RESOLUTION NO. 2017-__

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE, EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE BANNON LAKES PHASE 1, SEGMENT 2, LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP Bannon Lakes JV, LLC, a Delaware limited liability company, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit “A,” and an Easement for Utilities, attached hereto as Exhibit “B,” incorporated by reference and made a part hereof, to serve Bannon Lakes Phase 1, Segment 2 located off International Golf Parkway; and

WHEREAS, Bannon Lakes Community Development District LLC, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems to serve Bannon Lakes Phase 1, Segment 2, attached hereto as Exhibit “C,” 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 “D,” 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 Special Warranty Deed, Easement for Utilities, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.
Section 4. The Clerk of the Circuit Court is instructed to record the original Special Warranty Deed and Easement for Utilities, and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this ___ day of __________, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By:  

James E. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Deputy Clerk

RENDITION DATE 6/8/17
EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS JORDEN BURT, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
JGiles@carltonfields.com

SPECIAL WARRANTY DEED

Pump Station No. 2
(Clary File: 2016-446)

THIS SPECIAL WARRANTY DEED, dated 24th day of October, 2016 is
by and from RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability
company, whose address is 790 NW 107th Avenue, Suite 400, Miami, Florida 33172,
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 FL 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”

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.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of
the delivery of this deed, the land was free from all encumbrances made by it, and that it
will warrant and defend the title to the land against the lawful claims of all persons
claiming, by through or under the Grantor, but against none other; provided that this
conveyance is made subject to ad valorem property taxes accruing subsequent to
December 31, 2015; and covenants, restrictions and easements of record; however, such
references shall not serve to reimpose the same.
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

[Sign line]

[Print name legibly line]

[Signature]

[Print name legibly line]

[Signature]

[Print name legibly line]

GRANTOR:

RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

[Signature]

Name: Anthony Seijas
Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced as identification.

[Signature]

Michelle Shaffer
My Commission # FF 206714
EXPRES: July 5, 2019
Notary Public, State of Florida
COMMISSION NO.: JFL70361
EXPIRATION DATE: July 5, 2019
(SEAL)
PUMP STATION NO. 2

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 18.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°11'38" EAST, 18.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 36°55'29" EAST, 4.30 FEET; COURSE NO. 3: CONTINUE SOUTH 36°55'29" EAST, 28.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 10.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°13'14" EAST, 10.82 FEET: THENCE NORTH 54°29'03" EAST, 10.00 FEET, TO THE POINT OF BEGINNING, AND A POINT ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 11.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°13'14" WEST, 11.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°55'29" WEST, 28.93 FEET; THENCE NORTH 53°04'31" EAST, 40.00 FEET; THENCE SOUTH 36°55'29" EAST, 40.99 FEET; THENCE SOUTH 54°29'03" WEST, 40.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1620 SQUARE FEET, MORE OR LESS.
MAP SHOWING
A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES
1. Bearings shown hereon are based on the N'LY terminus of Bannor Lakes Boulevard, as shown on the plat of Bannor Lakes Phase 1, as S 56°32'19" W, per the State Plane Coordinate System, Florida East Zone, North American Datum 1983/1990 adjustment.

2. This map does not represent a boundary survey.

3. This drawing may have been enlarged or reduced from the original, utilize the graphic scale as shown.


5. This map was made without the benefit of a title commitment. Therefore, there may be additional easements, covenants and restrictions, or other matters of public record not shown hereon that may affect this parcel.

LEGEND
R/W = Right of Way
NO. = Number
M.B. = Map Book
PG. = Page
P.C. = Point of Curvature
P.T. = Point of Tangency
S.J.C. = Saint Johns County

PUMP STATION NO. 2

GRAPHIC SCALE

IN FEET
1" = 100'

REVISED 9-21-16, PER COMMENTS
MAP SHOWING

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 56 THROUGH 62, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 18.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°11'38" EAST, 18.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 36°55'29" EAST, 4.30 FEET; COURSE NO. 3: CONTINUE SOUTH 36°55'29" EAST, 28.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 10.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°13'14" EAST, 10.02 FEET; THENCE NORTH 56°29'03" EAST, 10.00 FEET, TO THE POINT OF BEGINNING, AND A POINT ON THE ARC OF A CURVE LEADING NORTH-WESTERLY, THENCE NORTH-WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 11.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°13'14" WEST, 11.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°55'29" WEST, 28.03 FEET; THENCE NORTH 53°04'31" EAST, 40.00 FEET; THENCE SOUTH 36°55'29" EAST, 40.99 FEET; THENCE SOUTH 54°29'03" WEST, 40.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1620 SQUARE FEET, MORE OR LESS.

**Point of Commencement**

**Most Northerly Corr. of Parcel No. 1, Plat of Bannon Lakes Phase 1, M.B. 81, Pages 36-42**

**LINE TABLE**

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<tr>
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<tr>
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<td>N4°29'03&quot;E</td>
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<tr>
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**CURVE TABLE**

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<td>C2</td>
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<td>53°13'14&quot;E 10.82'</td>
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<td>11.07'</td>
<td>124°34'</td>
<td>53°13'14&quot;W 11.07'</td>
</tr>
</tbody>
</table>

**Graphic Scale**

1" = 20'

**PUMP STATION NO. 2**

**Sheet 2 of 2**

**Revised 9-21-16, per comments**

**Job No. 2016-446**

**Drafter**

**Date 08-17-16**

**Scale 1"=20'**

**Checked by:** GREGORY R. CLARY, P.S.M. CERT. NO. 3377
EXHIBIT "B" TO RESOLUTION

EASEMENT FOR UTILITIES

Pump Station No. 2 Utility & Access Easement
(Clary File: 2016-446-1)

THIS EASEMENT executed and given this 24th day of October, 2016 by RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, with an address of 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, 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 gravity sewer collection system and 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. 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 Basement 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 Basement 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 Basement 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 Basement, hereby agrees to maintain the sewer force mains located within the Basement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Basement, hereby agrees to maintain gravity sewer lines located within the Basement Area. The Grantee’s maintenance of gravity sewer lines shall extend “manhole to manhole”, but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor’s successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor’s successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.
3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee’s negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, “Grantor” means the owner from time to time of the Easement Area or any part thereof.
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.

WITNESSES:

[Signature]
Karelyn Trujillo
(Print name legibly on this line)

[Signature]
Kelly Staple
(Print name legibly on this line)

GRANTOR:

RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: ____________________________
Name: Anthony Seijas
Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this ___ day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced as identification.

[Signature]
Michelle Shaffer
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: FF300214
EXPIRATION DATE: July 5, 2019
(SEAL)
EXHIBIT "A" TO EASEMENT FOR UTILITIES

40 FOOT BY TEN FOOT ST. JOHNS COUNTY UTILITY AND ACCESS EASEMENT FOR PUMP STATION NO. 2

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY, THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 18.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°11'38" EAST, 18.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 36°55'29" EAST, 4.30 FEET, TO THE POINT OF BEGINNING; COURSE NO. 3: CONTINUE SOUTH 36°55'29" EAST, 28.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 10.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°13'14" EAST, 10.82 FEET: THENCE NORTH 54°29'03" EAST, 10.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 11.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°13'14" WEST, 11.07 FEET; THENCE NORTH 36°55'29" WEST, 28.93 FEET; THENCE SOUTH 53°04'31" WEST, 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.
MAP SHOWING
A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

Point of Commencement

1. Bearings shown hereon are based on the NLY terminus of Bannion Lakes Boulevard, as shown on the plat of Bannion Lakes Phase 1, as S 56°32'13" W, per the State Plane Coordinate System, Florida East Zone, North American Datum 1983/1990 Adjustment.

2. This map does not represent a boundary survey.

3. This drawing may have been enlarged or reduced from the original. Utilize the graphic scale as shown.


5. This map was made without the benefit of a title commitment. Therefore, there may be additional easements, covenants and restrictions, or other matters of public record not shown hereon that may affect this parcel.

LEGEND

R/W = RIGHT OF WAY
NO. = NUMBER
M.B. = MAP BOOK
PG. = PAGE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
COR = CORNER
S.J.C. = SAINT JOHNS COUNTY

PUMP STATION NO. 2
UTILITY AND ACCESS EASEMENT
SHEET 1 OF 2

REVISED 9-21-18, PER COMMENTS

JOB NO. 2016-446-1
DRAFTER EJC
DATE 09-17-16
SCALE 1"=100'

CHECKED BY GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1950 CRAWFORD POND ROAD
JACKSONVILLE, FLORIDA 32257
(904) 249-2753
WWW.CLARYASSOCIATES.COM
MAP SHOWING

40 FOOT BY TEN FOOT St. JOHNS COUNTY UTILITY AND ACCESS EASEMENT

A PORTION OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHELY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 38 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, AN ARC DISTANCE OF 18.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°11'58" EAST, 18.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 36°55'29" EAST, 4.30 FEET, TO THE POINT OF BEGINNING; COURSE NO. 3: CONTINUE SOUTH 36°55'29" EAST, 28.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 10.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°13'14" EAST, 10.82 FEET; THENCE NORTH 54°29'03" EAST, 10.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 11.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°13'14" WEST, 11.07 FEET; THENCE NORTH 36°55'29" WEST, 28.93 FEET; THENCE SOUTH 53°04'31" WEST, 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.

Point of Commencement

Point of Beginning

LINE TABLE

<table>
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<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
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<tbody>
<tr>
<td>L1</td>
<td>S36°55'29&quot;E</td>
<td>4.30'</td>
</tr>
<tr>
<td>L2</td>
<td>S36°55'29&quot;E</td>
<td>28.93'</td>
</tr>
<tr>
<td>L3</td>
<td>N54°29'03&quot;E</td>
<td>10.00'</td>
</tr>
<tr>
<td>L4</td>
<td>N36°13'14&quot;W</td>
<td>28.93'</td>
</tr>
<tr>
<td>L5</td>
<td>S53°04'31&quot;W</td>
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CURVE TABLE

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<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>LENGTH</th>
<th>DELTA</th>
<th>BEARING</th>
<th>CHORD</th>
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<tr>
<td>C1</td>
<td>310.00'</td>
<td>18.73'</td>
<td>3'23&quot;</td>
<td>S36°11'58&quot;E</td>
<td>18.73'</td>
</tr>
<tr>
<td>C2</td>
<td>440.00'</td>
<td>10.82'</td>
<td>1'24&quot;</td>
<td>S36°13'14&quot;E</td>
<td>10.82'</td>
</tr>
<tr>
<td>C3</td>
<td>450.00'</td>
<td>11.07'</td>
<td>1'23&quot;</td>
<td>N36°13'14&quot;W</td>
<td>11.07'</td>
</tr>
</tbody>
</table>

PUMP STATION NO. 2
UTILITY AND ACCESS EASEMENT

Sheet 2 of 2

REVISED 9-21-16, PER COMMENTS

JOB NO. 2016-446-1
DRAFTER: EJC
DATE 08-17-16
SCALE 1"=20'

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
Professional Surveyors & Mappers
LA NO. 3377
3825 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 230-2703
WWW.CLAARYASSOC.COM
EXHIBIT "C" TO RESOLUTION

BILL OF SALE

UTILITY IMPROVEMENTS

for

Bannon Lakes Blvd Segment 2

Bannon Lakes Community Development District LLC, 475 West Town Place, Suite 114 32092, (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:

Bannon Lakes Blvd Segment 2

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 3rd day of 2017.

WITNESS:  

[Signature]

Witness Signature

Harold Lippes

Print Witness Name

OWNER:

[Signature]

Owner’s Signature

Arthur E. Lancaster

Print Owner’s Name

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this 13th day of January, 2017, by Arthur Lancaster who is personally known to me or has produced n/a. as identification.

[Signature]

Notary Public
### St. Johns County Utility Department

#### Asset Management

#### Schedule of Values

**Project Name:** Bannon Lakes Subdivision Segment 2 / Bannon Lakes Blvd

**Contractor:** Vallencourt Construction Company Inc.

**Developer:** Eastland Partners LLC

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Reuse Water Pipeline and Appurteances</td>
<td>12&quot; DR 18</td>
<td>LF</td>
<td>217</td>
<td>$35.21</td>
<td>$7,640.70</td>
</tr>
<tr>
<td></td>
<td>16&quot; HDPE</td>
<td>LF</td>
<td>100</td>
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<td>$10,123.00</td>
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<tr>
<td></td>
<td>8&quot; DR25</td>
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<td>$30.80</td>
<td>$1,540.00</td>
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<td>$35.81</td>
<td>$1,790.50</td>
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<td>$3,271.00</td>
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<td>(1) Reuse Valve</td>
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<td>EA</td>
<td>4</td>
<td>$6,748.96</td>
<td>$26,995.84</td>
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<td>8&quot; Gate Valve</td>
<td>EA</td>
<td>4</td>
<td>$4,451.30</td>
<td>$17,805.20</td>
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<td>4&quot; Gate Valve</td>
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<td>$2,546.13</td>
<td>$2,546.13</td>
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<tr>
<td>(1) Hydrant Assembly</td>
<td>2&quot; Flushing Hydrant</td>
<td>EA</td>
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<td>$713.35</td>
<td>$2,140.05</td>
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<tr>
<td>(1) Services</td>
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<td></td>
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</table>

**Total Reuse System Cost:** $145,359.92

**Note:** Asset Type (1) Reuse Water Pipeline and Appurteances
## St. Johns County Utility Department

### Asset Management

### Schedule of Values

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Bannon Lakes Subdivision Segment 2 / Bannon Lakes Blvd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor:</td>
<td>Vallencourt Construction Company Inc.</td>
</tr>
<tr>
<td>Developer:</td>
<td>Eastland Partners LLC</td>
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</table>

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
<tr>
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<td>LF</td>
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<td>$14,498.00</td>
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<td>(1) Water Mains (Schedule 80 Steel Pipe)</td>
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<td>10&quot; Gate Valve</td>
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<td>EA</td>
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<td>$4,451.30</td>
<td>$13,353.90</td>
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<td>EA</td>
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<td>$2,991.35</td>
<td>$8,974.05</td>
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<tr>
<td>(1) Fire Hydrants</td>
<td>2&quot; Flushing Hydrants</td>
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<td>$713.35</td>
<td>$2,140.05</td>
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<td>Fire Hydrants</td>
<td>EA</td>
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<td>$1,002.65</td>
<td>$3,007.95</td>
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<tr>
<td>(1) Service Sockets and Piping</td>
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</table>

**Total Water System Cost** $165,680.21

Note: Asset Type (1) Water Pipeline and Appurtenances
## St. Johns County Utility Department

### Asset Management

### Schedule of Values

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Bannon Lakes Subdivision Segment 2 / Bannon Lakes Blvd</th>
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<tbody>
<tr>
<td>Contractor:</td>
<td>Vallencourt Construction Company Inc.</td>
</tr>
<tr>
<td>Developer:</td>
<td>Eastland Partners LLC</td>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>Force Mains (Size/Type &amp; Pipe Class)</td>
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<td>8&quot; DR25</td>
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<td>Sewer Valves (Size and Type)</td>
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<td>Manholes (Size and Type)</td>
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<td>$-</td>
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Total Sewer System Cost $530,091.20
INTEROFFICE MEMORANDUM

TO:            Debbie Taylor, Real Estate Manager
FROM:          Melissa Caraway, Utility Review Coordinator
SUBJECT:       Bannon Lakes PUD Phase 1 – Segment 2
DATE:          April 18, 2017

Please present the Easement, Bill of Sale, Schedule of Values and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes PUD Phase 1 – Segment 2.

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

Your support and cooperation as always are greatly appreciated.
Easement for Utilities, Bill of Sale and Special Warranty Deed

Bannon Lakes
Phase 1, Segment 2

2013 Aerial Imagery
0 250 500 Feet
May 4, 2017

Land Management Systems
Real Estate Division
(904) 209-0764

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.