

RESOLUTION NO. 2020- 38

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, A SPECIAL WARRANTY DEED AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WINDSONG ACRES LOCATED OFF OLD MOULTRIE ROAD.**

**RECITALS**

**WHEREAS**, American Homes Investments, LLC, a Delaware limited liability company, has executed and presented to the County a Special Warranty Deed conveying a lift station to serve Windsong Acres located off Old Moultrie Road, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, American Homes Investments, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Windsong Acres located off Old Moultrie Road attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, American Homes Investments, LLC, a Delaware 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 sewer systems to serve Windsong Acres located off Old Moultrie Road, attached hereto as Exhibit "D", incorporated by reference and made a part hereof; and

**WHEREAS**, W. Gardner, 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 Windsong Acres, attached hereto as Exhibits "E" and "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 a 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 above described Easement for Utilities, Special Warranty Deed 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, 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, Special Warranty Deed 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 6<sup>th</sup> day of October, 2020.

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

By: [Signature]  
Jeb S. Smith, Chair

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

RENDITION DATE 10/8/20

[Signature]  
Deputy Clerk



Exhibit "A" to Resolution

This Instrument Prepared By:

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 28<sup>th</sup> day of May 2020 is by and from American Homes Investments, LLC, whose address is 30601 Agoura Road, Suite 200 L, Agoura Hills, CA 91301, 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

**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, 2014; 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.

Signed, sealed and delivered in our presence:

Brexit Landry  
Print Name: BREXIT LANDRY

By: Brexit Landry

Its: VP Land

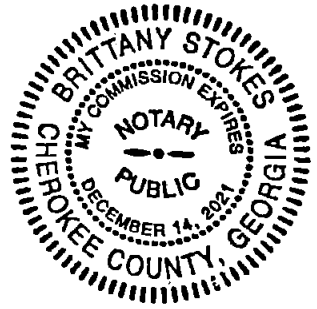
Jennifer Reid  
Print Name: Jennifer Reid

STATE OF ~~FLORIDA~~ Georgia  
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of May, 2020, by Gregory Reid as VP of Land for American Homes Investments, LLC.

Brittany Stokes  
Notary Public  
My Commission Expires: 12/14/21

Personally Known or Produced Identification  
Type of Identification Produced  
  
Notary Public



# MAP SHOWING SKETCH & DESCRIPTION OF

## PROPOSED LIFT STATION

A PORTION OF LOT 9, PINWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS & EXCEPT ANY PORTION IN THE RIGHT OF WAY OF STATE ROAD S-5-A, AS SHOWN IN DEED BOOK 234, PAGE 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF MOULTRIE CROSSING, AS RECORDED IN MAP BOOK 52, PAGES 1 THROUGH 4 OF SAID PUBLIC RECORDS; THENCE NORTH 88°52'00" EAST ALONG THE SOUTH LINE OF SAID MOULTRIE CROSSING, A DISTANCE OF 272.38; THENCE DEPARTING SAID SOUTH LINE SOUTH 01°08'18" EAST ALONG A NON-BOUNDARY LINE, A DISTANCE OF 60.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'18" EAST, A DISTANCE OF 40.0 FEET; THENCE SOUTH 88°51'42" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°08'18" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°51'42" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.04 ACRES ±

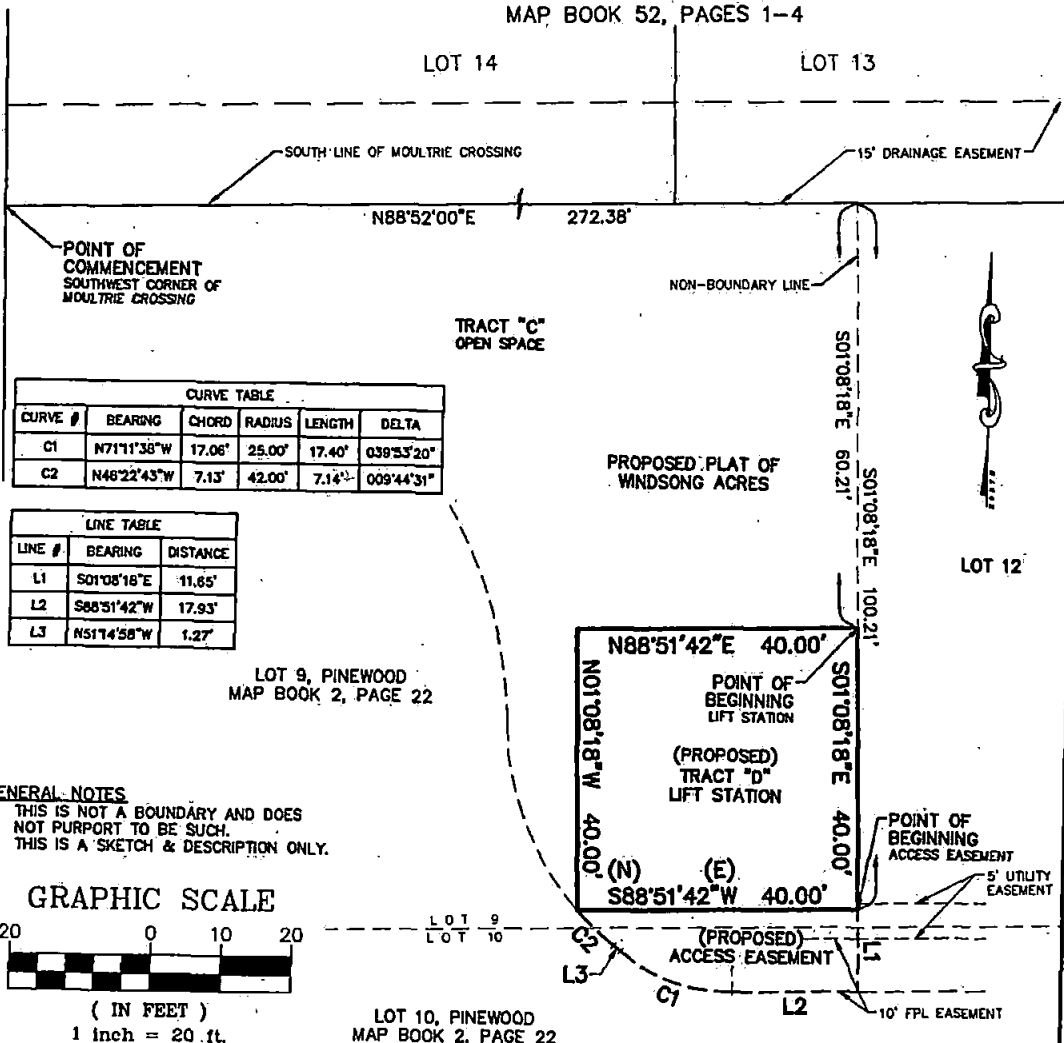
## PROPOSED ACCESS EASEMENT

A PORTION OF LOT 10, PINWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LESS & EXCEPT ANY PORTION IN THE RIGHT OF WAY OF STATE ROAD S-5-A, AS SHOWN IN DEED BOOK 234, PAGE 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF MOULTRIE CROSSING, AS RECORDED IN MAP BOOK 52, PAGES 1 THROUGH 4 OF SAID PUBLIC RECORDS; THENCE NORTH 88°52'00" EAST ALONG THE SOUTH LINE OF SAID MOULTRIE CROSSING, A DISTANCE OF 272.38; THENCE DEPARTING SAID SOUTH LINE SOUTH 01°08'18" EAST ALONG A NON-BOUNDARY LINE, A DISTANCE OF 100.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'18" EAST, A DISTANCE OF 11.65 FEET; THENCE SOUTH 88°51'42" WEST, A DISTANCE OF 17.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 17.40 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°11'38" WEST, 17.06 FEET; THENCE NORTH 51°14'58" EAST, A DISTANCE OF 1.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 7.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°22'43" WEST, 7.13 FEET; THENCE NORTH 88°51'42" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.01 ACRES ±

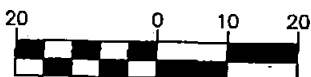
## MOULTRIE CROSSING MAP BOOK 52, PAGES 1-4



## GENERAL NOTES

1. THIS IS NOT A BOUNDARY AND DOES NOT PURPORT TO BE SUCH.
2. THIS IS A SKETCH & DESCRIPTION ONLY.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17.002 OF THE FLORIDA ADMINISTRATIVE CODES.

No. 4827  
*Bob L. Pittman*  
BOB L. PITTMAN, P.S.M. OF 10-22-19  
Florida Registration Certificate No. 4827  
NOT VALID WITHOUT HIS SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,  
JACKSONVILLE, FLORIDA 32210  
PHONE: 904/384-8377  
LICENSED BUSINESS NO. 6487

DRAWN BY: JOY DATE: FIELD BOOK & PAGE: N/A JOB NO.: 19-01-09-01

Exhibit "B" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 28<sup>th</sup> day of May, 2020 by American Homes Investments, LLC, with an address of 30601 Agoura Road, Suite 200, Agoura Hills, CA 25765, 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. 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

Brent Landry  
Witness Signature

BRENT LANDRY  
Print Name

By: Geoffrey Reed

Print Name: Geoffrey Reed

Its: VP Land

Jennifer Reed  
Witness Signature

Jennifer Reed  
Print Name

State of Georgia  
County of Cherokee

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of May, 2020 by Geoffrey Reed who is personally known to me or has produced Drivers License as identification.

[Signature]  
Notary Public

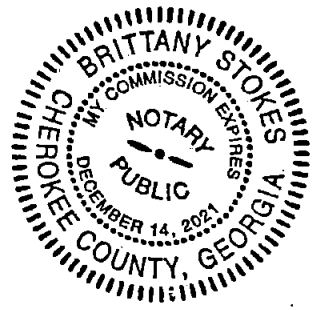




EXHIBIT "A"

TRACT G, AS SHOWN ON RECORDED PLAT OF WINDSONG ACRES, AS RECORDED  
IN MAP BOOK 98, PAGES 70-72, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY,  
FLORIDA.



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**Windsong Acres**

American Homes Investments, LLC, whose address is 30601 Agoura Road, Suite 200L, Agoura Hills, CA 91301 (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 WINDSONG ACRES"

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 25<sup>th</sup> of May, 2020

**WITNESS:**

**OWNER:**

*Brent Landry*  
Witness Signature

*Geoffrey Reid*  
Owner's Signature

BRENT LANDRY  
Print Witness Name

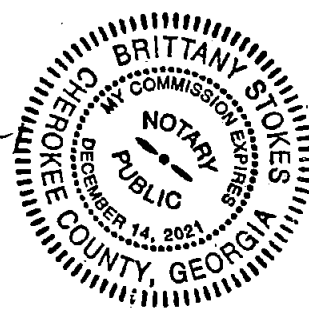
Geoffrey Reid  
Print Owner's Name

STATE OF ~~FLORIDA~~ Georgia  
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of May, 2020, by Geoffrey Reid as VP of Land for American Homes Investments, LLC.

*[Signature]*  
Notary Public

My Commission Expires: 12/14/21



Personally Known or Produced Identification  
Type of Identification Produced



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Windsong Acres  
 Contractor: W. Gardner, LLC.  
 Developer: AMH Development, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC & Fittings	LF	305	\$ 57.23	\$ 17,455.15
6" DR 18 PVC & Fittings	LF	473	\$ 27.97	\$ 13,229.81
4" DR 18 PVC & Fittings	LF	290	\$ 19.30	\$ 5,597.00
10" DR-11 Directional Drill	LF	60	\$ 221.34	\$ 13,280.40
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" x 8" Tap sleeve & Valve	Ea	1	\$ 4,310.52	\$ 4,310.52
8" Gate Valve	Ea	1	\$ 2,578.84	\$ 2,578.84
6" Gate Valve	Ea	1	\$ 1,393.91	\$ 1,393.91
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	2	\$ 4,268.25	\$ 8,536.50
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
SJCUD Services Double Long	Ea	11	\$ 761.16	\$ 8,372.76
SJCUD Services Single	Ea	4	\$ 585.55	\$ 2,342.20
SJCUD Double Meter Box	Ea	11	\$ 411.87	\$ 4,530.57
SJCUD Single Meter Box	Ea	4	\$ 287.88	\$ 1,151.52
Lift Station Static Line	Ea	1	\$ 669.73	\$ 669.73
Lift Station Water Service	Ea	1	\$ 1,235.25	\$ 1,235.25
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 84,684.16</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Windsong Acres  
 Contractor: W. Gardner, LLC.  
 Developer: AMH Development, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST.
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
12 x 4" Tap sleeve & Valve	EA	1	\$ 4,162.77	\$ 4,162.77
4" Gate Valve	EA	1	\$ 1,117.00	\$ 1,117.00
4" DR 18 PVC & Fittings	LF	20	\$ 33.71	\$ 674.20
3" DR-9 Polly & Fittings	LF	600	\$ 16.00	\$ 9,600.00
2" DR-9 Polly & Fittings	LF	1087	\$ 15.13	\$ 16,446.31
<b>Sewer Valves (Size and Type)</b>				
Air Release valve	Ea	1	\$ 9,892.10	\$ 9,892.10
Pump Out Assembly	Ea	1	\$ 3,975.76	\$ 3,975.76
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC	LF	1083	\$ 48.36	\$ 52,373.88
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" Services	EA	26	\$ 1,076.97	\$ 28,001.22
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA			\$ -
6-8 foot deep	EA	3	\$ 7,394.26	\$ 22,182.78
8-10 foot deep	EA	1	\$ 5,394.26	\$ 5,394.26
10-12 foot deep	EA	1	\$ 8,483.14	\$ 8,483.14
> 12 foot deep	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 139,897.83	\$ 139,897.83
Process Piping	Lump Sum	1	\$ 20,000.00	\$ 20,000.00
Process Structure	Lump Sum	1	\$ 40,159.12	\$ 40,159.12
Process Electrical Equipment	Lump Sum	1	\$ 18,927.84	\$ 18,927.84
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 381,288.21</b>



**FINAL RELEASE OF LIEN**  
**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum Four Hundred Sixty-Five Thousand Nine Hundred Seventy-Two Dollars and Thirty-Seven Cents \$465,972.37 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through September 30, 2019 to AMH Development, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Windsong Acres”

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 28<sup>TH</sup> of OCT, 2019.

**WITNESS:**

*Shawn Thomas*  
Witness Signature

SHAWN THOMAS  
Print Witness Name

**OWNER:**

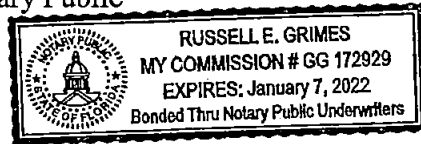
*Elliot Jones*  
Lienor's Signature

ELLIOT JONES  
Print Lienor's Name

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 28<sup>TH</sup> day of OCTOBER, 2019, by ELLIOT JONES who is personally known to me or has produced DRIVERS LICENSE as identification.

*Russell E. Grimes*  
Notary Public





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Windsong Acres
Contractor:	W. Gardner, LLC.
Developer:	AMH Development, LLC.

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Fire Hydrant	Ea	2	\$ 4,268.25	\$ 8,536.50
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Lift Station Water Service	Ea	1	\$ 1,235.25	\$ 1,235.25
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<b>Total Water System Cost</b>				<b>\$ 84,684.16</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Windsong Acres  
 Contractor: W. Gardner, LLC.  
 Developer: AMH Development, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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2" DR-9 Polly & Fittings	LF	1087	\$ 15.13	\$ 16,446.31
<b>Sewer Valves (Size and Type)</b>				
Air Release valve	Ea	1	\$ 9,892.10	\$ 9,892.10
Pump Out Assembly	Ea	1	\$ 3,975.76	\$ 3,975.76
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA			\$ -
6-8 foot deep	EA	3	\$ 7,394.26	\$ 22,182.78
8-10 foot deep	EA	1	\$ 5,394.26	\$ 5,394.26
10-12 foot deep	EA	1	\$ 8,483.14	\$ 8,483.14
> 12 foot deep	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 139,897.83	\$ 139,897.83
Process Piping	Lump Sum	1	\$ 20,000.00	\$ 20,000.00
Process Structure	Lump Sum	1	\$ 40,159.12	\$ 40,159.12
Process Electrical Equipment	Lump Sum	1	\$ 18,927.84	\$ 18,927.84
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 381,288.21</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: October 3, 2019

Project Title: Windsong Acres  
St. Johns County, Florida

FROM: W. Gardner, LLC.  
6206 Atlantic Blvd, Suite 3  
Jacksonville, FL 32211

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.

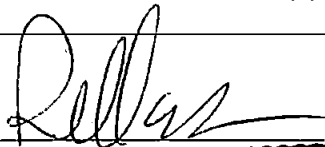
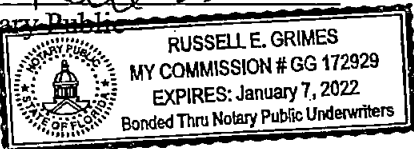
**Contractor:**

  
\_\_\_\_\_  
Contractor's Signature

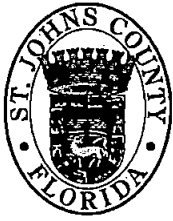
Tom Unger – Exec Vice-President  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of October, 2019, by Tom F Unger who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  






**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

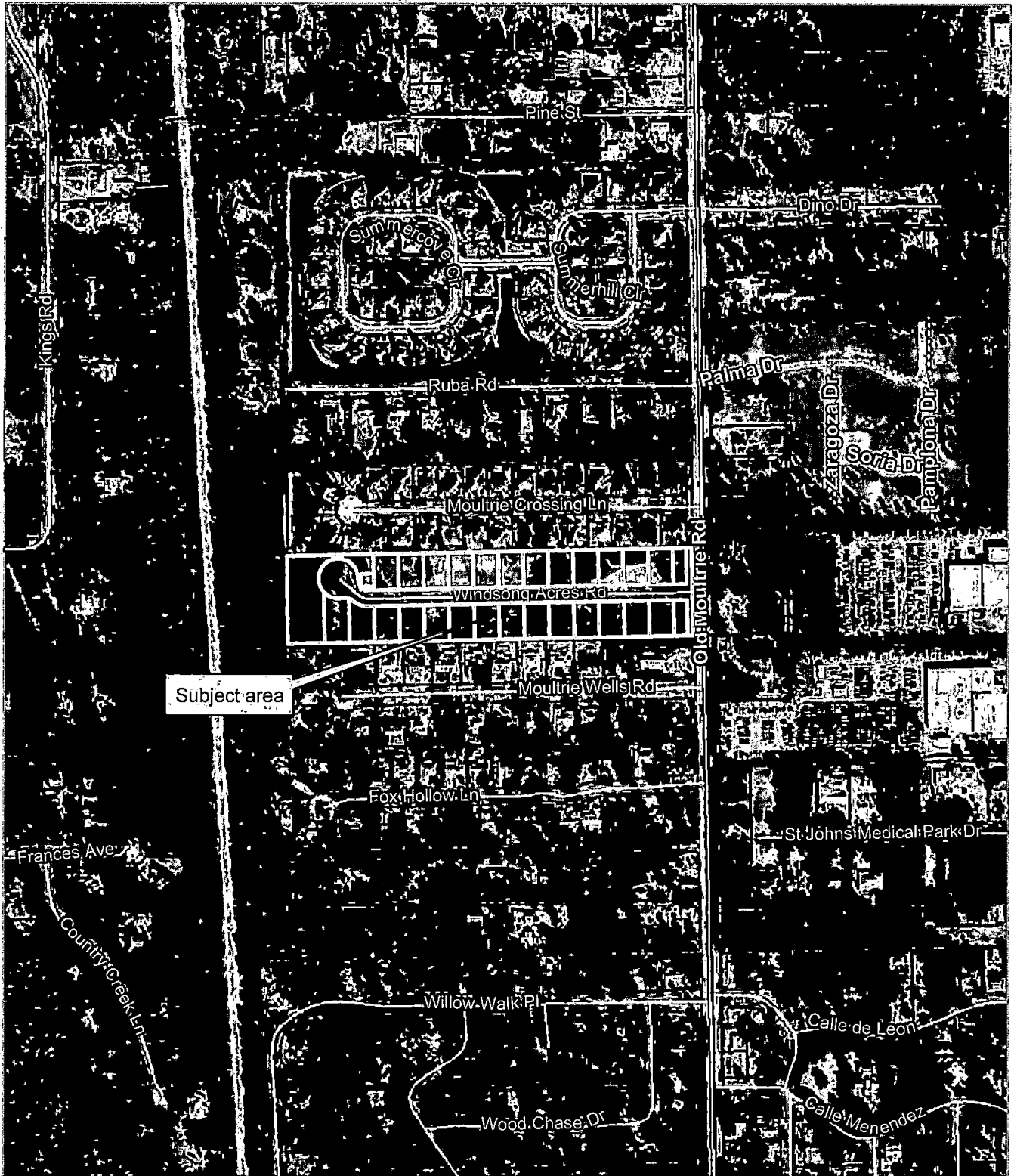
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Windsong Acres  
DATE: August 19, 2020

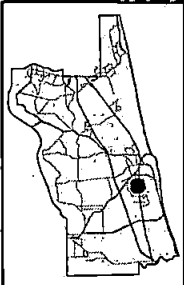
Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Windsong Acres.

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



2019 Aerial Imagery  
 0 100 200 400  
 Feet  
 Date: 9/12/2020

Special Warranty Deed,  
 Easement for Utilities,  
 Bill of Sale, Schedule  
 of Values, Final Release  
 of Lien, and Warranty

Windsong Acres

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782

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.

