

RESOLUTION NO. 2020- 423

**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, SEWER AND REUSE SYSTEMS TO SERVE SILVERLEAF VILLAGE LOCATED OFF ST. JOHNS PARKWAY.**

**RECITALS**

**WHEREAS**, Land Planners Development II, a Florida corporation, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve Silverleaf Village located off St. Johns Parkway attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, Land Planners Development II, a Florida corporation, 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 Silverleaf Village located off St. Johns Parkway attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, J.B. Coxwell Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf Village, 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.

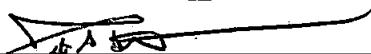
Section 2. The above described Easement for Utilities, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 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 November, 2020.

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

By:   
Jeb S. Smith, Chair

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

  
Deputy Clerk

RENDITION DATE 11/5/20



Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 28th day of January, 2020 by Land Planners Development II, Inc., a Florida corporation, whose address is 111 Nature Walk Parkway, Suite 104, St. Augustine, Florida 32092, hereinafter called "Grantor", to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, P.O. Drawer 349, St. Augustine, Florida 32085, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree 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 and reuse water distribution system and sewer collection system, (including lift stations if applicable) and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, reuse 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 on and over the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water, reuse water, and sewer utility services only and does not convey any right to install other utilities such as cable television service lines. The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, if any.

(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, reuse 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. Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and 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 for 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. 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.

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 similar surface improvements. Grantor or Grantor's successors and assigns shall be solely responsible for replacement of any such 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. Nothing in this section shall, however, relieve Grantee of liability for damage caused to improvements by Grantee's negligence.

4. This Grant shall inure to the benefit 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:

**GRANTOR:**

Land Planners Development II, Inc

By: Gary F. Hannon

Its: Vice President

John G. Metcalf  
Print Name: John G. Metcalf

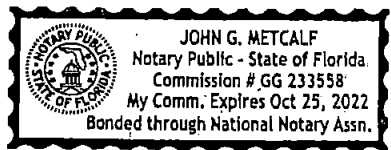
Loral E. Burke  
Print Name: Loral E. Burke

STATE OF Florida }  
COUNTY OF St. Johns }SS

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2020, by Gary F. Hannon, as Vice President of Land Planners Development II, Inc on behalf of the corporation/partnership.

*physical presence*

John G. Metcalf  
(Print Name: John G. Metcalf)  
NOTARY PUBLIC  
State of Florida at Large  
Commission #  
My Commission Expires:



Personally Known   
Or Produced ID \_\_\_\_\_  
[check on of the above]  
Type of Identification Produced



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tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 28, 2020

Work Order No. 18-111.00  
File No. 124G-28.00C

### Utility Easement 1

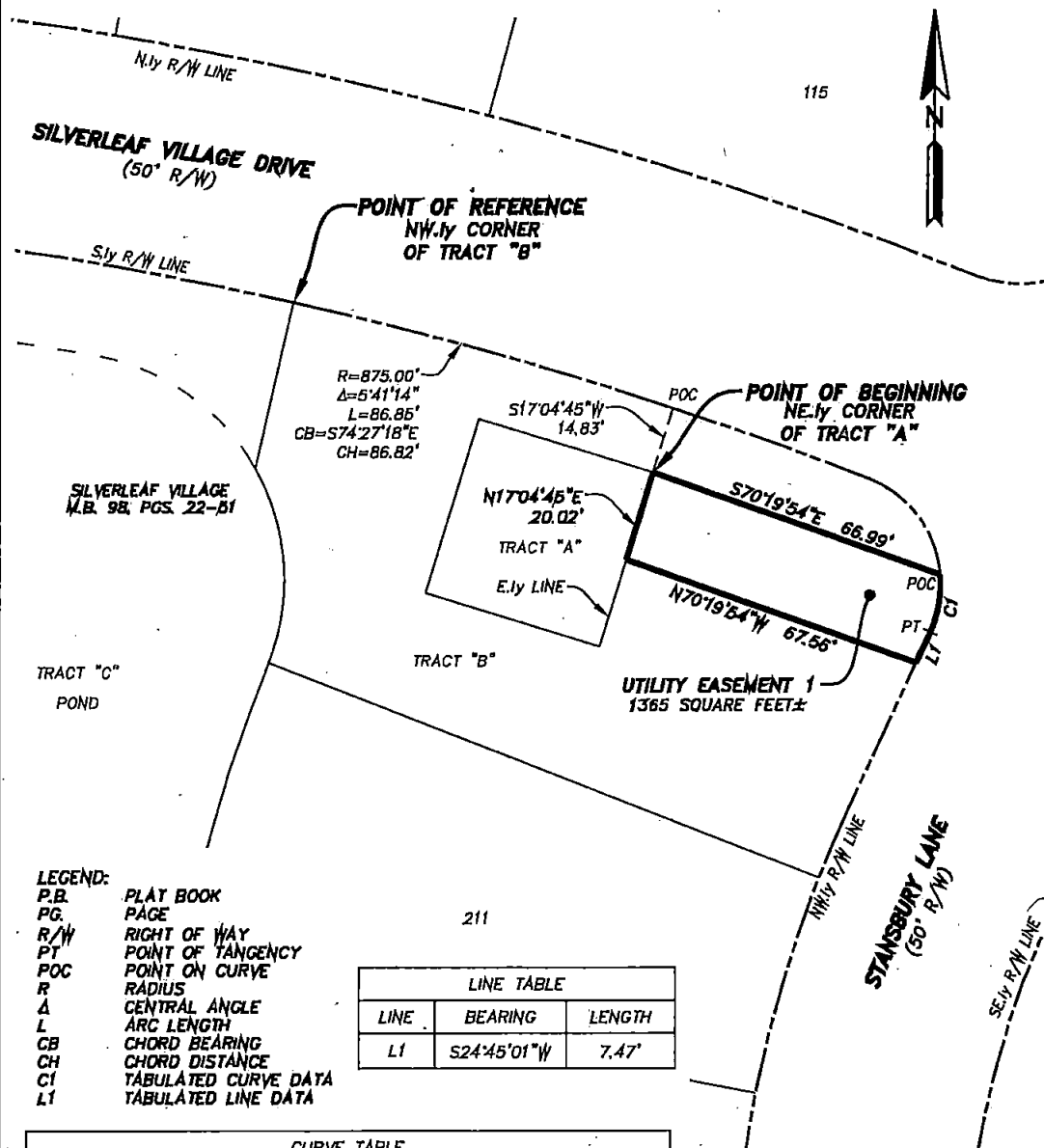
A portion of Tract "B", as depicted on Silverleaf Village, a plat recorded in Map Book 98, pages 22 through 51; of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner said Tract "B", said corner lying on the Southerly right of way line of Silverleaf Village Drive, a 50 foot right of way as presently established; thence Easterly, along said Southerly right of way line and along the arc of a curve concave Southerly having a radius of 875.00 feet, through a central angle of  $05^{\circ}41'14''$ , an arc length of 86.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $74^{\circ}27'18''$  East, 86.82 feet; thence South  $17^{\circ}04'45''$  West, departing said Southerly right of way line, 14.83 feet to the Northeasterly corner of Tract "A", as depicted on said Silverleaf Village, and the Point of Beginning.

From said Point of Beginning, thence South  $70^{\circ}19'54''$  East, 66.99 feet to a point lying on the Northwesterly right of way line of Stansbury Lane, a 50 foot right of way as presently established, said right of way line being a curve concave Westerly having a radius of 25.00 feet; thence Southerly, along said Northwesterly right of way line and along the arc of said curve, through a central angle of  $29^{\circ}31'44''$ , an arc length of 12.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $09^{\circ}59'09''$  West, 12.74 feet; thence South  $24^{\circ}45'01''$  West, continuing along said Northwesterly right of way line, 7.47 feet; thence North  $70^{\circ}19'54''$  West, departing said Northwesterly right of way line, 67.56 feet to a point lying on the Easterly line of said Tract "A"; thence North  $17^{\circ}04'45''$  East, along said Easterly line, 20.02 feet to the Point of Beginning.

Containing 1365 square feet, more or-less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF TRACT "B", AS DEPICTED ON SILVERLEAF VILLAGE,  
A PLAT RECORDED IN MAP BOOK 98, PAGES 22 THROUGH 51,  
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



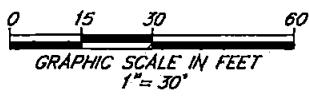
- LEGEND:**
- P.B. PLAY BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

211

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°45'01"W	7.47'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	29°31'44"	12.88'	S09°59'09"W	12.74'

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STANSBURY LANE AS BEING SOUTH 24°45'01" WEST.



**ETM**  
 Surveying & Mapping, Inc.  
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258  
 Tel: (904) 642-8650 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

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.



Digital Signature By:  
 Damon J. Kelly, PSM

**DAMON J. KELLY**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6284

SCALE: 1" = 30'  
 DATE: JANUARY 28, 2020



VISION • EXPERIENCE • RESULTS

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14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 28, 2020

Work Order No. 18-111.00

File No. 124G-28.00D

### Utility Easement 2

A portion of Tract "B", as depicted on Silverleaf Village, a plat recorded in Map Book 98, pages 22 through 51, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

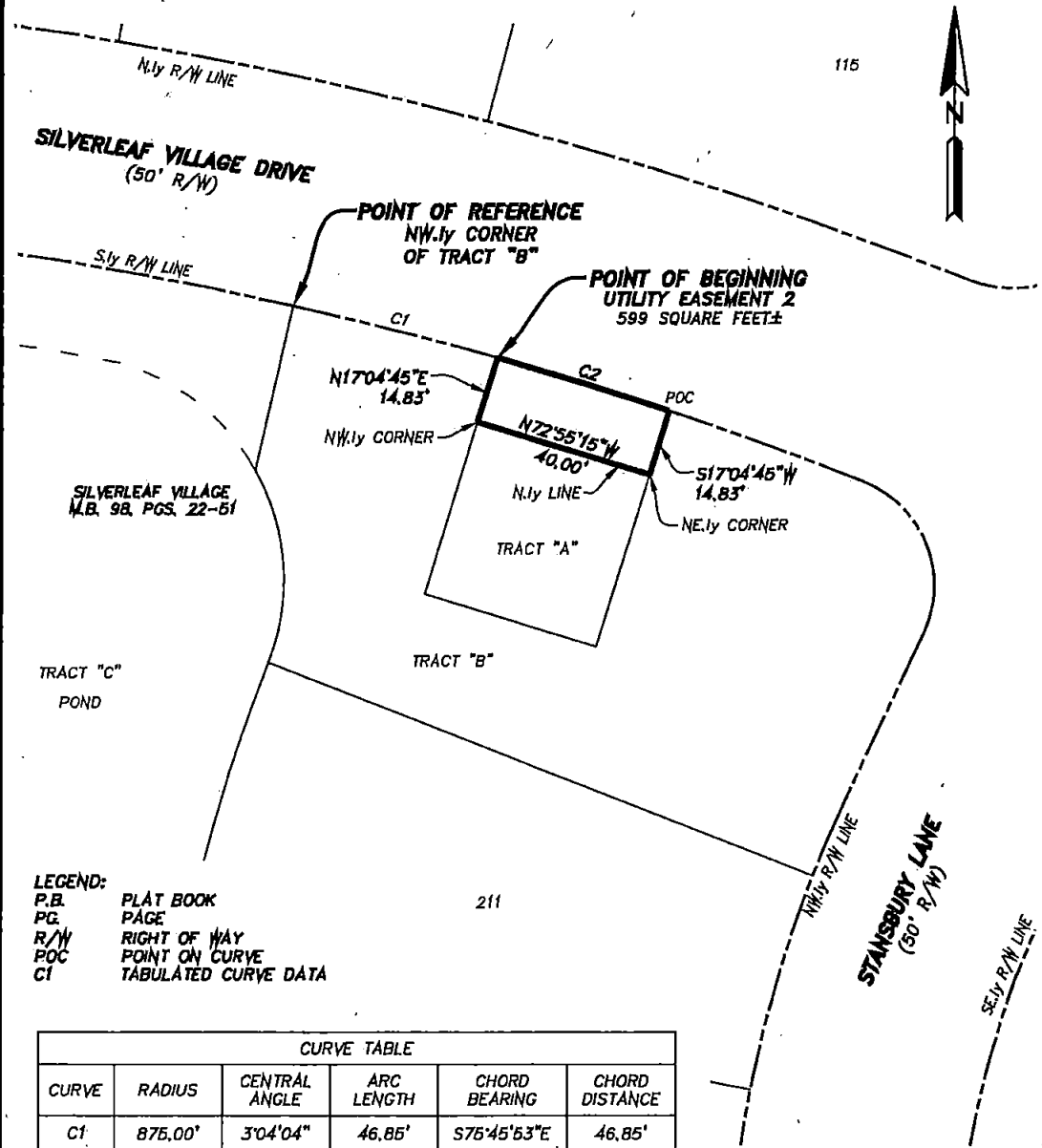
For a Point of Reference, commence at the Northwesterly corner said Tract "B", said corner lying on the Southerly right of way line of Silverleaf Village Drive, a 50 foot right of way as presently established; thence Easterly, along said Southerly right of way line and along the arc of a curve concave Southerly having a radius of 875.00 feet, through a central angle of  $03^{\circ}04'04''$ , an arc length of 46.85 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $75^{\circ}45'53''$  East, 46.85 feet.

From said Point of Beginning, thence continue Easterly, along said Southerly right of way line and along the arc of a curve concave Southerly having a radius of 875.00 feet, through a central angle of  $02^{\circ}37'10''$ , an arc length of 40.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}55'15''$  East, 40.00 feet; thence South  $17^{\circ}04'45''$  West, departing said Southerly right of way line, 14.83 feet to the Northeasterly corner of Tract "A", as depicted on said Silverleaf Village; thence North  $72^{\circ}55'15''$  West, along the Northerly line of said Tract "A", a distance of 40.00 feet to the Northwesterly corner thereof; thence North  $17^{\circ}04'45''$  East, 14.83 feet to the Point of Beginning.

Containing 599 square feet, more or less.



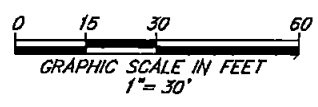
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BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**  
P.B. PLAT BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
CI TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	875.00'	3°04'04"	46.85'	S75°45'53"E	46.85'
C2	875.00'	2°37'10"	40.00'	S72°55'15"E	40.00'

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE NORTHERLY LINE OF TRACT "A"  
AS BEING NORTH 72°55'15" WEST.



**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digital Signature By:  
Damon J. Kelly, PSM

SCALE: 1" = 30'  
DATE: JANUARY 28, 2020  
**DAMON J. KELLY**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
STATE OF FLORIDA LS No. 6284

Exhibit "B" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Silveleaf Village (Silverleaf Parcels 17A and 17B)**

Land Planner Development II, Inc.

111 Nature Walk Parkway

St. Augustine, FL 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:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Silverleaf Village (Silverleaf Parcels 17A and 17B)

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 20<sup>th</sup> of March 2020

**WITNESS:**

John G. Metzalf  
Witness Signature

John G. Metzalf  
Print Witness Name

**OWNER:**

David Hutson  
Owner's Signature

David Hutson, President  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was sworn to and subscribed before me, by means of  physical presence or  online notarization, this 20<sup>th</sup> day of March, 2020, by David Hutson, President of **Land Planner Development II, Inc.**, a Florida Corporation, who is personally known to me.

Notary Signature: Beverly L. Cunningham  
[NOTARY STAMP]



Beverly L. Cunningham  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG933307  
Expires 11/20/2023

Exhibit "A" to Bill of Sale



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

Project Name: Silverleaf Village Phase 1  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC	LF	4020	\$ 34.00	\$ 136,680.00
12" DR-18 FPVC	LF	730	\$ 112.00	\$ 81,760.00
08" DR-18 PVC	LF	7,544	\$ 23.30	\$ 175,775.20
08" DR-18 FPVC	LF	330	\$ 61.20	\$ 20,196.00
06" DR-18 FPVC	LF	36	\$ 43.00	\$ 1,548.00
04" DR-18 PVC	LF	802	\$ 19.00	\$ 15,238.00
02" DR-9 HDPE	LF	1,090	\$ 18.00	\$ 19,620.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
12" Gate Valve - American	EA	13	\$ 2,760.00	\$ 35,880.00
08" Gate Valve - American	EA	21	\$ 1,620.00	\$ 34,020.00
06" Gate Valve - American	EA	1	\$ 1,200.00	\$ 1,200.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant Assembly	Ea	18	\$ 4,400.00	\$ 79,200.00
2" Flushing Hydrant	Ea	5	\$ 1,650.00	\$ 8,250.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly	Ea	283	\$ 530.00	\$ 149,990.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 759,357.20</b>



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

Project Name: Silverleaf Village Phase 1  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
04" DR-18 PVC	LF	1540	\$ 18.00	\$ 27,720.00
04" DR-18 FPVC	LF	585	\$ 41.60	\$ 24,336.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
04" Gate Valve - American	Ea	3	\$ 970.00	\$ 2,910.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" DR-26 PVC	LF	78	\$ 45.70	\$ 3,564.60
08" DR-26 PVC	LF	12950	\$ 45.70	\$ 591,815.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
06" DR-26 PVC	EA	282	\$ 920.00	\$ 259,440.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type "A" Manhole	EA	47	\$ 4,900.00	\$ 230,300.00
Type "A" Manhole, Lined	EA	14	\$ 9,720.00	\$ 136,080.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
Mechanical Equipment	Lump Sum	1	\$ 120,000.00	\$ 120,000.00
Process Piping	Lump Sum	1	\$ 40,000.00	\$ 40,000.00
Process Structure	Lump Sum	1	\$ 150,000.00	\$ 150,000.00
Process Electrical Equipment	Lump Sum	1	\$ 70,000.00	\$ 70,000.00
Other Improvements	Lump Sum	1	\$ 20,000.00	\$ 20,000.00
<b>Total Sewer System Cost</b>				<b>\$ 1,676,165.60</b>



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

Project Name: Silverleaf Village Phase 1  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC	LF	3690	\$ 35.90	\$ 132,471.00
12" DR-18 FPVC	LF	655	\$ 114.00	\$ 74,670.00
08" DR-18 PVC	LF	5405	\$ 25.60	\$ 138,368.00
08" DR-18 FPVC	LF	370	\$ 59.00	\$ 21,830.00
06" DR-18 PVC	LF	2617	\$ 21.70	\$ 56,788.90
06" DR-18 FPVC	LF	292	\$ 49.30	\$ 14,395.60
04" DR-18 PVC	LF	630	\$ 19.50	\$ 12,285.00
02" DR-9 HDPE	LF	1197	\$ 18.00	\$ 21,546.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve - American	Ea	10	\$ 2,760.00	\$ 27,600.00
08" Gate Valve - American	Ea	8	\$ 1,620.00	\$ 12,960.00
06" Gate Valve - America	Ea	14	\$ 1,200.00	\$ 16,800.00
04" Gate Valve - American	Ea	5	\$ 990.00	\$ 4,950.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly	Ea	283	\$ 550.00	\$ 155,650.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse/System Cost</b>				<b>\$ 690,314.50</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum (\$3,125,837.30, *Three Million One Hundred Twenty-Five Eight Hundred Thirty Seven and Thirty Cent*) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through (3/24/20) to (Land Planners & Development II, Inc.) to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR (Silverleaf Parcel 17A/B)” (*Silverleaf Village Phase I*)

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 \_\_\_\_\_ of \_\_\_\_\_

*28th April 2020*

WITNESS:

*Pam Fry*  
\_\_\_\_\_  
Witness Signature

Pam Fry  
\_\_\_\_\_  
Print Witness Name

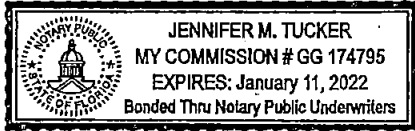
OWNER:

*Christopher C. Blank*  
\_\_\_\_\_  
Lienor's Signature

Christopher C. Blank  
\_\_\_\_\_  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF *DeKalb*

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2020, by Christopher C. Blank as Vice President of Operations for J.B. Coxwell Contracting, Inc.



*Jennifer M. Tucker*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/11/2022

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	<u>Silverleaf Village Phase 1</u>
Contractor:	<u>J.B. Coxwell Contracting, Inc.</u>
Developer:	<u>Land Planners Development II, Inc.</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC	LF	4020	\$ 34.00	\$ 136,680.00
12" DR-18 FPVC	LF	730	\$ 112.00	\$ 81,760.00
08" DR-18 PVC	LF	7,544	\$ 23.30	\$ 175,775.20
08" DR-18 FPVC	LF	330	\$ 61.20	\$ 20,196.00
06" DR-18 FPVC	LF	36	\$ 43.00	\$ 1,548.00
04" DR-18 PVC	LF	802	\$ 19.00	\$ 15,238.00
02" DR-9 HDPE	LF	1,090	\$ 18.00	\$ 19,620.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
12" Gate Valve - American	EA	13	\$ 2,760.00	\$ 35,880.00
08" Gate Valve - American	EA	21	\$ 1,620.00	\$ 34,020.00
06" Gate Valve - American	EA	1	\$ 1,200.00	\$ 1,200.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant Assembly	Ea	18	\$ 4,400.00	\$ 79,200.00
2" Flushing Hydrant	Ea	5	\$ 1,650.00	\$ 8,250.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly	Ea	283	\$ 530.00	\$ 149,990.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 759,357.20</b>



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

Project Name:	Silverleaf Village Phase 1
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
04" DR-18 PVC	LF	1540	\$ 18.00	\$ 27,720.00
04" DR-18 FPVC	LF	585	\$ 41.60	\$ 24,336.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
04" Gate Valve - American	Ea	3	\$ 970.00	\$ 2,910.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" DR-26 PVC	LF	78	\$ 45.70	\$ 3,564.60
08" DR-26 PVC	LF	12950	\$ 45.70	\$ 591,815.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
06" DR-26 PVC	EA	282	\$ 920.00	\$ 259,440.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type "A" Manhole	EA	47	\$ 4,900.00	\$ 230,300.00
Type "A" Manhole, Lined	EA	14	\$ 9,720.00	\$ 136,080.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
Mechanical Equipment	Lump Sum	1	\$ 120,000.00	\$ 120,000.00
Process Piping	Lump Sum	1	\$ 40,000.00	\$ 40,000.00
Process Structure	Lump Sum	1	\$ 150,000.00	\$ 150,000.00
Process Electrical Equipment	Lump Sum	1	\$ 70,000.00	\$ 70,000.00
Other Improvements	Lump Sum	1	\$ 20,000.00	\$ 20,000.00
<b>Total Sewer System Cost</b>				<b>\$ 1,676,165.60</b>





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

Project Name: Silverleaf Village Phase 1  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC	LF	3690	\$ 35.90	\$ 132,471.00
12" DR-18 FPVC	LF	655	\$ 114.00	\$ 74,670.00
08" DR-18 PVC	LF	5405	\$ 25.60	\$ 138,368.00
08" DR-18 FPVC	LF	370	\$ 59.00	\$ 21,830.00
06" DR-18 PVC	LF	2617	\$ 21.70	\$ 56,788.90
06" DR-18 FPVC	LF	292	\$ 49.30	\$ 14,395.60
04" DR-18 PVC	LF	630	\$ 19.50	\$ 12,285.00
02" DR-9 HDPE	LF	1197	\$ 18.00	\$ 21,546.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve - American	Ea	10	\$ 2,760.00	\$ 27,600.00
08" Gate Valve - American	Ea	8	\$ 1,620.00	\$ 12,960.00
06" Gate Valve - America	Ea	14	\$ 1,200.00	\$ 16,800.00
04" Gate Valve - American	Ea	5	\$ 990.00	\$ 4,950.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly	Ea	283	\$ 550.00	\$ 155,650.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 690,314.50</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: July 31, 2019

Project Title: Silverleaf Village  
Phase I  
St. Johns County, Florida

FROM: J.B. Coxwell Contracting, Inc.  
6741 Lloyd Road West  
Jacksonville, FL 32254

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

CHRISTOPHER BLANK

Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 30th day of March, 2020, by Christopher Blank who is personally known to me or has produced personally known as identification.



Notary Public



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

Utility Department

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INTEROFFICE MEMORANDUM

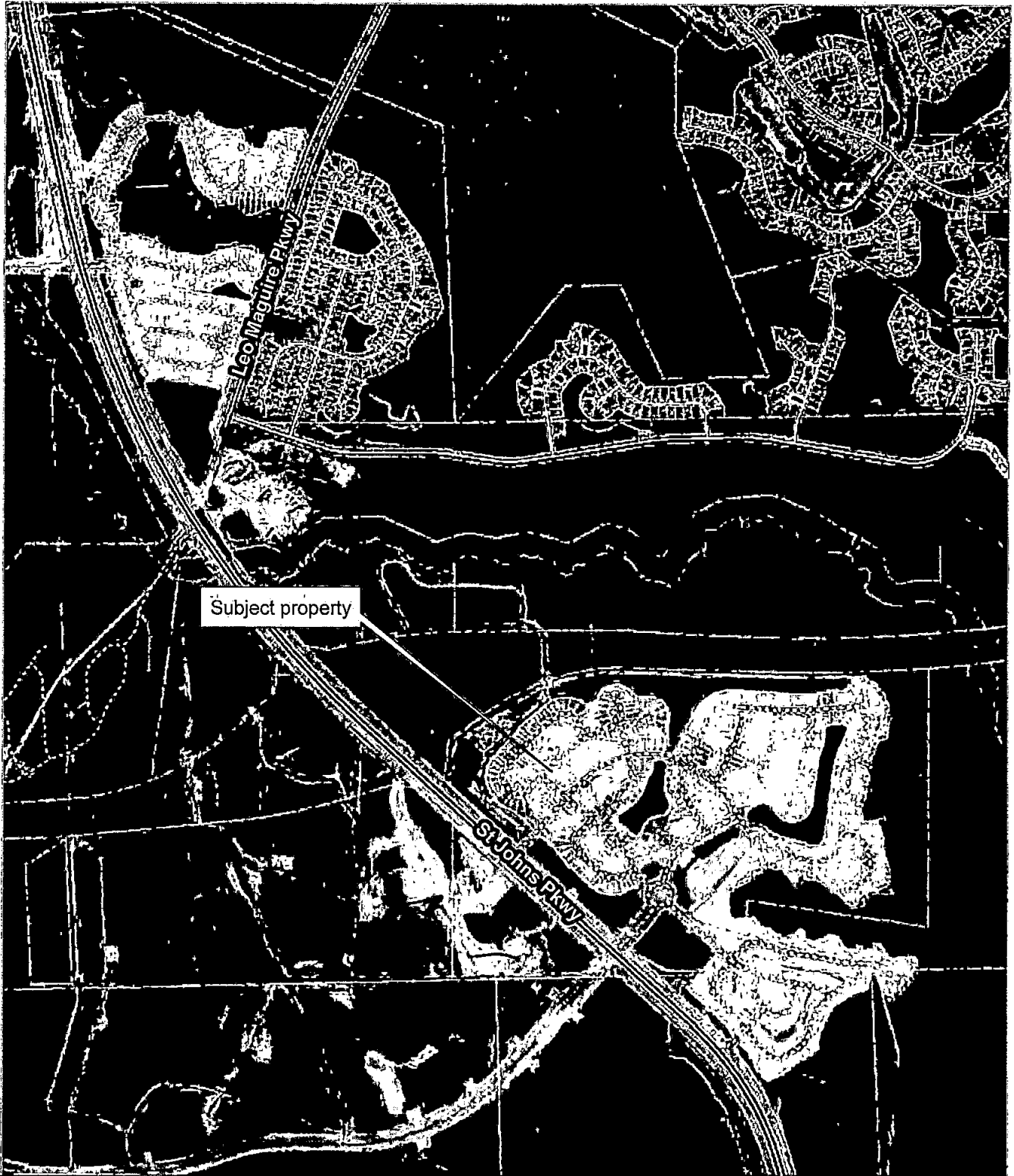
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Silverleaf Village Parcels 17A & 17B Phase 1  
DATE: September 10, 2020

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 Silverleaf Village Parcels 17A & 17B Phase 1.

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 property

St Johns Pkwy

Leo Maguire Pkwy



2019 Aerial Imagery  
0 290 580 1,160  
Feet  
Date: 10/12/2020

Bill of Sale, Warranty, &  
Final Release of Lien

Silverleaf Village  
(Phase 1)

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 herein.

