

RESOLUTION NO. 2025- 95

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 REUSE SYSTEMS TO SERVE SILVERLEAF PARCEL 44 LOCATED OFF OF JOHNS ISLAND PARKWAY.

RECITALS

WHEREAS, Land Planners Development II, Inc., a Florida profit corporation, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve Silverleaf Parcel 44, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, Florida Roads Contracting, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Parcel 44, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 1st day of April, 2025.

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

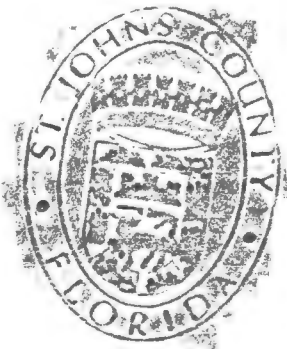
Rendition Date APR 01 2025

By: _____

Krista Joseph, Chair

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

Crystal Smith
Deputy Clerk



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

Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 8 day of November, 2024 by Land Planners Development II Inc., with an address of 50 Silver Forest Dr #200, St Augustine, FL 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and/or 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water, sewer and/or 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/or 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) 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.

(c) 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:

Beverly L. Cunningham
Witness Signature

Beverly L. Cunningham
Print Name

By: Kimberly S. Bryan

Print Name: Kimberly S. Bryan

Title: Vice President

50 Silver Forest Dr, Stc 200

St. Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

Tania G. Venegas
Witness Signature

Tania G. Venegas
Print Name

50 Silverforest Dr Stc 200

St. Aug FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me before me by means of X physical presence or online notarization, this 8 day of November, 2024, by Kimberly S Bryan, who is Vice President of Land Planners Development II Inc.. Such person is personally known to me or has produced _____ as identification.



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

EXHIBIT "A"
EASEMENT AREA

November 7, 2024
Page 1 of 1

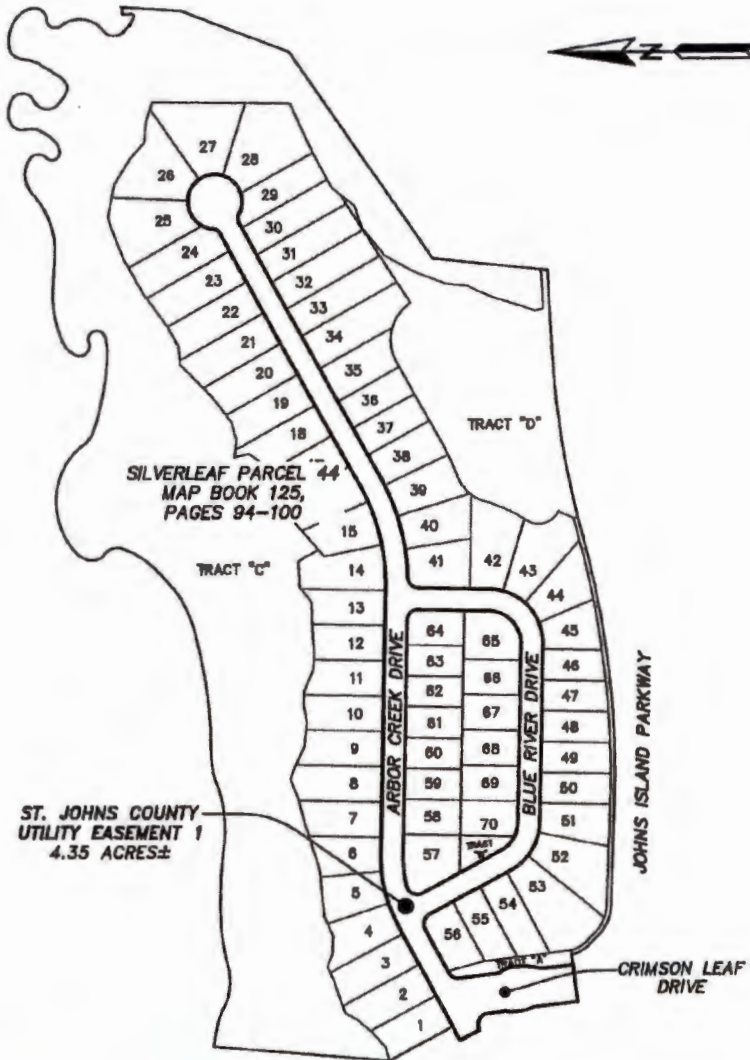
Work Order No. 23-008.00
File No. 129G-27.00B

Utility Easement 1

A utility easement over, upon and under the private right of way of Crimson Leaf Drive, a variable width right of way, together with the private rights of way of Arbor Creek Drive and Blue River Drive, 60 foot rights of way, all as depicted on the plat of Silverleaf Parcel 44, recorded in Map Book 125, pages 94 through 100, of the Public Records of St. Johns County, Florida.

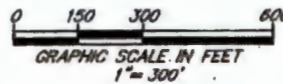
**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SILVERLEAF PARCEL 44, A PLAT RECORDED IN MAP
BOOK 125, PAGES 94 THROUGH 100, OF THE PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA.**

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) THE PURPOSE OF THIS SKETCH IS TO DEPICT
A ST. JOHNS COUNTY UTILITY EASEMENT FOR GRAVITY
SEWER, WATER AND REUSE.



ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

Certificate of Authorization No: LB 3624

(904) 642-8850
www.etmnc.com

Trusted
Advisors,
Creating
Community.

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
Date: November 7,
2024

SCALE: 1"=300'

DATE: NOVEMBER 7, 2024

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

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

PROJECT: Silverleaf Parcel 44

Land Planners Development II, 50 Silver Forest Drive, #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 30 of May, 2024.

WITNESS:

[Signature]

Witness Signature

Tania Newberry

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 X physical presence or _____ online notarization, this 30 day of May, 2024, by Kimberly S Bryan as Vice President for Land Planners Development II Inc.

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

Personally Known or Produced Identification
Type of Identification Produced



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

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

Project Name:	Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)			
Contractor:	Florida Roads Contracting, LLC			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	540	\$ 98.90	\$ 53,406.00
12" Fused PVC	LF	45	\$ 147.71	\$ 6,646.95
8" DR 18 PVC	LF	2720	\$ 57.75	\$ 157,080.00
8" Fused PVC	LF	90	\$ 65.64	\$ 5,907.60
6" DR 18 PVC	LF	160	\$ 31.66	\$ 5,065.60
2" Polly	LF	220	\$ 15.27	\$ 3,359.40
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	2	\$ 5,518.33	\$ 11,036.66
8" Gate Valve	Ea	6	\$ 2,687.35	\$ 16,124.10
6" Valve Box	Ea	8	\$ 1,481.40	\$ 11,851.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant Assemble	Ea	8	\$ 6,295.30	\$ 50,362.40
2" Flushing Hydrant	Ea	2	\$ 1,788.63	\$ 3,577.26
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Sevices (Long Double)	Ea	12	\$ 1,689.87	\$ 20,278.44
SJCUD Sevices (Long Single)	Ea	2	\$ 1,269.42	\$ 2,538.84
SJCUD Sevices (Short Single)	Ea	44	\$ 1,173.73	\$ 51,644.12
	Ea		\$ -	\$ -
Total Water System Cost				\$ 398,878.57

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

Project Name:	Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)			
Contractor:	Florida Roads Contracting, LLC			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	3231	\$ 76.77	\$ 248,043.87
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	70	\$ 1,520.49	\$ 106,434.30
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	2	\$ 9,580.40	\$ 19,160.80
6-8 foot deep Type A	EA	3	\$ 10,369.19	\$ 31,107.57
8-10 foot deep Type A	EA	4	\$ 11,524.24	\$ 46,096.96
> 12 foot deep Type A	EA	1	\$ 13,198.09	\$ 13,198.09
4-6 foot deep Type B	EA	2	\$ 12,502.58	\$ 25,005.16
10-12 foot deep Type B	EA	3	\$ 17,721.59	\$ 53,164.77
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost			\$	\$ 542,211.52

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

Project Name:	Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)			
Contractor:	Florida Roads Contracting, LLC			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	520	\$ 131.78	\$ 68,525.60
12" Fused PVC	LF	135	\$ 119.19	\$ 16,090.65
8" DR 18 PVC	LF	2560	\$ 49.74	\$ 127,334.40
8" Fused PVC	LF	90	\$ 65.64	\$ 5,907.60
4" DR 18	LF	240	\$ 26.96	\$ 6,470.40
2" Polly	LF	100	\$ 14.47	\$ 1,447.00
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	3	\$ 5,894.58	\$ 17,683.74
8" Gate Valve	Ea	6	\$ 2,687.27	\$ 16,123.62
2" Flushing Hydrant	Ea	2	\$ 1,689.95	\$ 3,379.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	19	\$ 1,689.87	\$ 32,107.53
SJCUD Services (Long Single)	Ea	1	\$ 1,269.42	\$ 1,269.42
SJCUD Services (Short Single)	Ea	33	\$ 1,103.73	\$ 36,423.09
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 332,762.95



Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$1,273,853.04

The undersigned lienor, in consideration of the sum

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

August 20, 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 44

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 20 day of August, 2024.

WITNESS:
[Signature]
 Witness Signature
John Biffer
 Print Witness Name

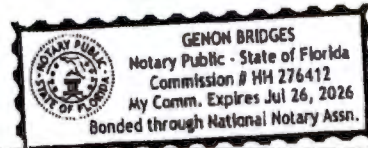
CONTRACTOR:
Florida Roads Contracting LLC
 Lienor's Signature
Tyler J. Pennywitt
 Print Lienor's Name

STATE OF Florida
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of August, 2024, by Tyler Pennywitt as Chief Financial Officer for Florida Roads Contracting, LLC.

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

Personally Known or Produced Identification
 Type of Identification Produced



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

Project Name:	Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)			
Contractor:	Florida Roads Contracting, LLC			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	540	\$ 98.90	\$ 53,406.00
12" Fused PVC	LF	45	\$ 147.71	\$ 6,646.95
8" DR 18 PVC	LF	2720	\$ 57.75	\$ 157,080.00
8" Fused PVC	LF	90	\$ 65.64	\$ 5,907.60
6" DR 18 PVC	LF	160	\$ 31.66	\$ 5,065.60
2" Polly	LF	220	\$ 15.27	\$ 3,359.40
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	2	\$ 5,518.33	\$ 11,036.66
8" Gate Valve	Ea	6	\$ 2,687.35	\$ 16,124.10
6" Valve Box	Ea	8	\$ 1,481.40	\$ 11,851.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant Assemble	Ea	8	\$ 6,295.30	\$ 50,362.40
2" Flushing Hydrant	Ea	2	\$ 1,788.63	\$ 3,577.26
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	12	\$ 1,689.87	\$ 20,278.44
SJCUD Services (Long Single)	Ea	2	\$ 1,269.42	\$ 2,538.84
SJCUD Services (Short Single)	Ea	44	\$ 1,173.73	\$ 51,644.12
	Ea		\$ -	\$ -
Total Water System Cost				\$ 398,878.57

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

Project Name:	Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)			
Contractor:	Florida Roads Contracting, LLC			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	3231	\$ 76.77	\$ 248,043.87
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	70	\$ 1,520.49	\$ 106,434.30
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	2	\$ 9,580.40	\$ 19,160.80
6-8 foot deep Type A	EA	3	\$ 10,369.19	\$ 31,107.57
8-10 foot deep Type A	EA	4	\$ 11,524.24	\$ 46,096.96
> 12 foot deep Type A	EA	1	\$ 13,198.09	\$ 13,198.09
4-6 foot deep Type B	EA	2	\$ 12,502.58	\$ 25,005.16
10-12 foot deep Type B	EA	3	\$ 17,721.59	\$ 53,164.77
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 542,211.52

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

Project Name: Silverleaf Parcel 44- SUBCON22-34 (Hidden Creek at Silverleaf)
 Contractor: Florida Roads Contracting, LLC
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	520	\$ 131.78	\$ 68,525.60
12" Fused PVC	LF	135	\$ 119.19	\$ 16,090.65
8" DR 18 PVC	LF	2560	\$ 49.74	\$ 127,334.40
8" Fused PVC	LF	90	\$ 65.64	\$ 5,907.60
4" DR 18	LF	240	\$ 26.96	\$ 6,470.40
2" Polly	LF	100	\$ 14.47	\$ 1,447.00
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	3	\$ 5,894.58	\$ 17,683.74
8" Gate Valve	Ea	6	\$ 2,687.27	\$ 16,123.62
2" Flushing Hydrant	Ea	2	\$ 1,689.95	\$ 3,379.90
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	19	\$ 1,689.87	\$ 32,107.53
SJCUD Services (Long Single)	Ea	1	\$ 1,269.42	\$ 1,269.42
SJCUD Services (Short Single)	Ea	33	\$ 1,103.73	\$ 36,423.09
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 332,762.95

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

Date: 8/20/24
Project Title: Silverleaf Parcel 44
FROM: Florida Roads Contracting LLC
Contractor's Name
Address: 10439 Alta Drive
Jacksonville FL
32226

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

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Tyler J. Pennywitt
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 20 day of AUGUST, 2024, by
TYLER PENNYWITT as CHIEF FINANCIAL OFFICER for
FLORIDA ROADS CONTRACTING, LLC.

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

Personally Known or Produced Identification
Type of Identification Produced

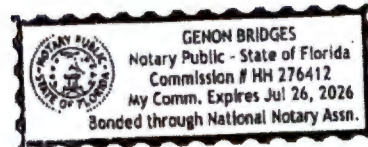




Exhibit "E" to the Resolution
ST. JOHNS COUNTY
UTILITIES
1205 State Road 16
St. Augustine, Florida 32084

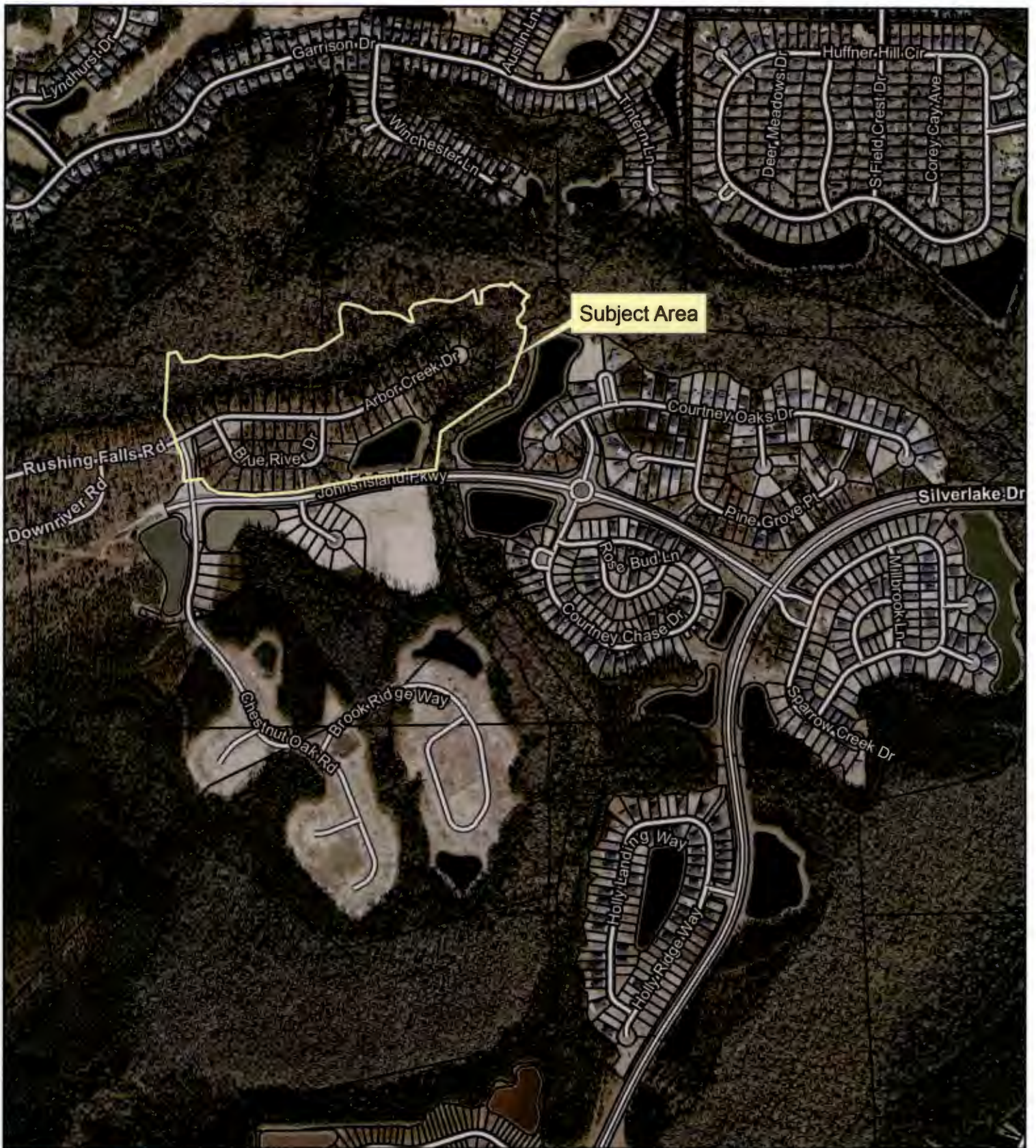
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 12, 2025
SUBJECT: Silverleaf Parcel 44 (ASBULT 2024000151)

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 44.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area



2024 Aerial Imagery
Date: 2/24/2025

Silverleaf Parcel 44
Easement, Bill of Sale,
Final Release of Lien
and Warranty



Land Management
Systems
(904) 209-0798

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown herein.