

RESOLUTION NO. 2019- 429

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE CK FUTURES AT GOLF PARK CENTER LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, CK Futures, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve CK Futures at Golf Park Center located off International Golf Parkway, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, CK Futures, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and reuse systems to serve CK Futures at Golf Park Center located off International Golf Parkway, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, 4-K Construction, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at CK Futures at Golf Park Center, 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.

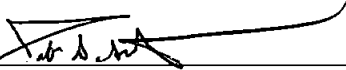
Section 2. The above described Easement for Utilities and Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

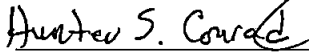
Section 3. To the extent that there are typographical, scriiveners or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 3 day of December, 2019.

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

By: 
Jeb S. Smith, Chair

ATTEST: , Clerk

RENDITION DATE 12/5/19


Deputy Clerk

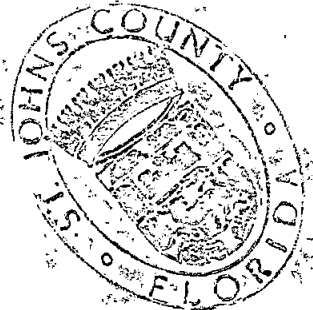


Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 14 day of Feb, 2019 by **CK FUTURES, LLC**, a Florida limited liability company, with an address of 505 Cross Ridge Drive, Ponte Vedra, Florida 32081, 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 meters 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 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. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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:

[Handwritten Signature]
Witness Signature

DAVID SNEAD
Print Name

[Handwritten Signature]
Witness Signature

L. M. Brown
Print Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 14 day of February, 2019, by Jennifer Freeman, as Manager of CK Futures, LLC, a Florida limited liability company, on behalf of said company who is personally known to me or has produced personally known as identification.

[Handwritten Signature]
Notary Public

CK FUTURES, LLC,
a Florida limited liability company

By: [Handwritten Signature]

Print Name: Jennifer Freeman

Its: Manager

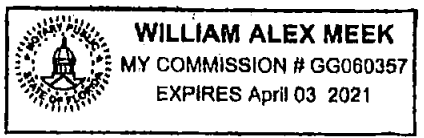


EXHIBIT "A"

EASEMENT AREA

An easement over the paved areas of the following described property as necessary for access to the water meters located at the rear of the building located on the property, as shown on Exhibit A-1 attached hereto:

A PART OF GOVERNMENT LOT 2 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3839, PAGE 512, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3839, PAGE 512; SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH AS NOW ESTABLISHED); THENCE NORTH 44°32'18" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 431.45 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4249, PAGE 651 OF SAID PUBLIC RECORDS; THENCE SOUTH 45°22'30" EAST, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4249, PAGE 651, 372.28 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3153, PAGE 1854 OF SAID PUBLIC RECORDS; THENCE SOUTH 16°48'46" WEST ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3153, PAGE 1854, 208.23 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" SEGOVIA, AS RECORDED IN MAP BOOK 70, PAGE 21, OF SAID PUBLIC RECORDS; THENCE NORTH 73°11'14" WEST, ALONG SAID NORTHERLY LINE 530.00 FEET TO THE POINT OF BEGINNING.

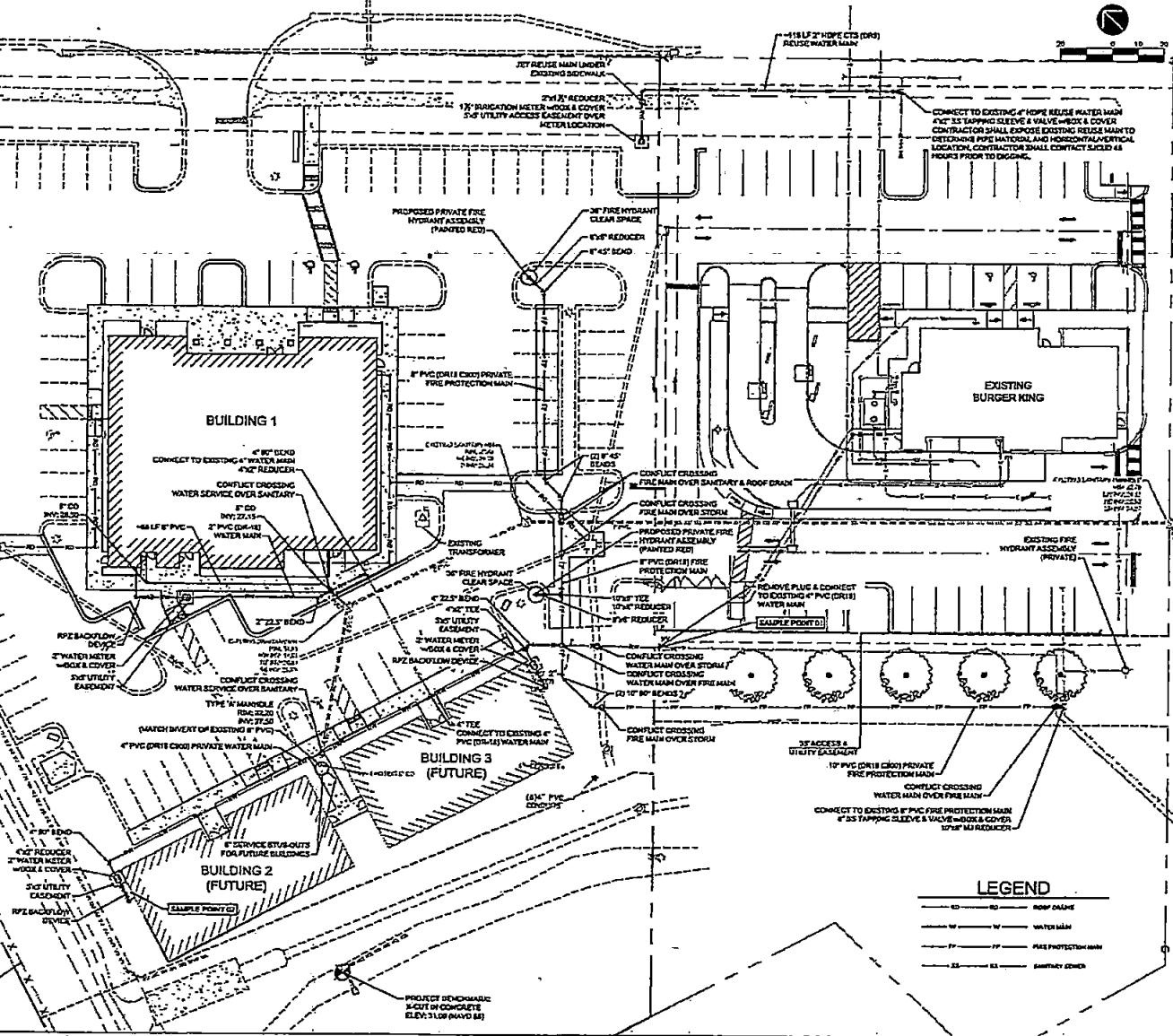
FIRE DEPARTMENT NOTES:

1. FIRE PROTECTION FOR THE PURPOSE OF THESE PLANS IS ANY UNDERGROUND WATER LINE NOT OWNED AND MAINTAINED BY A PUBLIC UTILITY AS WELL AS ANY PRIVATE FIRE SERVICE MAIN AND PIPE AND ITS APPURTENANCES ON PRIVATE PROPERTY (1) BETWEEN A SOURCE OF WATER AND THE BASE OF THE SYSTEM RISER FOR WATERSHED FIRE PROTECTION SYSTEMS, (2) BETWEEN A SOURCE OF WATER AND INLETS TO FLOOD CONTROL SYSTEMS, (3) BETWEEN A SOURCE OF WATER AND THE BASE ELBOW OF PRIVATE HYDRANTS OR MONITOR NOZZLES AND (4) USED AS FIRE MAIN DUCTION AND SERVICE MAINS, AS SHOWN AT THE INLET SIDE OF THE CHECK VALVE ON A GRAVITY OR PRESSURE TANK.
2. THIS SHALL ALSO APPLY TO COINED SERVICE MAINS USED TO CARRY WATER FOR FIRE SERVICE AND OTHER USES, I.E. DOMESTIC.
3. STANDARDS TO BE REFERENCED ARE TO BE THE MOST CURRENT AS ADOPTED BY THE FLORIDA FIRE PREVENTION CODE:
 - NFPA 24 INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES
 - NFPA 20 STANDARD FOR INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
 - NFPA 22 STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
 - NFPA 16 STANDARD FOR DELUGE FOAM WATER SPRINKLER & FOAM WATER SPRAY SYSTEMS
 - NFPA 13C STANDARD FOR FIRE HOSE CONNECTIONS
4. ITEMS ON THE CONSTRUCTION PLANS SHALL INCLUDE BUT NOT LIMITED TO SCALE DIMENSIONS AND DETAILS AND TO INCLUDE THE FOLLOWING ITEMS WHEN THEY ARE APPLICABLE TO THE SYSTEM BEING INSTALLED:
 - * NAME OF OWNER AND OCCUPANT.
 - * LOCATION INCLUDING STREET ADDRESS.
 - * POINT OF COMPASS.
 - * A COMPLETE LOCATION OF THE SCALE USED ON ALL PLANS.
 - * NAME AND ADDRESS OF CONTRACTOR.
 - * SIZE AND LOCATION OF WATER SUPPLIES.
 - * SIZE AND LOCATION OF ALL PIPING, INCLUDING, WHERE POSSIBLE, THE CLASS AND TYPE AND DEPTH OF EXISTING PIPE, THE CLASS AND TYPE AND DEPTH OF NEW PIPE TO BE INSTALLED AND THE DEPTH TO WHICH TO BE INSTALLED.
 - * SIZE, TYPE, AND LOCATION OF VALVES, INDICATE IF LOCATED IN PIT OR IF OPERATIONS BY HOIST INDICATION OR KEY WALK-IN THROUGH A CLOSED BOX.
 - * LOCATION OF FIRE DEPARTMENT CONNECTIONS, IF PART OF PRIVATE FIRE SERVICE MAIN SYSTEM, INCLUDING DETAIL OF CONNECTIONS.
 - * SPRINKLER AND STANPPE RISERS AND MONITOR NOZZLES TO BE SUPPLIED BY THE SYSTEM.
 - * LOCATION OF FIRE DEPARTMENT CONNECTIONS, IF PART OF PRIVATE FIRE SERVICE MAIN BY DETAIL INCLUDING DETAIL OF CONNECTIONS.
 - * ALL COMPONENTS MUST HAVE LISTING WITH FIRE PROTECTION PER NFPA.
 - * ALL FIRE HYDRANTS INSTALLED SHALL COMPLY WITH A SINGLE AS BORN HOSE OUTLET, AND TWO (2) 1.5" HOSE OUTLETS, ALL WITH MADE IN STANDARD THREADS IN ACCORDANCE WITH NFPA 16C.

5. A COPY THESE APPROVED ENGINEERED PLANS SHALL ACCOMPANY A REQUIRED FIRE MARSHAL (UNDERGROUND PERMIT) SUBMITTED BY A CERTIFIED CONTRACTOR, THIS UNDERGROUND PERMIT WILL REQUIRE ADDITIONAL DETAILS AND SPECS AT THE TIME OF SUBMITTAL TO THE FIRE MARSHAL'S OFFICE.
6. CONTRACTORS INSTALLING THE UNDERGROUND PIPING IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS FOR A FIRE PROTECTION SYSTEM UNDER WATER AS THE EXTENDING AGENCY SERVICE AT THE POINT AT WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND ENDING NO MORE THAN 1 FOOT ABOVE THE FLOOR SHALL BE REQUIRED TO HAVE A CLASS 1 OR V FIRE PROTECTION CONTRACTORS LICENSE PURSUANT TO CHAPTER 463, FLORIDA STATUTES. OTHER CONTRACTORS ARE REMINDED THAT THEY ARE RESPONSIBLE FOR VERIFYING THAT THEIR SUBCONTRACTORS HOLD THE REQUIRED LICENSES. CONTRACTORS FOUND TO BE VIOLATING THIS REQUIREMENT MAY BE REFERRED TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION AND/OR THE STATE FIRE MARSHAL'S REGULATORY LICENSING SECTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FROM THE FIRE MARSHAL'S OFFICE PRIOR TO THE START OF SITE CONSTRUCTION IN ACCORDANCE WITH THE ABOVE REFERENCED STANDARDS.
8. NOTE: MINIMUM WORKING PRESSURE OF THE UNDERGROUND PIPING SHALL BE 150 PSI. NFPA 24 REQUIRES SPECIFIC PIPE SIZES TO MEET TABLE C-103 WITH MANUFACTURED LISTING FOR FIRE PROTECTION.
9. ALL FIRE LINES MUST BE DISPERSED BY THE FIRE MARSHAL'S OFFICE PRIOR TO STARTING THE CODE REQUIRES ALL JOINTS EXPOSED OR EXPOSED TO WATER BETWEEN JOINTS, ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS.

1. ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE, LARGEST HOSE OUTLET NOT LESS THAN 1/2" ABOVE FINAL GRADE AND ROADWAY.
2. APPROVAL OF THESE PLANS DOES NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS.
3. ALL WATER AND REUSE FITTINGS SMALLER THAN 3" INCHES SHALL BE BRASS COMPRESSION FITTINGS, ALL FITTINGS 3" INCH AND LARGER SHALL BE DUCTILE IRON WITH RESTRICTED MECHANICAL JOINTS.
4. PUMPS AND OTHER MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE FLAT ROOF OF THE BUILDING.
5. IT IS THE REQUIREMENT OF BUILDING THAT TREES SHALL BE PLANTED OR TO REMAIN LOCATED NEAR PUBLICLY OWNED OR MAINTAINED PROPOSED OR EXISTING UTILITY LINES, THAT THE TREES MUST NOT BE WITHIN 7.5 FT. (BOTH SIDES) FROM THE CENTRAL LINE OF THE SYSTEM WORKING PRESSURE LINE.

INTERNATIONAL GOLF PARKWAY



PROSSER
 Community - Management - Energy - Rehabilitation
 13001 Central Park Drive South, Suite 200
 Jacksonville, Florida 32224-0229
 Office Fax: 904.732.3855 / 904.732.3413
 www.prosser.com
 Florida Certificate of Accreditation Number: 00004930

CK FUTURES, LLC

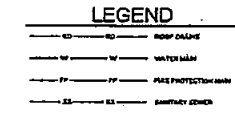
CK FUTURES AT GOLF PARK CENTER

DATE: 1/23/2017
 PROJECT NO.: 170104
 DESIGNED BY: SCL
 DRAWN BY: JCS
 SCALE: AS SHOWN

NO.	DATE	REVISION

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SITE UTILITY PLAN



C-3.01

SCALE: AS SHOWN

DATE: 1/23/2017 10:02 AM



BILL OF SALE
UTILITY IMPROVEMENTS
for

CK Futures, LLC at Golf Park Center

CK Futures, LLC, a Florida limited liability company, whose address is 505 Cross Ridge Drive, Ponte Vedra, Florida 32081 (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 CK FUTURES AT GOLF PARK CENTER"

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 13th of May, 2019.

WITNESS:

OWNER:

CK Futures, LLC,
a Florida limited liability company

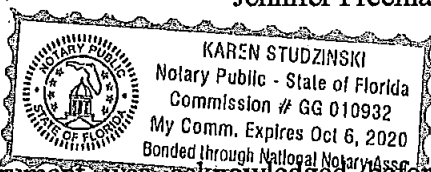
[Signature]
Witness Signature

[Signature]
Owner's Signature

DAVID SNEAD
Print Witness Name

Jennifer Freeman
Jennifer Freeman, Manager

State of Florida
County of Duval



The foregoing instrument was ~~acknowledged~~ before me this 13th day of May, 2019, by Jennifer Freeman, as Manager of CK Futures, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



Exhibit "A" to Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: CK Futures at Golf Park Center
 Contractor: 4-K CONSTRUCTION, INC.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Service	Ea	3	\$ 1,470.00	\$ 4,410.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 4,410.00



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: CK Futures at Golf Park Center
 Contractor: 4-K CONSTRUCTION, INC.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Service (PE Tubing)	Ea	1	\$ 4,950.00	\$ 4,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	4,950.00

Exhibit "C" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$9,360.00 hereby waives and releases its lien and right to claim a lien for Water and Reuse labor, services or materials furnished through April 11, 2019 to CK Futures, LLC. to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR CK Futures at Golf Park Center

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 9th of Oct., 2019.

WITNESS:

OWNER:

Amy Jones
Witness Signature

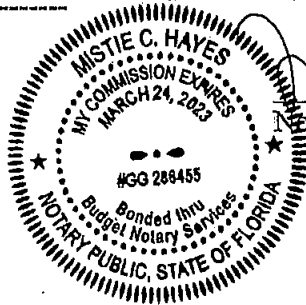
Robert M. Klem
Lienor's Signature

Amy Jones
Print Witness Name

Robert M Klem
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 10th day of October, 2019, by Robert M Klem who is personally known to me or has produced _____ as identification.



Mistie C Hayes
Notary Public



Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: CK Futures at Golf Park Center
 Contractor: 4-K CONSTRUCTION, INC.
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Service	Ea	3	\$ 1,470.00	\$ 4,410.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	4,410.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: CK Futures at Golf Park Center
 Contractor: 4-K CONSTRUCTION, INC.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Service (PE Tubing)	Ea	1	\$ 4,950.00	\$ 4,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 4,950.00

Exhibit "D" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: April 10, 2019

Project Title: CK Futures at
Golf Park Center
St. Johns County, Florida

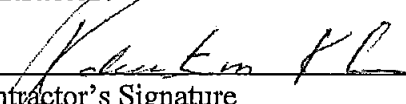
FROM: 4-K Construction, Inc.
6927 Distribution Avenue South.
Jacksonville, FL 32256

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:



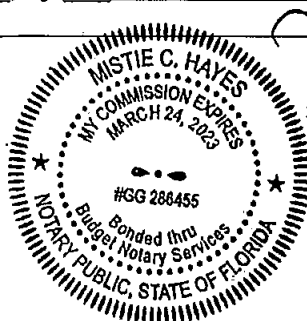
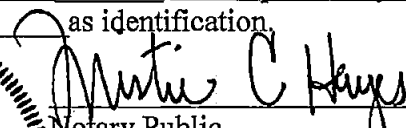
Contractor's Signature

Robert M. Klem

Print Contractor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 10th day of April, 2020, by Robert M. Klem who is personally known to me or has produced _____ as identification.

Notary Public



Exhibit "E" to Resolution

St. Johns County Board of County Commissioners

Utility Department

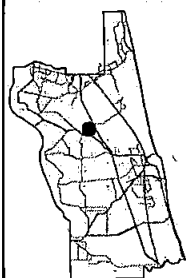
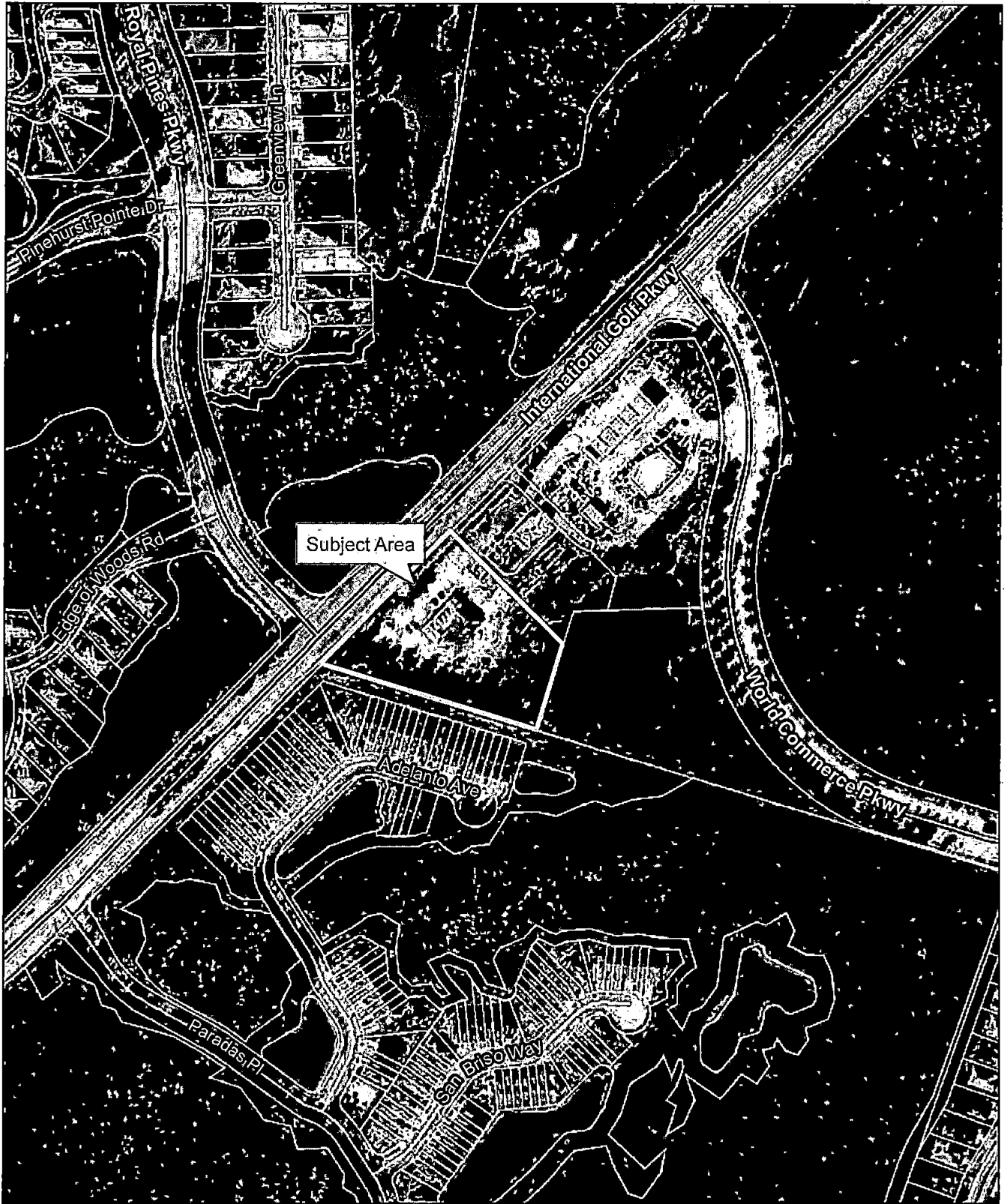
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: CK futures at Golf Park Center
DATE: October 17, 2019

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of CK Futures at Golf Park Center.

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.



2016 Aerial Imagery

0 70 140 280
Feet

Date: 10/29/2019

*Easement for Utilities,
Bill of Sale, Schedule
of Values, Final Release
of Lien, Warranty*

*CK Futures
at Golf Park Center*

Land Management
Systems
Real Estate
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