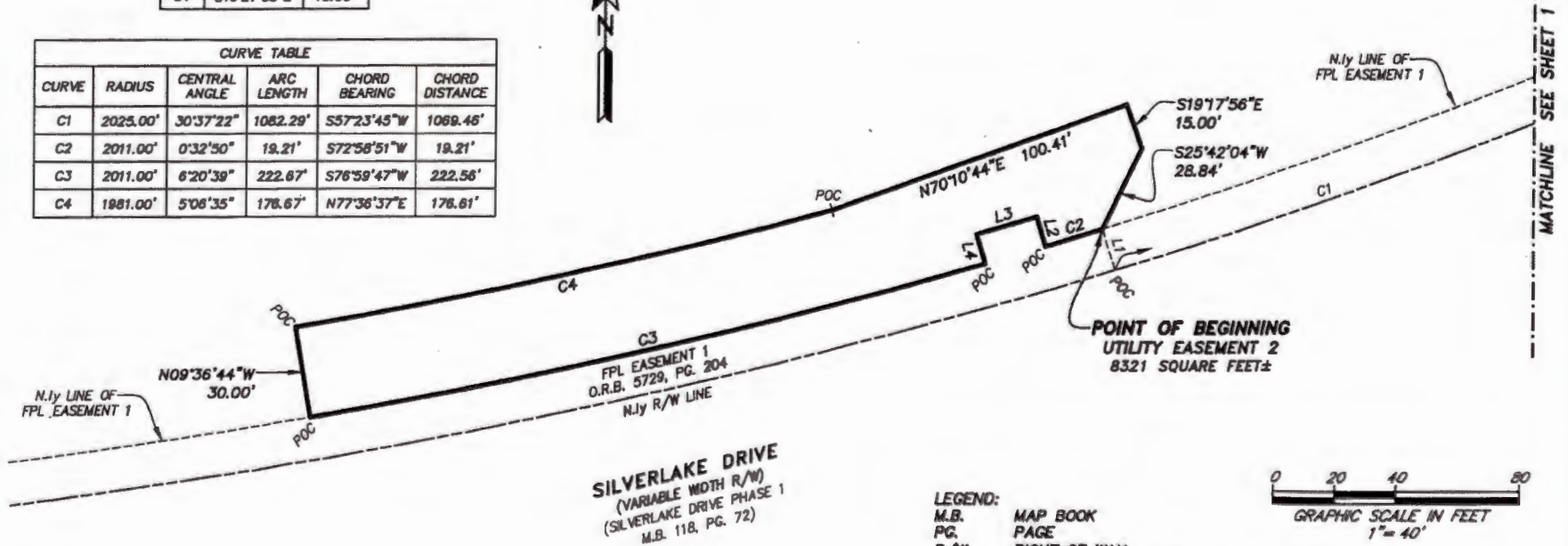
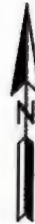
Digitally signed  
by Gilmore C  
Colyer III

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°17'34"W	14.00'
L2	N16°27'38"W	10.00'
L3	S73°32'22"W	20.00'
L4	S16°27'38"E	10.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2025.00'	30°37'22"	1082.29'	S57°23'45"W	1069.46'
C2	2011.00'	0°32'50"	19.21'	S72°58'51"W	19.21'
C3	2011.00'	6°20'39"	222.67'	S76°59'47"W	222.56'
C4	1981.00'	5°06'35"	176.67'	N77°36'37"E	176.61'



**SILVERLAKE DRIVE**  
(VARIABLE WIDTH R/W)  
(SILVERLAKE DRIVE PHASE 1  
M.B. 118, PG. 72)

- LEGEND:**  
M.B. MAP BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
POC POINT ON CURVE  
FPL FLORIDA POWER AND LIGHT COMPANY  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3634

May 21, 2024

Work Order No. 24-110.00  
File No. 130B-34.00E**Utility Easement 3**

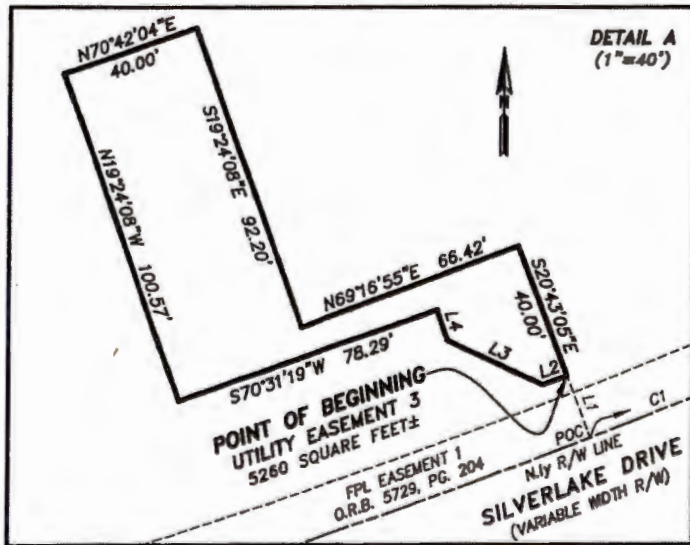
A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Northerly right of way line of said Silverlake Drive, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Southwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $26^{\circ}21'54''$ , an arc length of 931.81 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $55^{\circ}16'02''$  West, 923.61 feet; thence North  $20^{\circ}43'05''$  West, departing said Northerly right of way line and along a non-tangent line, 19.17 feet to the Point of Beginning.

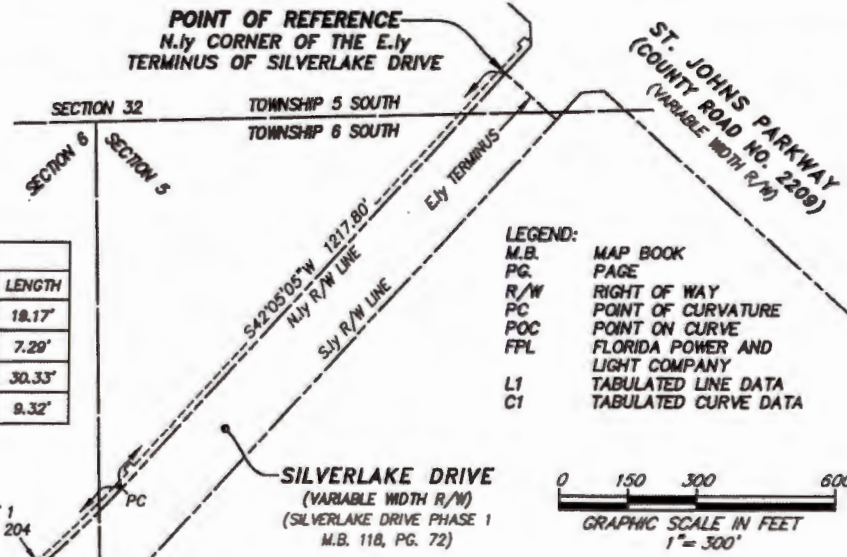
From said Point of Beginning, thence South  $69^{\circ}16'55''$  West, 7.29 feet; thence North  $65^{\circ}15'28''$  West, 30.33 feet; thence North  $19^{\circ}17'56''$  West, 9.32 feet; thence South  $70^{\circ}31'19''$  West, 78.29 feet; thence North  $19^{\circ}24'08''$  West, 100.57 feet; thence North  $70^{\circ}42'04''$  East, 40.00 feet; thence South  $19^{\circ}24'08''$  East, 92.20 feet; thence North  $69^{\circ}16'55''$  East, 66.42 feet; thence South  $20^{\circ}43'05''$  East, 40.00 feet to the Point of Beginning.

Containing 5260 square feet, more or less.

**MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°43'05"W	18.17'
L2	S89°16'55"W	7.29'
L3	N85°15'28"W	30.33'
L4	N19°17'56"W	9.32'



**LEGEND:**  
M.B. MAP BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
POC POINT ON CURVE  
FPL FLORIDA POWER AND LIGHT COMPANY  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2025.00'	28°21'54"	931.61'	S55°16'02"W	923.61'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
**SURVEYING & MAPPING**

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Jacksonville, Florida 32258 www.etmnc.com  
Certificate of Authorization No: LB 3824



Digitally signed  
by Gilmore C  
Colyer III

SCALE: 1"=300'  
DATE: MAY 21, 2024

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

**POINT OF BEGINNING  
UTILITY EASEMENT 3  
5260 SQUARE FEET±**

May 21, 2024

Work Order No. 24-110.00

File No. 130B-34.00F

**Utility Easement 4**

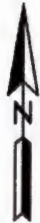
A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Southerly right of way line of said Silverlake Drive, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2175.00 feet; thence Southwesterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of  $35^{\circ}01'21''$ , an arc length of 1329.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ}35'45''$  West, 1308.89 feet; thence South  $12^{\circ}53'34''$  East, departing said Southerly right of way line and along a non-tangent line, 21.00 feet to the Point of Beginning.

From said Point of Beginning, thence North  $83^{\circ}27'37''$  East, 174.52 feet; thence South  $53^{\circ}25'56''$  West, 14.02 feet; thence South  $36^{\circ}34'04''$  East, 26.55 feet; thence South  $83^{\circ}27'37''$  West, 234.99 feet; thence South  $79^{\circ}49'49''$  West, 6.96 feet to a point on a non-tangent curve concave Northerly having a radius of 2220.00 feet; thence Westerly along the arc of said curve, through a central angle of  $11^{\circ}06'20''$ , an arc length of 430.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $84^{\circ}26'50''$  West, 429.63 feet; thence Due West, 174.91 feet; thence Due North, 30.00 feet to a point lying on the Southerly line of Florida Power and Light Company Easement 2, as described and recorded in Official Records Book 5729, page 211, of said Public Records; thence Easterly along said Southerly line the following 4 courses: Course 1, thence Due East, 174.91 feet to the point of curvature of a curve concave Northerly having a radius of 2190.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $11^{\circ}52'35''$ , an arc length of 453.95 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $84^{\circ}03'42''$  East, 453.14 feet; Course 3, thence South  $12^{\circ}08'17''$  East, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2196.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of  $01^{\circ}00'56''$ , an arc length of 38.93 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $77^{\circ}36'54''$  East, 38.93 feet.

Containing 0.58 acre, more or less.

**MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

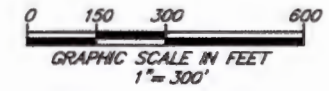


**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
FPL FLORIDA POWER AND LIGHT COMPANY  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA

SECTION 32  
SECTION 6 SECTION 5  
TOWNSHIP 5 SOUTH  
TOWNSHIP 6 SOUTH

ST. JOHNS PARKWAY  
(COUNTY ROAD NO. 2200)  
(VARIABLE WIDTH R/W)

POINT OF REFERENCE  
S.W. CORNER  
OF THE E.W. TERMINUS  
OF SILVERLAKE DRIVE



SILVERLAKE DRIVE  
(VARIABLE WIDTH R/W)  
(SILVERLAKE DRIVE PHASE 1  
M.B. 118, PG. 72)

POINT OF BEGINNING  
UTILITY EASEMENT 4  
0.58 ACRE±

FPL EASEMENT 2  
O.R.B. 5729, PG. 211

N.W. R/W LINE  
S.W. R/W LINE

SEE SHEET 2  
TEMPORARY CONSTRUCTION  
AND ACCESS EASEMENT  
O.R.B. 5599, PAGE 1463

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2175.00'	35°01'21"	1,329.49'	S59°35'45"W	1,308.89'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
SURVEYING & MAPPING

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Jacksonville, Florida 32258  
(904) 642-8560  
www.etmnc.com  
Certificate of Authorization No: LB 2624



Digitally signed  
by Gilmore C  
Colyer III

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

SCALE: 1"=300'  
DATE: MAY 21, 2024

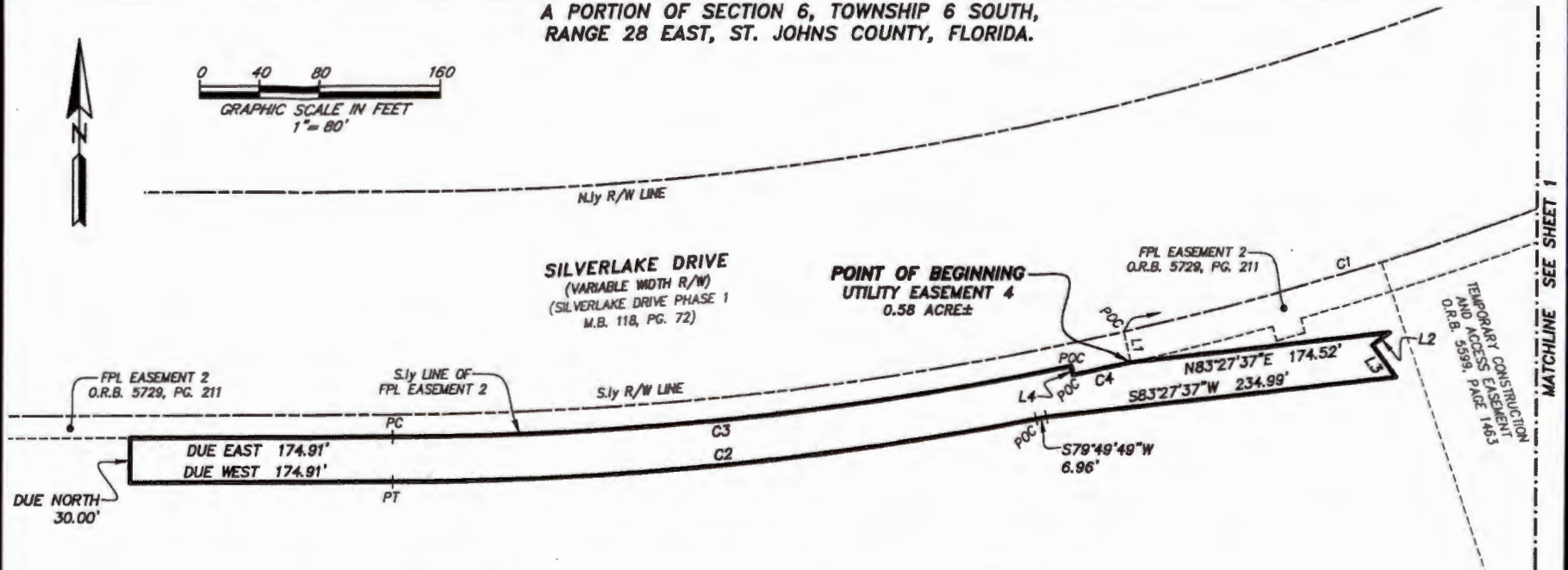
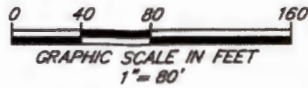
SHEET 1 OF 2

GENERAL NOTES:  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

DRAWN BY: BAC ORDER NO.: 24-110.00 FILE NO.: 1308-34.00F

CAD FILE: I:\Survey\RM\pro\Silverleaf\Sketches\Silverleaf Pals 21&22 Utility Easmt 4.dwg

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2175.00'	35°01'21"	1329.49'	S59°35'45"W	1308.89'
C2	2220.00'	11°06'20"	430.30'	S84°26'50"W	429.63'
C3	2190.00'	11°52'35"	453.95'	N84°03'42"E	453.14'
C4	2196.00'	1°00'56"	38.93'	N77°36'54"E	38.93'

LINE TABLE

LINE	BEARING	LENGTH
L1	S12°53'34"E	21.00'
L2	S53°25'58"W	14.02'
L3	S36°34'04"E	26.55'
L4	S12°08'17"E	6.00'

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA

SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

May 21, 2024  
Page 1 of 2Work Order No. 24-110.00  
File No. 130B-34.00G**Utility Easement 5**

A portion of Sections 5 and 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South 42°05'05" West, along the Southerly right of way line of said Silverlake Drive, 418.97 feet; thence South 47°53'55" East, departing said Southerly right of way line, 21.54 feet to the Point of Beginning.

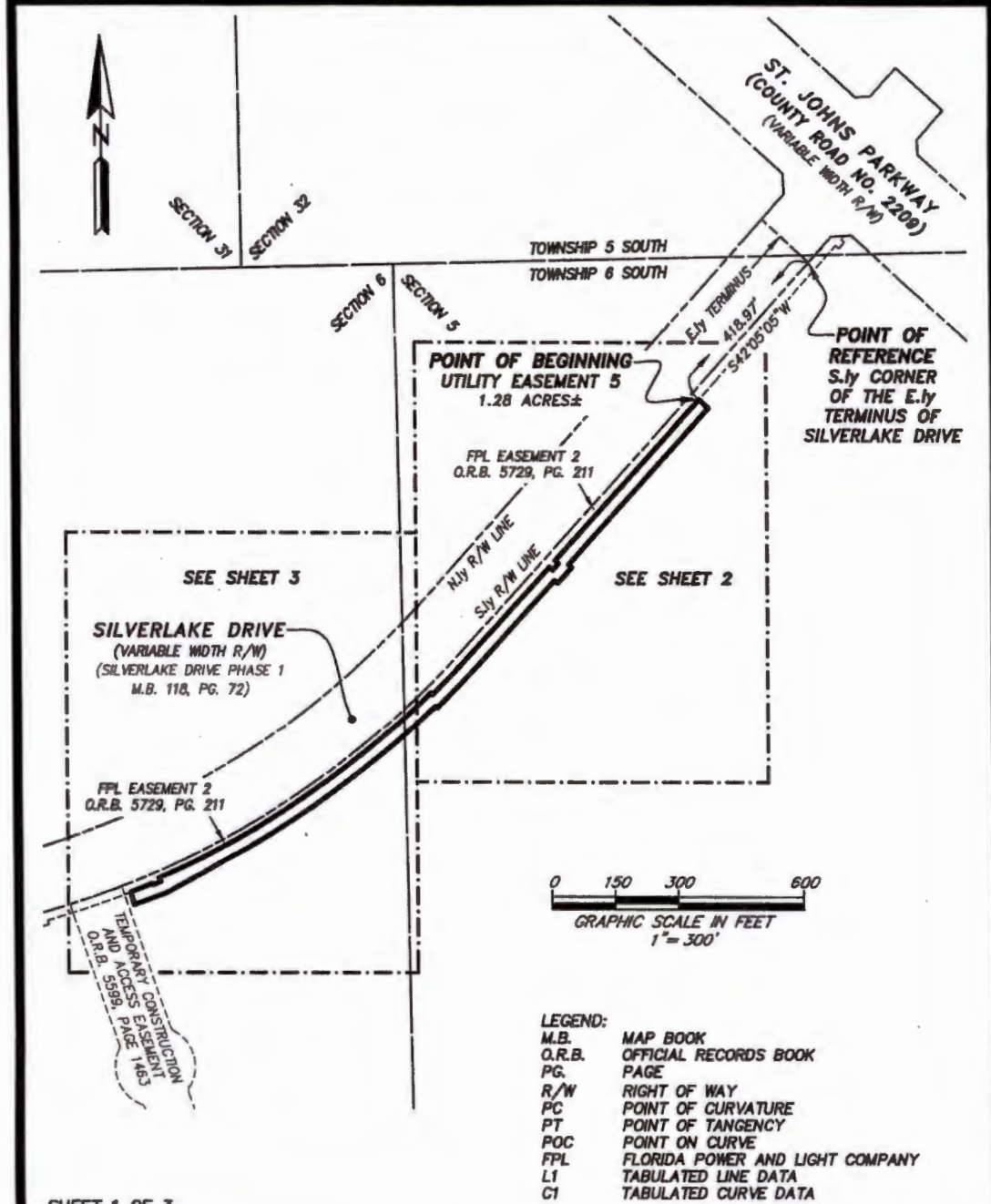
From said Point of Beginning, thence continue South 47°53'55" East, 30.00 feet; thence South 42°30'10" West, 74.13 feet; thence South 42°05'05" West, 423.40 feet; thence South 47°54'55" East, 10.00 feet; thence South 42°05'05" West, 50.00 feet; thence North 47°54'55" West, 10.00 feet; thence South 42°05'05" West, 251.28 feet to the point of curvature of a curve concave Northwesterly having a radius of 2226.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°11'34", an arc length of 162.89 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°10'52" West, 162.85 feet; thence North 44°21'58" West, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2220.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 16°11'48", an arc length of 627.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°22'39" West, 625.48 feet; thence South 60°55'54" West, along a non-tangent line, 157.40 feet; thence South 69°39'35" West, 82.59 feet; thence North 16°31'01" West, 30.92 feet to a point lying on the Southerly line of Florida Power and Light Company Easement 2 as described and recorded in Official Records Book 5729, page 211, of said Public Records; thence Northeasterly along said Southerly line the following 13 courses: Course 1, thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 2196.00 feet, through a central angle of 01°27'48", an arc length of 56.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 67°50'41" East, 56.08 feet; Course 2, thence South 23°08'52" East, along a non-tangent line, 4.00 feet; Course 3, thence North 66°51'08" East, 20.00 feet; Course 4, thence North 23°08'52" West, 10.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2190.00 feet; Course 5, thence Northeasterly along the arc of said curve, through a central angle of 20°41'42", an arc length of 791.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°14'35" East, 786.73 feet; Course 6, thence South 44°21'58" East, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2196.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of 03°48'36", an arc length of 146.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°59'23" East, 146.00 feet; Course 8, thence North 42°05'05" East, 266.28 feet; Course 9, thence South 47°54'55" East, 10.00 feet; Course 10, thence North 42°05'05" East, 20.00 feet; Course 11,

**Utility Easement 5 (continued)**

thence North  $47^{\circ}54'55''$  West, 10.00 feet; Course 12, thence North  $42^{\circ}05'05''$  East, 438.51 feet; Course 13, thence North  $42^{\circ}30'10''$  East, 74.03 feet to the Point of Beginning.

Containing 1.28 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SHEET 1 OF 3

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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14776 Old St. Augustine Rd.  
Jacksonville, Florida 32256

(904) 642-8560  
www.etmnc.com

Certificate of Authorization No: LB 9624



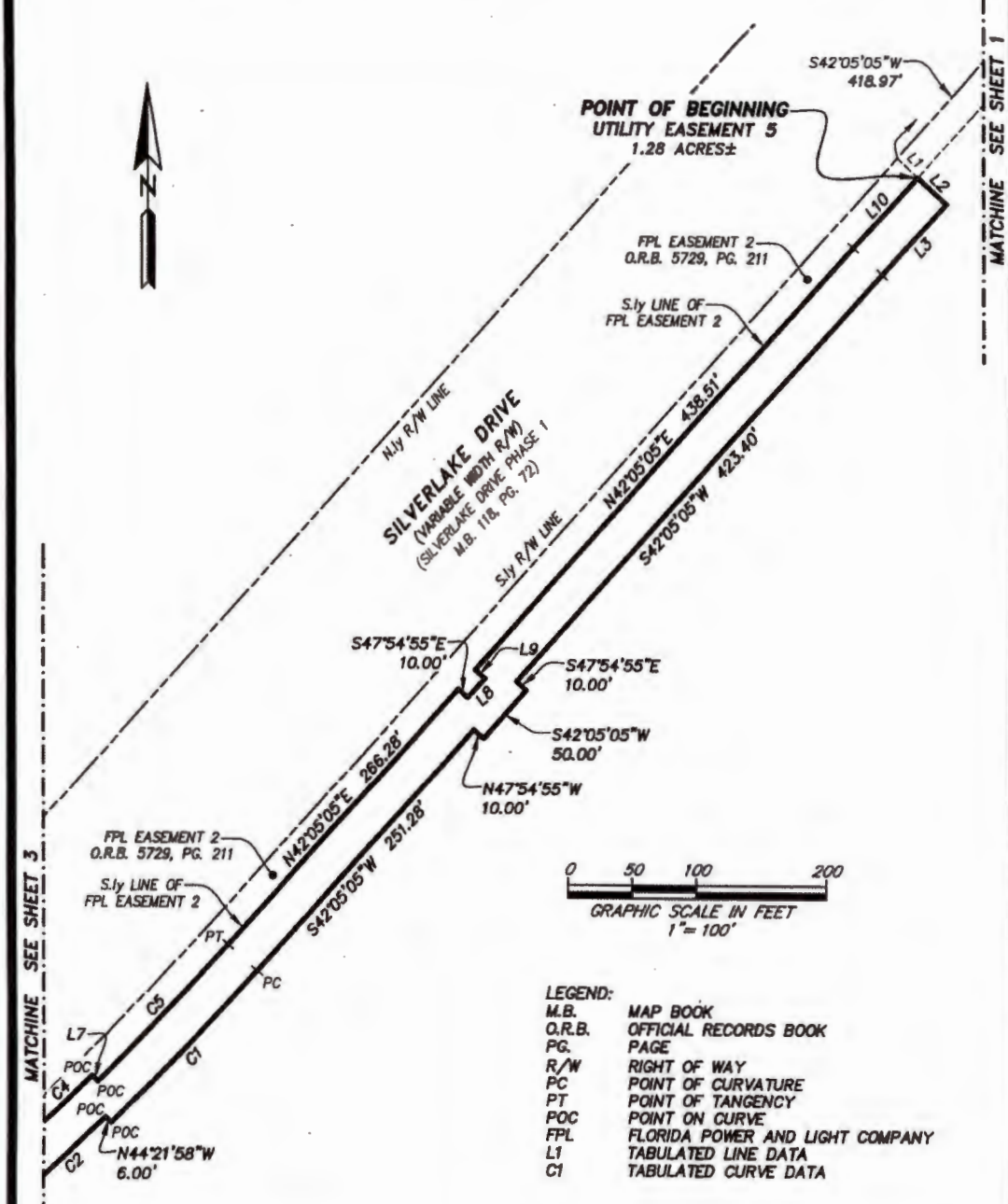
Digitally signed  
by Gilmora C  
Colyer III

SCALE: 1"=300'

DATE: MAY 21, 2024

G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA

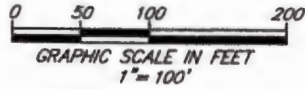
LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°53'55"E	21.54'
L2	S47°53'55"E	30.00'
L3	S42°30'10"W	74.13'
L7	S44°21'58"E	6.00'
L8	N42°05'05"E	20.00'
L9	N47°54'55"W	10.00'
L10	N42°30'10"E	74.03'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2226.00'	4°11'34"	162.89'	S44°10'52"W	162.85'
C2	2220.00'	16°11'48"	627.56'	S54°22'39"W	625.48'
C4	2190.00'	20°41'42"	791.02'	N56°14'35"E	786.73'
C5	2196.00'	3°48'36"	146.03'	N43°59'23"E	146.00'

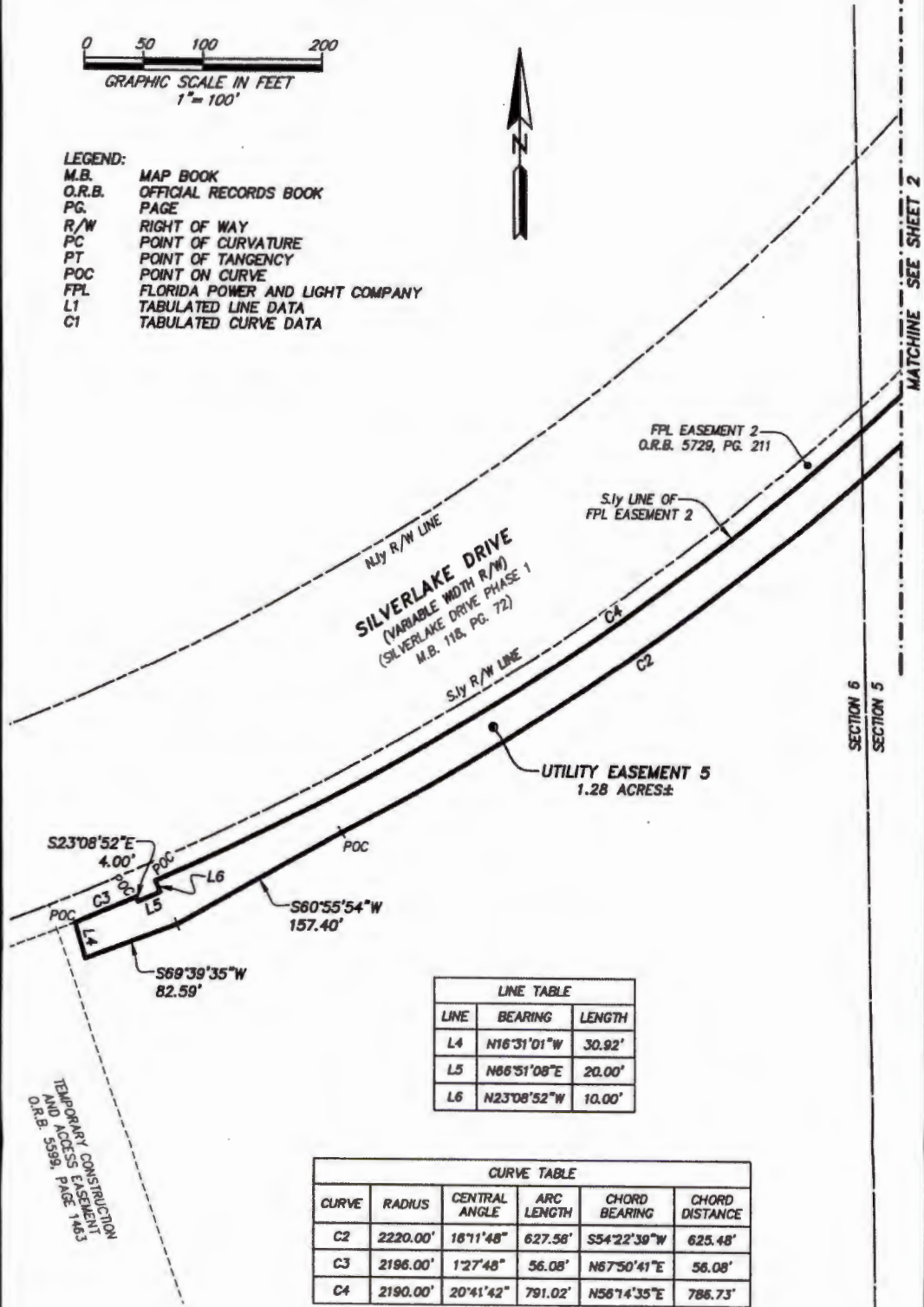
SHEET 2 OF 3  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L4	N16°31'01"W	30.92'
L5	N66°51'08"E	20.00'
L6	N23°08'52"W	10.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	2220.00'	16°11'48"	627.58'	S54°22'39"W	625.48'
C3	2196.00'	1°27'48"	56.08'	N67°50'41"E	56.08'
C4	2190.00'	20°41'42"	791.02'	N56°14'35"E	786.73'

SHEET 3 OF 3

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

Exhibit "C" to Resolution

Record and Return to:  
Lee D. Wedekind, III  
6867 Southpoint Drive N.  
Jacksonville, FL 32216

**EASEMENT FOR UTILITIES**

THIS EASEMENT FOR UTILITIES (this "Easement") executed and given this 21<sup>st</sup> day of October, 2024 by **FIRST COAST ENERGY, L.L.P.**, a Colorado limited liability partnership, with an address of 6867 Southpoint Drive North, Jacksonville, Florida 32216 ("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 ("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 gravity sewer collection system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") under the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. 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, its 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.

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

b. 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.

c. 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.

d. 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 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.

e. 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. 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.

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.

GRANTOR

Signed in the presence of:

FIRST COAST ENERGY, L.L.P., a Colorado Limited liability partnership,

CARIE M. BRESLIN

Witness

By: PETRO DISTRIBUTING PARTNERS OF FLORIDA, L.L.C., a Delaware limited liability company, its Partner

Print Name CARIE M. BRESLIN  
6867 Southpoint Dr. N.  
Jacksonville FL 32216

[Signature]

By: [Signature]  
Aubrey L. Edge, its Manager

Donna A Miller  
Witness Address **REQUIRED** BUSINESS OR PERSONAL  
6867 Southpoint Dr. N.  
Jacksonville FL 32216

[Signature]  
Witness

LEED WENCKIND, JR  
Print Name

6867 Southpoint Dr. N.  
Jacksonville FL 32216  
Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of OCTOBER, 2024, by Aubrey L. Edge, Manager of Petro Distributing Partners of Florida, L.L.C., a Delaware limited liability company, as Partner in and of First Coast Energy, L.L.P., a Colorado limited liability partnership. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



DONNA A. MILLER  
Commission # HH 389681  
Expires July 29, 2027

[Signature]  
Notary Public

My Commission Expires: 7/29/2027

**EXHIBIT "A"**

**EASEMENT AREA**

**Utility Easement 6 as depicted in attachments herein**

May 21, 2024

Work Order No. 24-110.00

File No. 130B-34.00H

**Utility Easement 6**

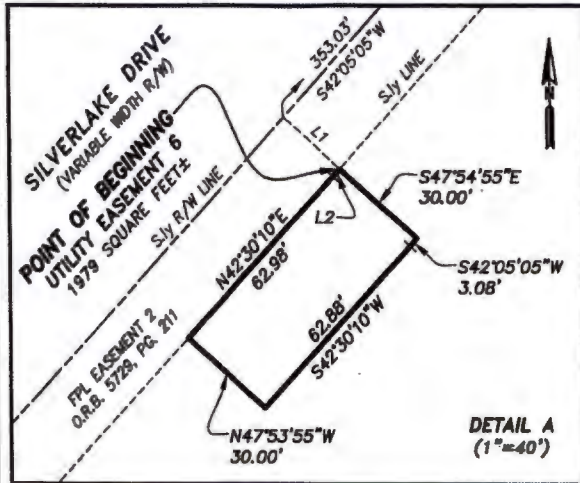
A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly corner of the Easterly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Southerly right of way line of said Silverlake Drive, 353.03 feet; thence South  $47^{\circ}54'55''$  East, departing said Southerly right of way line, 22.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $47^{\circ}54'55''$  East, 30.00 feet; thence South  $42^{\circ}05'05''$  West, 3.08 feet; thence South  $42^{\circ}30'10''$  West, 62.88 feet; thence North  $47^{\circ}53'55''$  West, 30.00 feet to a point lying on the Southerly line of Florida Power and Light Company Easement as described and recorded in Official Records Book 5729, page 211, of said Public Records; thence North  $42^{\circ}30'10''$  East, along said Southerly line, 62.98 feet; thence North  $42^{\circ}05'05''$  East, continuing along said Southerly line, 2.97 feet to the Point of Beginning.

Containing 1979 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**ST. JOHNS PARKWAY  
(COUNTY ROAD NO. 2209)  
(VARIABLE WIDTH R/W)**

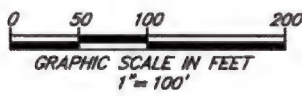
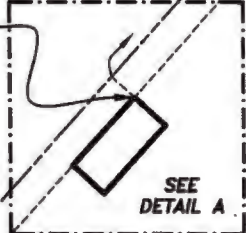
SECTION 32  
TOWNSHIP 5 SOUTH  
TOWNSHIP 6 SOUTH  
SECTION 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'55\"E	22.00'
L2	N42°05'05\"E	2.97'

FPL EASEMENT 2  
O.R.B. 5729, PG. 211

**POINT OF REFERENCE**  
S.ly CORNER OF THE  
E.ly TERMINUS OF  
SILVERLAKE DRIVE

**POINT OF BEGINNING**  
UTILITY EASEMENT 6  
1979 SQUARE FEET±



**SILVERLAKE DRIVE**  
(VARIABLE WIDTH R/W)  
(SILVERLAKE DRIVE PHASE 1  
M.B. 118, PG. 72)

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - L1 TABULATED LINE DATA

- GENERAL NOTES:**
- THIS IS NOT A SURVEY.
  - BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05\" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
SURVEYING & MAPPING

Trusted  
Advisors,  
Creating  
Community.

14775 Old St. Augustine Rd. (904) 642-8550  
Jacksonville, Florida 32258 www.etm-inc.com  
Certificate of Authorization No: LB 3924



Digitally signed  
by Gilmore C  
Colyer III

**G. C. COLYER III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

SCALE: 1"=100'

DATE: MAY 21, 2024

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

PROJECT: Parcel 21 & 22 Pump Station

White's Ford Timber LLC. 50 Forest Dr. Suite 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 31 of July, 2024.

WITNESS:

[Signature]  
Witness Signature  
Tania Van Rooij  
Witness Print Name

OWNER:

[Signature]  
Owner Signature  
Kimberly S Bryan  
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 31 day of July, 2024, by

Kimberly S Bryan as Vice President for White's Ford Timber LLC

[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 - WATER**

Project Name:	Silverleaf Parcel 21-22 Pump Station and Gravity Sewer			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" CTS DR-9 Poly Pipe	LF	376	\$ 31.38	\$ 11,797.84
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 11,797.84</b>

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

Project Name:	Silverleaf Parcel 21-22 Pump Station and Gravity Sewer			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC DR-18	LF	70	\$ 212.10	\$ 14,846.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
8" Gate Valve	Ea	1	\$ 2,709.31	\$ 2,709.31
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR-26	LF	376	\$ 237.08	\$ 89,142.08
8" SDR-26	LF	2920	\$ 133.75	\$ 390,550.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA	3	\$ 4,271.78	\$ 12,815.34
10-12 foot deep	EA	4	\$ 4,271.78	\$ 17,087.12
> 12 foot deep Type A	EA	3	\$ 4,271.78	\$ 12,815.34
> 12 foot deep Type A 5' DIA	EA	8	\$ 6,781.88	\$ 54,255.04
			\$ -	\$ -
<b>Lift Station</b>				
Lift Station Installation Lump Sum	Lump Sum	1	\$ 374,208.92	\$ 374,208.92
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 968,429.90</b>

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

Project Name:	Silverleaf Parcel 21-22 Pump Station and Gravity Sewer			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" CTS DR-9 Poly	LF	20	\$ 142.50	\$ 2,849.93
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Reuse System Cost</b>	<b>\$ 2,849.93</b>



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

The undersigned lienor, in consideration of the sum \$983,077.<sup>62</sup>

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

22 July, 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 21-22 Pump Station and Gravity Sewer

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 30th day of July, 2024.

WITNESS:  
Jenna Cutrone  
Witness Signature  
Jenna Cutrone  
Print Witness Name

CONTRACTOR:  
[Signature]  
Lienor's Signature  
Jeffery Rumer  
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 30th day of July, 2024, by Jeffery Rumer as Executive Vice President of Operations for Petrolco - Schriest Revil Contractors INC.



Personally Known or Produced Identification  
Type of Identification Produced

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

Project Name:	Silverleaf Parcel 21-22 Pump Station and Gravity Sewer			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" CTS DR-9 Poly Pipe	LF	376	\$ 31.38	\$ 11,797.84
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 11,797.84

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

Project Name:	Silverleaf Parcel 21-22 Pump Station and Gravity Sewer			
Contractor:	Petticoat-Schmitt Civil Contractors			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC DR-18	LF	70	\$ 212.10	\$ 14,846.75
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
8" Gate Valve	Ea	1	\$ 2,709.31	\$ 2,709.31
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR-26	LF	376	\$ 237.08	\$ 89,142.08
8" SDR-26	LF	2920	\$ 133.75	\$ 390,550.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA	3	\$ 4,271.78	\$ 12,815.34
10-12 foot deep	EA	4	\$ 4,271.78	\$ 17,087.12
> 12 foot deep Type A	EA	3	\$ 4,271.78	\$ 12,815.34
> 12 foot deep Type A 5' DIA	EA	8	\$ 6,781.88	\$ 54,255.04
			\$ -	\$ -
<b>Lift Station</b>				
Lift Station Installation Lump Sum	Lump Sum	1	\$ 374,208.92	\$ 374,208.92
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 968,429.90</b>

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

Project Name:		Silverleaf Parcel 21-22 Pump Station and Gravity Sewer		
Contractor:		Petticoat-Schmitt Civil Contractors		
Developer:		Land Planners Development II, Inc.		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" CTS DR-9 Poly	LF	20	\$ 142.50	\$ 2,849.93
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Reuse System Cost</b>	<b>\$ 2,849.93</b>

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

Date: 7/22/2024  
Project Title: Silverleaf Parcel 21-22 Pump Station and Gravity Sewer  
FROM: Petticoat-Schmitt Civil Contractors  
Contractor's Name  
Address: 6380 Philips Hwy  
Jacksonville, FL 32216

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:**

Petticoat-Schmitt Civil Contractors  
Print Contractor's Name

[Signature]  
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 30<sup>th</sup> day of July, 2024, by Jeffery Turner as Executive VP of Operations for Petticoat-Schmitt Civil Contractors, Inc.



Jodi Marson  
Notary Public  
My Commission Expires: 06/01/2027

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

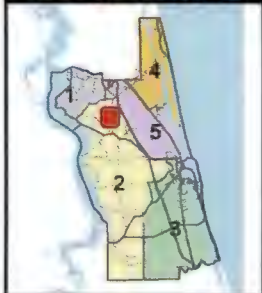
---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** December 11, 2024  
**SUBJECT:** Silverleaf Parcel 21 & 22 Pump Station (ASBULT 2024000136)

St. Johns County Utility Department has reviewed and approved the Easements, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silverleaf Parcel 21 & 22 Pump Station.

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.



2023 Aerial Imagery

Date: 2/10/2025

**Silverleaf Parcels 21 and 22  
Pump Station Site and  
Easements for Utilities  
Bill of Sale**



**Land Management  
Systems**  
(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 hereon.