

RESOLUTION NO. 2023- 208

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER FORCE MAINS SYSTEMS TO SERVE SAN MARCOS HEIGHTS, LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Ocala Herlong, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer force mains systems to serve San Marcos Heights located of State Road 207, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, San Marcos Heights, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer force mains systems to serve San Marcos Heights, attached hereto as Exhibits “B”, incorporated by reference and made a part hereof; and

WHEREAS, San Marcos Heights, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale, conveying all personal property associated with the water and sewer force mains systems to serve San Marcos Heights, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; and

WHEREAS, D.N.S. Contracting, L.L.C., a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at San Marcos Heights, attached hereto as Exhibit “D” and “E”, 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 “F” 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 two Easements for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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

Section 4. The Clerk of the Circuit Court is instructed to record the original Easements 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 20th day of June, 2023.

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

Rendition Date JUN 20 2023

By: 
Christian Whitehurst, Chair

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

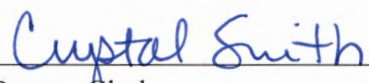

Deputy Clerk



Exhibit "A" to Resolution

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

Parcel 1015700000

EASEMENT FOR UTILITIES

THIS EASEMENT is executed and given this 15th day of February, 2023 by **OCALA HERLONG LLC**, a Florida limited liability company, with an address of c/o TSG Realty, 8650-12 Old Kings Road South, Jacksonville, Florida 32217, 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, 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 a non-exclusive permanent access easement for the purpose of ingress and egress only over and upon the real property described on Exhibit B attached hereto ("Ingress/Egress Area"). The easement granted for the Easement Area 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 easements herein granted are 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 by Grantee 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 easements 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 Utility Lines and Associated Equipment 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 valve located within the Easement. Any water lines between said valve and any improvements served by the utility system are owned, and shall be maintained, by a third party.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains up to and including the valve located within the Easement Area. Any sewer force mains between said valve and any improvements served by the utility system are owned, and shall be maintained, by a third party.

3. After any installation, construction, repair, replacement or removal of any Utility Lines and Associated Equipment, 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 the Utility Lines and Associated 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, the Ingress/Egress 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:

OCALA HERLONG LLC, a Florida limited liability company

Stacey Brown
Witness

By: Michael Setzer, Manager
Print Name: Michael Setzer

Stacey Brown
Print Name

Its: Manager

Mary Ellen Wieber
Witness

Mary Ellen Wieber
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of February, 2023, by Michael Setzer, the Manager of OCALA HERLONG LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Stacey Brown
NOTARY PUBLIC – STATE OF FLORIDA
My Commission Expires:

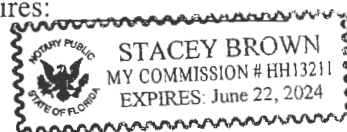


EXHIBIT "A"

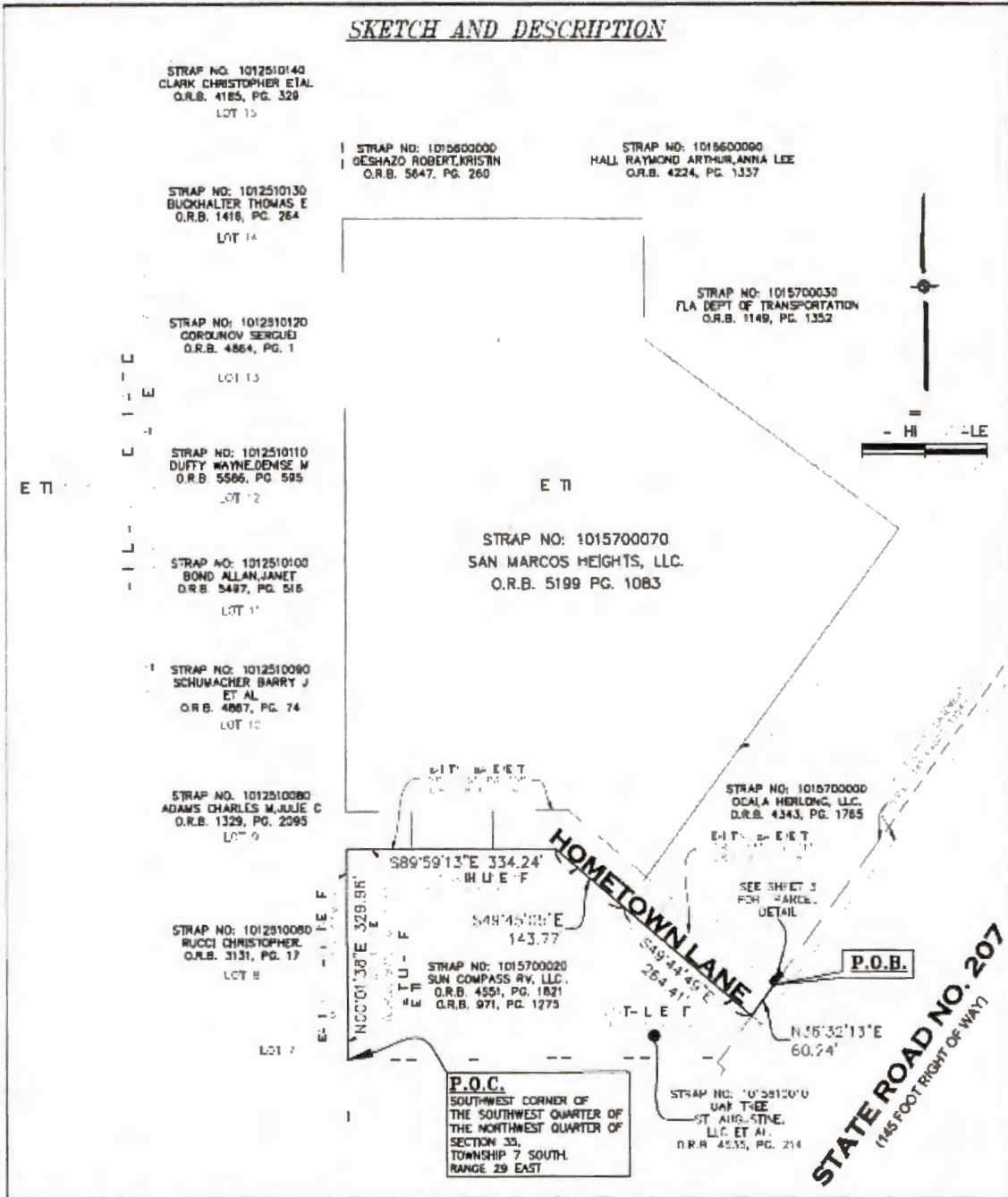
EASEMENT AREA

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 329.96 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 971, PAGES 1275 AND 1276 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG SAID NORTH LINE OF THOSE LANDS, THE FOLLOWING TWO(2) COURSES: COURSE 1: THENCE SOUTH 89°59'13" EAST, A DISTANCE OF 334.24 FEET; COURSE 2: SOUTH 49°45'05" EAST, A DISTANCE OF 143.77 FEET; THENCE SOUTH 49°44'49" EAST, CONTINUE ALONG LAST SAID NORTH LINE AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4535, PAGE 214 OF SAID PUBLIC RECORDS, A DISTANCE OF 264.41 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGES 1354 AND 1355 OF SAID PUBLIC RECORDS; THENCE NORTH 36°32'13" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.24 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 49°45'31" WEST, A DISTANCE OF 6.96 FEET; THENCE NORTH 36°32'13" EAST, A DISTANCE OF 9.21 FEET; THENCE SOUTH 53°27'47" EAST, A DISTANCE OF 2.12 FEET; THENCE NORTH 36°32'13" EAST, A DISTANCE OF 10.65 FEET; THENCE SOUTH 49°45'31" EAST, A DISTANCE OF 4.84 FEET; THENCE SOUTH 36°32'13" WEST, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 116 SQUARE FEET, MORE OR LESS.

SKETCH AND DESCRIPTION



JOB No.	21-037	REVISION	DATE	BY
FILE No.	A-478			
PARTY CHIEF	N/A			
F.B.	N/A			
DRAWN BY	D TRABA			
CHECKED BY	J THOMAS			
SURVEY DATE	01/16/2023			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

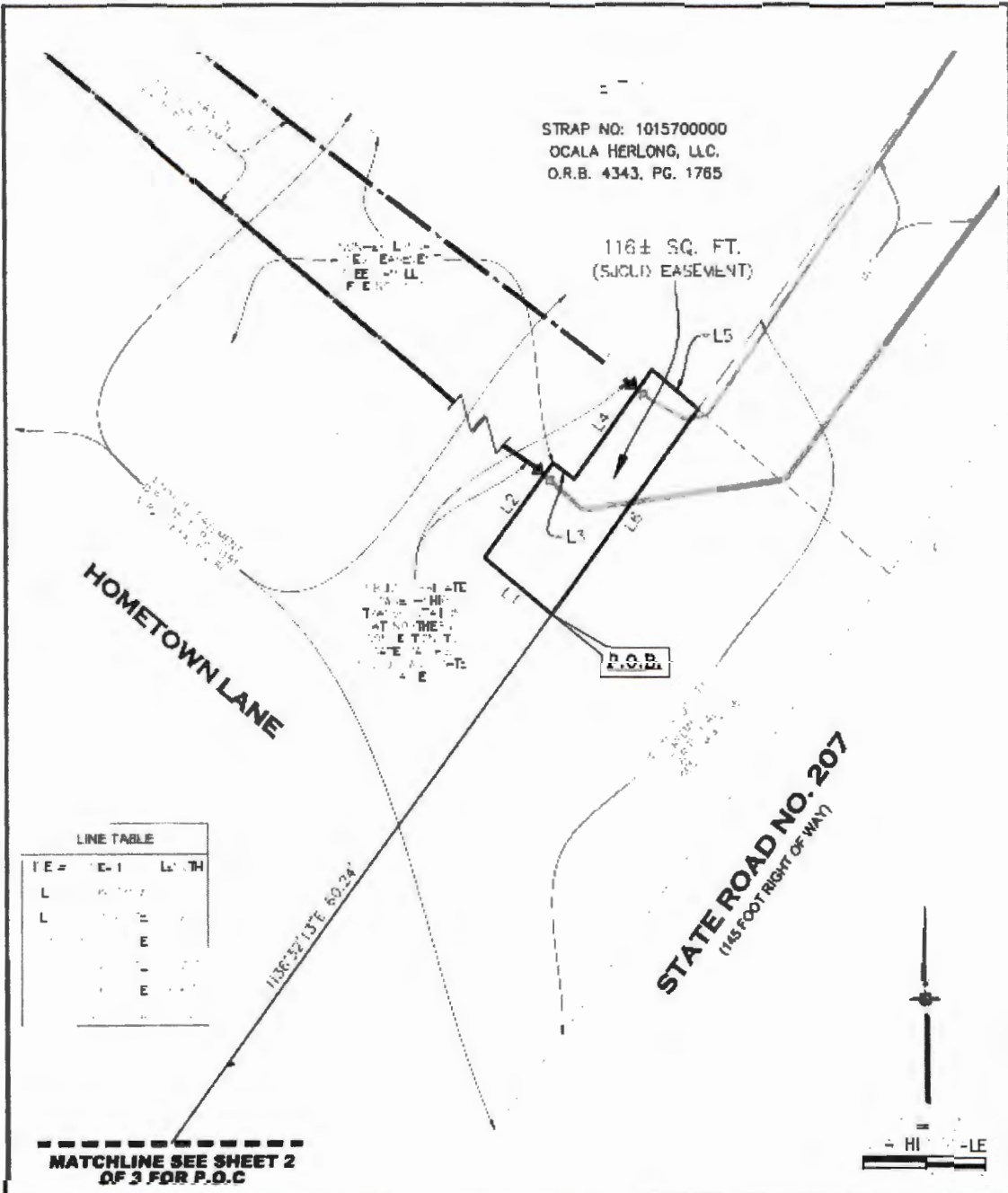
SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071

www.SAM.biz (904) 886-7174 FAX

SHEET 2 OF 3

STRAP NO: 1015700000
 Ocala Herlong, LLC.
 O.R.B. 4343, PG. 1785

116± SQ. FT.
 (EJOLID EASEMENT)



LINE TABLE

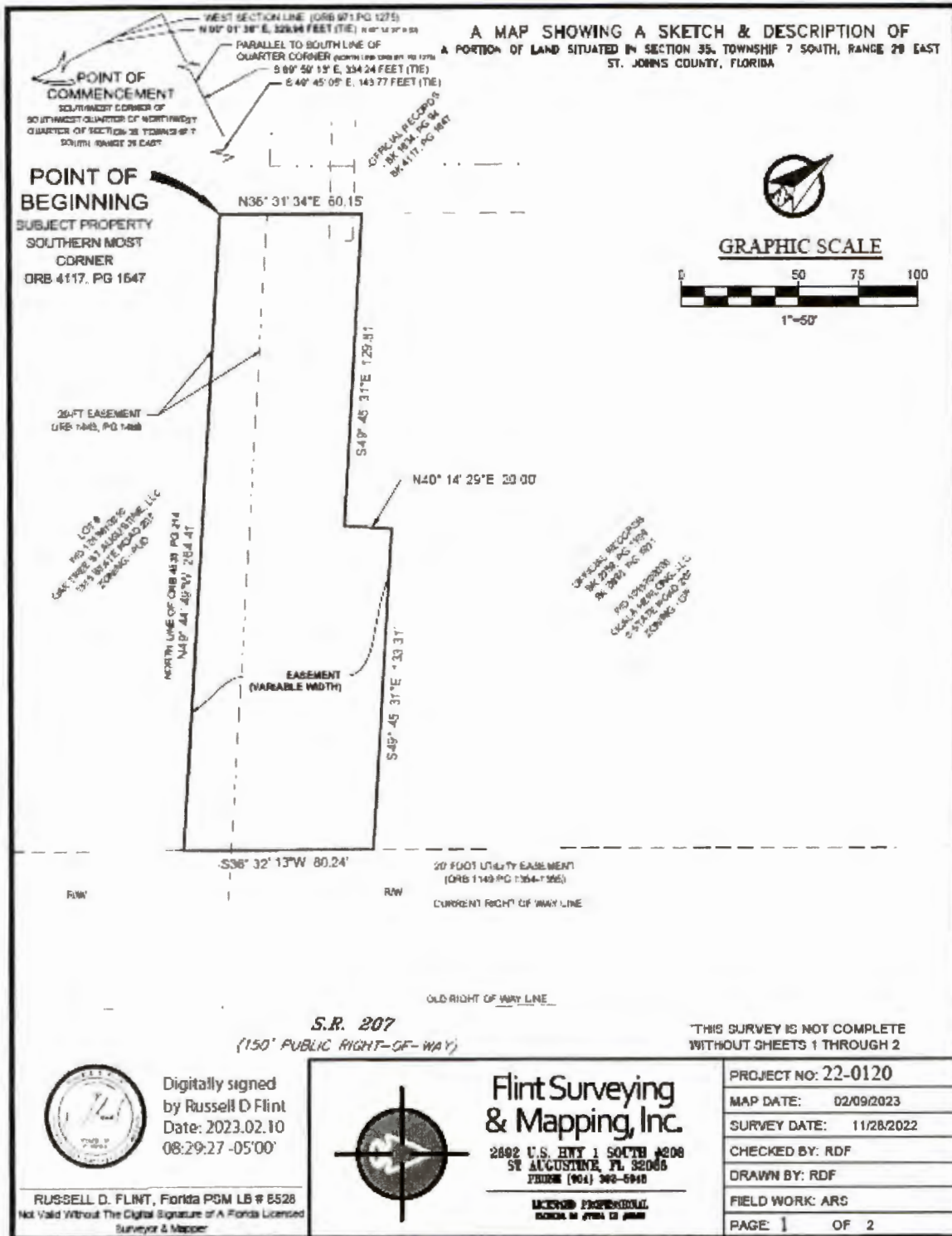
LINE #	DESCRIPTION	LENGTH
L1		
L2		
L3		
L4		
L5		

JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-478			
PARTY CHIEF	NA			
F.B.	NA			
DRAWN BY	D. TRAD4			
CHECKED BY	J. THOMAS			
SURVEY DATE	01/16/2023			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 (904) 886-7174 FAX
 www.SAM.biz

EXHIBIT "B"

INGRESS/EGRESS AREA



**A MAP SHOWING A SKETCH & DESCRIPTION OF
A PORTION OF LAND SITUATED IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA**

EASEMENT DESCRIPTION BY SURVEYOR

A STRIP OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. ALSO BEING THE SOUTHERLY PORTION OF A STRIP OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 1181 EXHIBIT A, BEING THE PORTION SOUTHEASTERLY OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4117 PAGE 1647, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE N 00° 01' 38" E, ON THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE OFFICIAL RECORDS, A DISTANCE OF 329.96 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 971, PAGES 1275 AND 1276; THENCE S 89° 59' 13" E, A DISTANCE OF 334.24 FEET; THENCE S 49° 45' 05" E, A DISTANCE OF 143.77 FEET TO THE SOUTHERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4117 PAGE 1647 AND TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, N 36° 31' 34" E, 60.15 FEET; THENCE S 49° 45' 31" E, 123.61 FEET; THENCE N 40° 14' 29" E, 20.00 FEET; THENCE S 49° 45' 31" E, 133.31 FEET TO THE NORTHERLY LINE OF A FDOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 1354 THROUGH 1355; THENCE ALONG SAID NORTHERLY LINE S 36° 32' 13" W, 80.24 FEET; THENCE N 49° 44' 49" W, ALONG THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4535, PG 214, A DISTANCE OF 254.41 FEET AND TO THE POINT OF BEGINNING.

Abbreviation Legend

Symbol	Denotes
F.O.U.D.	FOUND
PRO #	PROPERTY IDENTIFICATION NUMBER
ELEV	ELEVATION
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 89	NORTH AMERICAN VERTICAL DATUM 1989
N.S.E.W.	STATE PLANE COORDINATE SYSTEM
WCS	IRON ROD AND CAP SET
MOR	MARKER
WV	WATER VALVE
GV	GAS VALVE
(D)	DENOTES (DEED MEASUREMENT)
(R)	DENOTES (COUNTY MAP RECORD MEAS)
(M)	DENOTES MEASURED BY SURVEY
(P)	DENOTES MEASURED BY PLAT

*THIS SURVEY IS NOT COMPLETE
WITHOUT SHEETS 1 THROUGH 2

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN UPON THIS SKETCH AND DESCRIPTION ARE BASED ON A PREVIOUSLY RECORDED STRIP OF LAND IN OFFICIAL RECORDS BOOK 1551, PAGE 1181.

	<p>Flint Surveying & Mapping, Inc.</p> <p>2802 U.S. HWY 1 SOUTH #208 ST AUGUSTINE, FL 32086 PHONE (904) 360-5940</p> <p><small>LICENSED PROFESSIONAL SURVEYOR IN STATE OF FLORIDA</small></p>	<p>PROJECT NO: 22-0120</p>
	<p>MAP DATE: 02/09/2023</p> <p>SURVEY DATE: 11/26/2022</p> <p>CHECKED BY: RDF</p> <p>DRAWN BY: RDF</p> <p>FIELD WORK: ADS</p> <p>PAGE: 2 OF 2</p>	

Exhibit "B" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28 day of November, 2022 by San Marcos Heights, LLC, with an address of 1100 NW 4th Ave, Delray Beach, FL 33444, 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water 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 water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines 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:

[Signature]
Witness Signature

MICHAEL HENZL
Print Name

[Signature]
Witness Signature

Drew Krinsky
Print Name

By: [Signature]

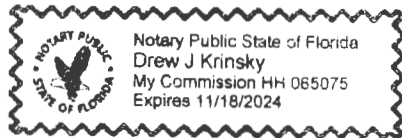
Print Name: Darren Smith

Its: Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of November, 2022, by

Darren Smith as Manager
for San Marcos Heights, LLC



[Signature]
Notary Public
My Commission Expires: 11/18/24

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"
EASEMENT AREA
Clubhouse

SKETCH AND DESCRIPTION OF
 A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 589.81 FEET; THENCE SOUTH 89°58'22" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE; A DISTANCE OF 292.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'03" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°43'57" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°43'57" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. FEATURES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT).
3. THE PURPOSE OF THIS SKETCH IS TO DEFINE THE LIMITS OF A PROPOSED ST JOHNS COUNTY UTILITY DEPARTMENT METER EASEMENT AS DIRECTED BY CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
SQ. FT.	SQUARE FEET
M.B.	MAP BOOK
PGS.	PAGES



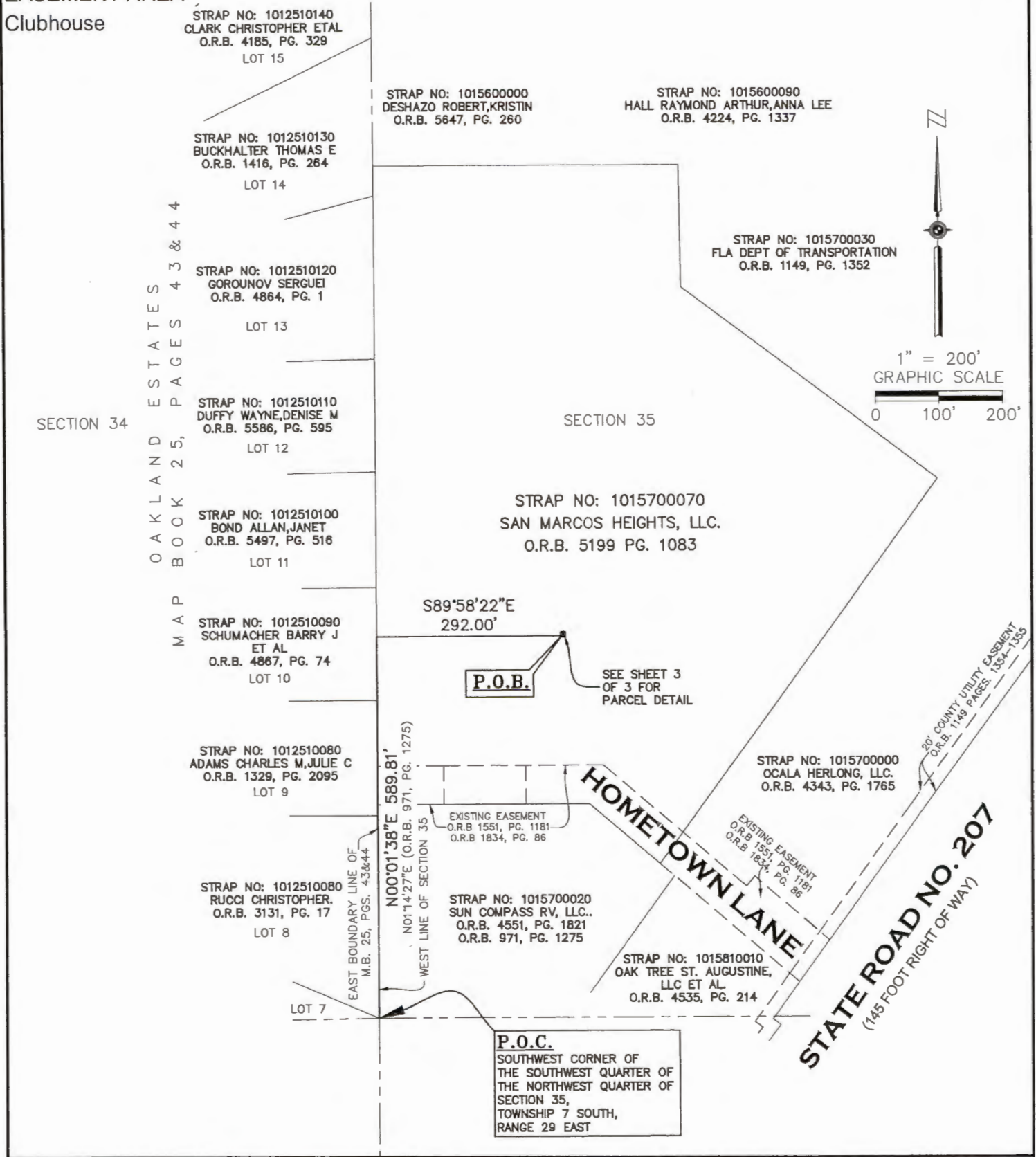
JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-452			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

EXHIBIT "A"
EASEMENT AREA
Clubhouse

SKETCH AND DESCRIPTION



JOB No. 21-037	REVISION:	DATE:	BY:
FILE No. A-452			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE 11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 (904) 886-7174 FAX

www.SAM.biz

CAD FILE: P:\21\21-037 San Marcos Heights for Sauer\DWG\21-037 5X5 SJCLUD Meter Easement 2.dwg

SHEET 2 OF 3

EXHIBIT "A"
EASEMENT AREA

Clubhouse

SECTION 34

SECTION 35

OAKLAND ESTATES
MAP BOOK 25, PAGES 43 & 44

LOT 10
STRAP NO: 1012510090
SCHUMACHER BARRY J ET AL
O.R.B. 4867, PG. 74

STRAP NO: 1012510080
RUCCI CHRISTOPHER,
O.R.B. 3131, PG. 17

LOT 8

LOT 7

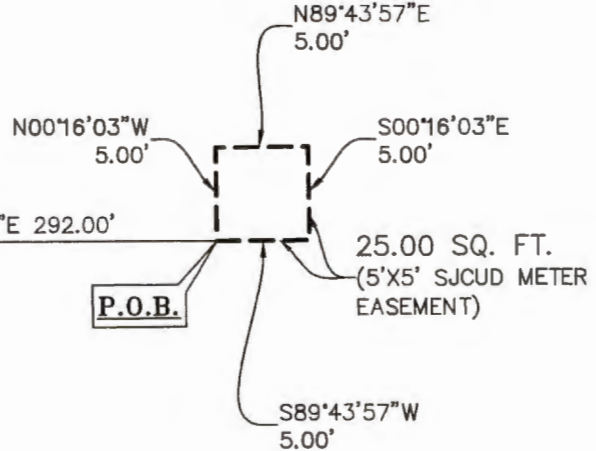
EAST BOUNDARY LINE OF
M.B. 25, PGS. 43&44

WEST LINE OF SECTION 35
N00°01'38"E 589.81'
N01°14'27"E (O.R.B. 971, PG. 1275)

STRAP NO: 1015700020
SUN COMPASS RV, LLC.
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083



JOB No. 21-037
FILE No. A-452
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 11/15/2022

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM

2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071

www.SAM.biz

(904) 886-7174 FAX

EXHIBIT "A"
EASEMENT AREA
Building 1

SKETCH AND DESCRIPTION OF
 A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 526.27 FEET; THENCE SOUTH 89°58'22" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE; A DISTANCE OF 216.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'03" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°43'57" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°43'57" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. FEATURES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT).
3. THE PURPOSE OF THIS SKETCH IS TO DEFINE THE LIMITS OF A PROPOSED ST JOHNS COUNTY UTILITY DEPARTMENT METER EASEMENT AS DIRECTED BY CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
SQ. FT.	SQUARE FEET
M.B.	MAP BOOK
PGS.	PAGES



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-451			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/14/2022			


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EXHIBIT "A"
EASEMENT AREA

SKETCH AND DESCRIPTION

Building 1

OAKLAND ESTATES MAP BOOK 25, PAGES 43 & 44

STRAP NO: 1012510140
CLARK CHRISTOPHER ETAL
O.R.B. 4185, PG. 329
LOT 15

STRAP NO: 1012510130
BUCKHALTER THOMAS E
O.R.B. 1416, PG. 264
LOT 14

STRAP NO: 1012510120
GOROUNOV SERGUEI
O.R.B. 4864, PG. 1
LOT 13

STRAP NO: 1012510110
DUFFY WAYNE, DENISE M
O.R.B. 5586, PG. 595
LOT 12

STRAP NO: 1012510100
BOND ALLAN, JANET
O.R.B. 5497, PG. 516
LOT 11

STRAP NO: 1012510090
SCHUMACHER BARRY J
ET AL
O.R.B. 4867, PG. 74
LOT 10

STRAP NO: 1012510080
ADAMS CHARLES M, JULIE C
O.R.B. 1329, PG. 2095
LOT 9

STRAP NO: 1012510080
RUCCI CHRISTOPHER.
O.R.B. 3131, PG. 17
LOT 8

STRAP NO: 1015600000
DESHAZO ROBERT, KRISTIN
O.R.B. 5647, PG. 260

STRAP NO: 1015600090
HALL RAYMOND ARTHUR, ANNA LEE
O.R.B. 4224, PG. 1337

STRAP NO: 1015700030
FLA DEPT OF TRANSPORTATION
O.R.B. 1149, PG. 1352

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083

STRAP NO: 1015700000
OCALA HERLONG, LLC.
O.R.B. 4343, PG. 1765

STRAP NO: 1015700020
SUN COMPASS RV, LLC..
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

STRAP NO: 1015810010
OAK TREE ST. AUGUSTINE,
LLC ET AL
O.R.B. 4535, PG. 214

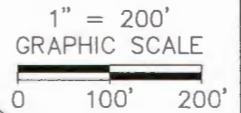
P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST

S89°58'22"E
216.92'

N00°01'38"E 526.27'
N01°14'27"E (O.R.B. 971, PG. 1275)
WEST LINE OF SECTION 35

EXISTING EASEMENT
O.R.B. 1551, PG. 1181
O.R.B. 1834, PG. 86

EXISTING EASEMENT
O.R.B. 1551, PG. 1181
O.R.B. 1834, PG. 86



HOMETOWN LANE

STATE ROAD NO. 207
(145 FOOT RIGHT OF WAY)

20' COUNTY UTILITY EASEMENT
O.R.B. 1149 PAGES 1354-1355

JOB No.	21-037
FILE No.	A-451
PARTY CHIEF:	N/A
F.B.	N/A
DRAWN BY:	D. TRABA
CHECKED BY:	J. THOMAS
SURVEY DATE	11/14/2022

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

EXHIBIT "A"
EASEMENT AREA

Building 1

SECTION 34

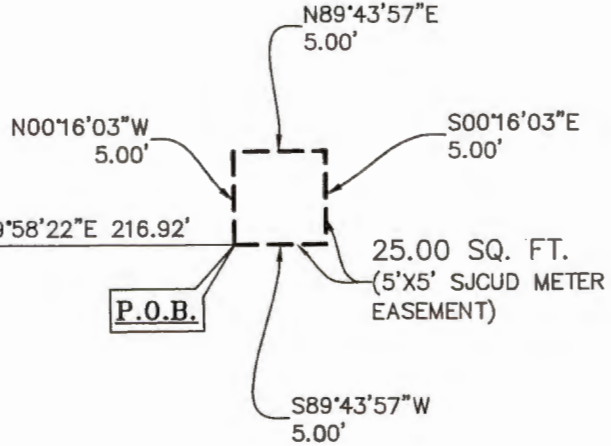
SECTION 35

OAKLAND ESTATES
MAP BOOK 25, PAGES 43 & 44

LOT 10

STRAP NO: 1012510090
SCHUMACHER BARRY J ET AL
O.R.B. 4867, PG. 74

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083



P.O.B.

25.00 SQ. FT.
(5'X5' SJCUD METER
EASEMENT)

N00°01'38"E 526.27'
N01°14'27"E (O.R.B. 971, PG. 1275)

STRAP NO: 1015700020
SUN COMPASS RV, LLC.
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

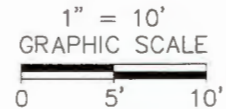
STRAP NO: 1012510080
RUCCI CHRISTOPHER.
O.R.B. 3131, PG. 17

EAST BOUNDARY LINE OF
M.B. 25, PGS. 43&44

WEST LINE OF SECTION 35

P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST

N



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-451			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/14/2022			

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908

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EXHIBIT "A"
EASEMENT AREA
Building 2

SKETCH AND DESCRIPTION OF
 A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 630.42 FEET; THENCE SOUTH 89°58'22" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE; A DISTANCE OF 128.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'03" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°43'57" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°43'57" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

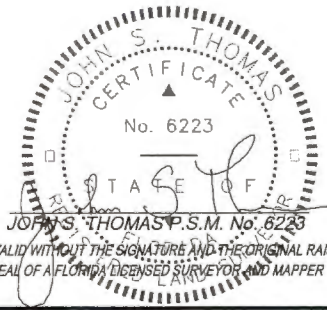
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LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
SQ. FT.	SQUARE FEET
M.B.	MAP BOOK
PGS.	PAGES



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-453			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
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EXHIBIT "A"
EASEMENT AREA

SKETCH AND DESCRIPTION

Building 2

OAKLAND ESTATES MAP BOOK 25, PAGES 43 & 44

STRAP NO: 1012510140
CLARK CHRISTOPHER ETAL
O.R.B. 4185, PG. 329
LOT 15

STRAP NO: 1012510130
BUCKHALTER THOMAS E
O.R.B. 1416, PG. 264
LOT 14

STRAP NO: 1012510120
GOROUNOV SERGUEI
O.R.B. 4864, PG. 1
LOT 13

STRAP NO: 1012510110
DUFFY WAYNE, DENISE M
O.R.B. 5586, PG. 595
LOT 12

STRAP NO: 1012510100
BOND ALLAN, JANET
O.R.B. 5497, PG. 516
LOT 11

STRAP NO: 1012510090
SCHUMACHER BARRY J
ET AL
O.R.B. 4867, PG. 74
LOT 10

STRAP NO: 1012510080
ADAMS CHARLES M, JULIE C
O.R.B. 1329, PG. 2095
LOT 9

STRAP NO: 1012510080
RUCCI CHRISTOPHER.
O.R.B. 3131, PG. 17
LOT 8

LOT 7

STRAP NO: 1015600000
DESHAZO ROBERT, KRISTIN
O.R.B. 5647, PG. 260

STRAP NO: 1015600090
HALL RAYMOND ARTHUR, ANNA LEE
O.R.B. 4224, PG. 1337

STRAP NO: 1015700030
FLA DEPT OF TRANSPORTATION
O.R.B. 1149, PG. 1352

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083

STRAP NO: 1015700000
OCALA HERLONG, LLC.
O.R.B. 4343, PG. 1765

EXISTING EASEMENT
O.R.B. 1551, PG. 1181
O.R.B. 1834, PG. 86

STRAP NO: 1015700020
SUN COMPASS RV, LLC.
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

EXISTING EASEMENT
O.R.B. 1551, PG. 1181
O.R.B. 1834, PG. 86

STRAP NO: 1015810010
OAK TREE ST. AUGUSTINE,
LLC ET AL
O.R.B. 4535, PG. 214

P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST

S89°58'22"E
128.21'

P.O.B.

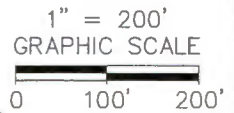
SEE SHEET 3
OF 3 FOR
PARCEL DETAIL

N00°01'38"E 630.42'
N01°14'27"E (O.R.B. 971, PG. 1275)
WEST LINE OF SECTION 35

EAST BOUNDARY LINE OF
M.B. 25, PGS. 43&44

HOMETOWN LANE

STATE ROAD NO. 207
(145 FOOT RIGHT OF WAY)



JOB No. 21-037	REVISION:	DATE:	BY:
FILE No. A-453			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE 11/15/2022			

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

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JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

EXHIBIT "A"
EASEMENT AREA
 Building 2

SECTION 34

SECTION 35

STRAP NO: 1015700070
 SAN MARCOS HEIGHTS, LLC.
 O.R.B. 5199 PG. 1083

OAKLAND ESTATES
 MAP BOOK 25, PAGES 43 & 44

LOT 10

STRAP NO: 1012510090
 SCHUMACHER BARRY J ET AL
 O.R.B. 4867, PG. 74

N00°01'38"E 630.42'

N01°14'27"E (O.R.B. 971, PG. 1275)

STRAP NO: 1012510080
 RUCCI CHRISTOPHER.
 O.R.B. 3131, PG. 17

LOT 8

LOT 7

EAST BOUNDARY LINE OF
 M.B. 25, PGS. 43&44

P.O.C.
 SOUTHWEST CORNER OF
 THE SOUTHWEST QUARTER OF
 THE NORTHWEST QUARTER OF
 SECTION 35,
 TOWNSHIP 7 SOUTH,
 RANGE 29 EAST

STRAP NO: 1015700020
 SUN COMPASS RV, LLC.
 O.R.B. 4551, PG. 1821
 O.R.B. 971, PG. 1275

N89°43'57"E
 5.00'

N00°16'03"W
 5.00'

S00°16'03"E
 5.00'

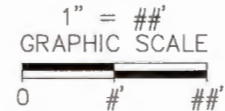
S89°58'22"E 128.21'

P.O.B.

25.00 SQ. FT.
 (5'X5' SJCUD METER
 EASEMENT)

S89°43'57"W
 5.00'

N



JOB No. 21-037
 FILE No. A-453
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 11/15/2022

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC

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EXHIBIT "A"
EASEMENT AREA
Building 3

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 1015.16 FEET; THENCE SOUTH 89°58'22" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE; A DISTANCE OF 126.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°16'03" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°43'57" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°43'57" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 SQUARE FEET, MORE OR LESS.

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LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
SQ. FT.	SQUARE FEET
M.B.	MAP BOOK
PGS.	PAGES



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-454			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908



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 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 (904) 886-7174 FAX

www.SAM.biz

EXHIBIT "A"
EASEMENT AREA

SKETCH AND DESCRIPTION

Building 3

OAKLAND ESTATES MAP BOOK 25, PAGES 43 & 44

SECTION 34

SECTION 35

STRAP NO: 1012510140
CLARK CHRISTOPHER ETAL
O.R.B. 4185, PG. 329
LOT 15

STRAP NO: 1012510130
BUCKHALTER THOMAS E
O.R.B. 1416, PG. 264
LOT 14

STRAP NO: 1012510120
GOROUNOV SERGUEI
O.R.B. 4864, PG. 1
LOT 13

STRAP NO: 1012510110
DUFFY WAYNE, DENISE M
O.R.B. 5586, PG. 595
LOT 12

STRAP NO: 1012510100
BOND ALLAN, JANET
O.R.B. 5497, PG. 516
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STRAP NO: 1012510090
SCHUMACHER BARRY J
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O.R.B. 4867, PG. 74
LOT 10

STRAP NO: 1012510080
ADAMS CHARLES M, JULIE C
O.R.B. 1329, PG. 2095
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STRAP NO: 1012510080
RUCCI CHRISTOPHER
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LOT 8

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STRAP NO: 1015600000
DESHAZO ROBERT, KRISTIN
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STRAP NO: 1015600090
HALL RAYMOND ARTHUR, ANNA LEE
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SUN COMPASS RV, LLC.
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

STRAP NO: 1015810010
OAK TREE ST. AUGUSTINE,
LLC ET AL
O.R.B. 4535, PG. 214

S89°58'22"E
126.50'

SEE SHEET 3
OF 3 FOR
PARCEL DETAIL

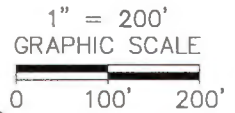
P.O.B.

N00°01'38"E 1015.16'
N01°14'27"E (O.R.B. 971, PG. 1275)

EAST BOUNDARY LINE OF
M.B. 25, PGS. 43&44

EXISTING EASEMENT
O.R.B 1551, PG. 1181
O.R.B 1834, PG. 86

EXISTING EASEMENT
O.R.B 1551, PG. 1181
O.R.B 1834, PG. 86



HOMETOWN LANE

STATE ROAD NO. 207
(145 FOOT RIGHT OF WAY)

P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST

JOB No. 21-037
FILE No. A-454
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 11/15/2022

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
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2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071

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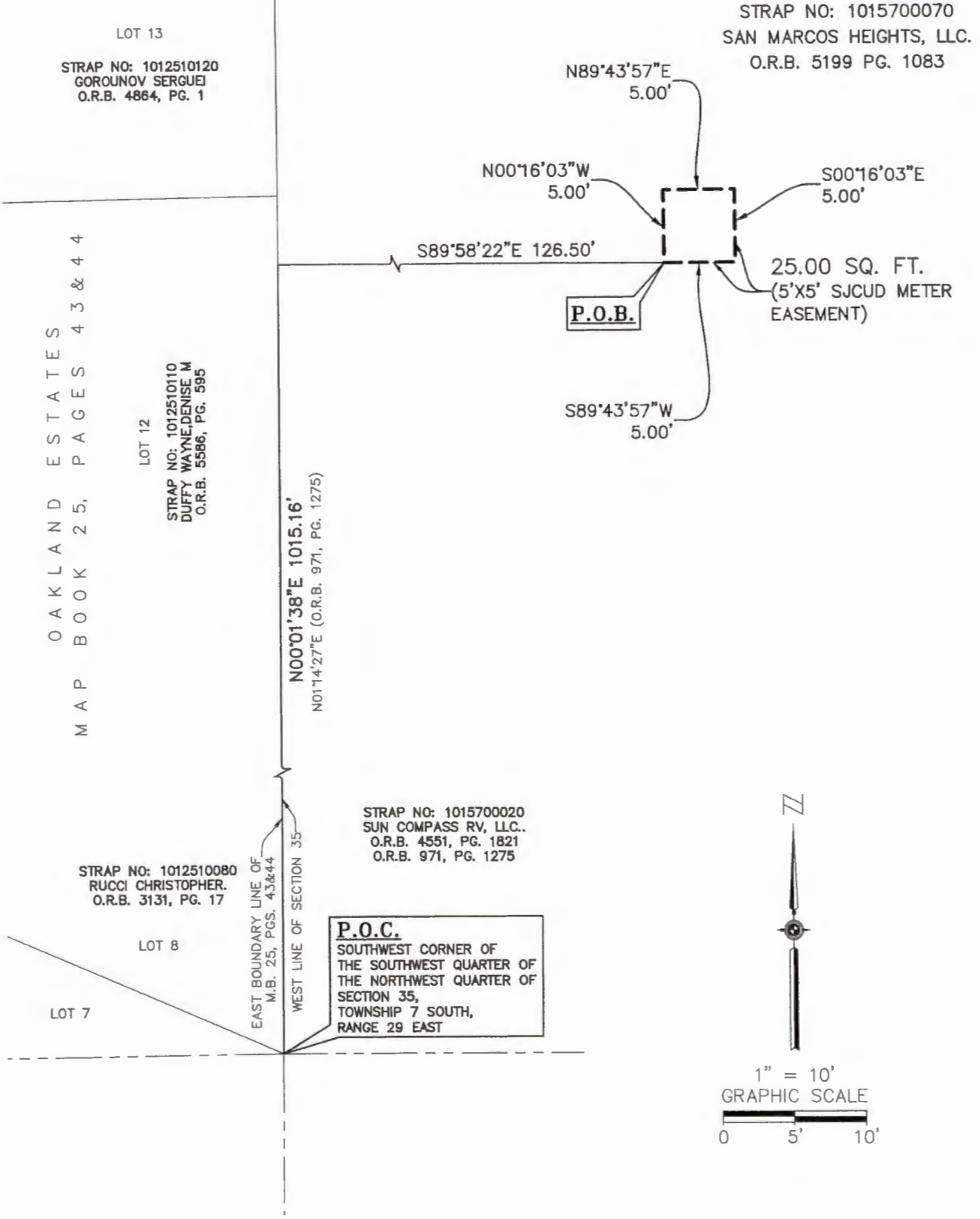
(904) 886-7174 FAX

EXHIBIT "A"

EASEMENT AREA SECTION 34

Building 3

SECTION 35



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-454			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
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 JACKSONVILLE, FLORIDA 32207
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EXHIBIT "A"
EASEMENT AREA
Building 4

SKETCH AND DESCRIPTION OF
 A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 1102.66 FEET; THENCE SOUTH 89°58'22" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE; A DISTANCE OF 278.90 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°16'03" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°43'57" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°16'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°43'57" WEST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 25.00 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. FEATURES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT).
3. THE PURPOSE OF THIS SKETCH IS TO DEFINE THE LIMITS OF A PROPOSED ST JOHNS COUNTY UTILITY DEPARTMENT METER EASEMENT AS DIRECTED BY CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
SQ. FT.	SQUARE FEET
M.B.	MAP BOOK
PGS.	PAGES



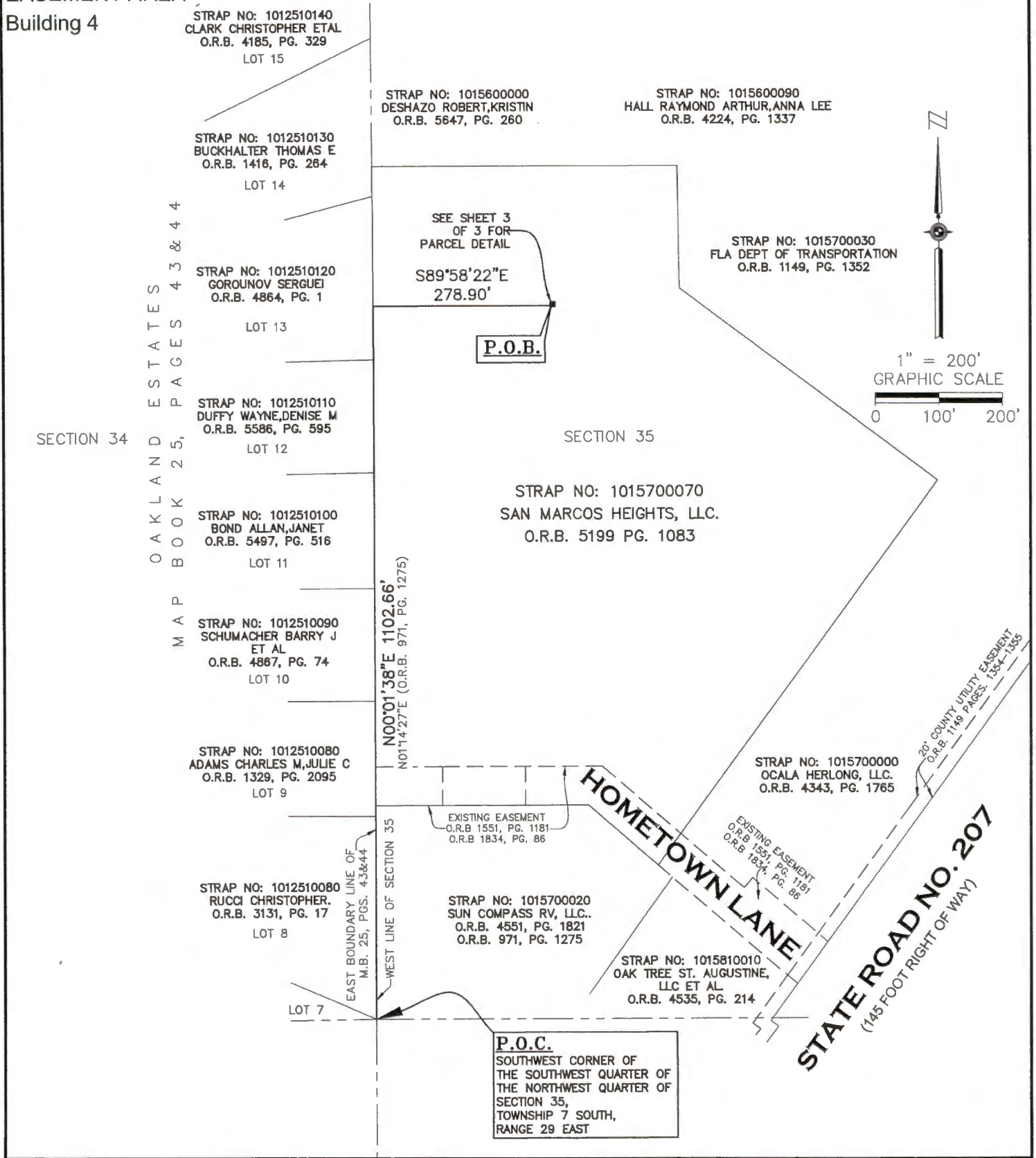
JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-455			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

EXHIBIT "A"
EASEMENT AREA
Building 4

SKETCH AND DESCRIPTION



JOB No. 21-037	REVISION:	DATE:	BY:
FILE No. A-455			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE 11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

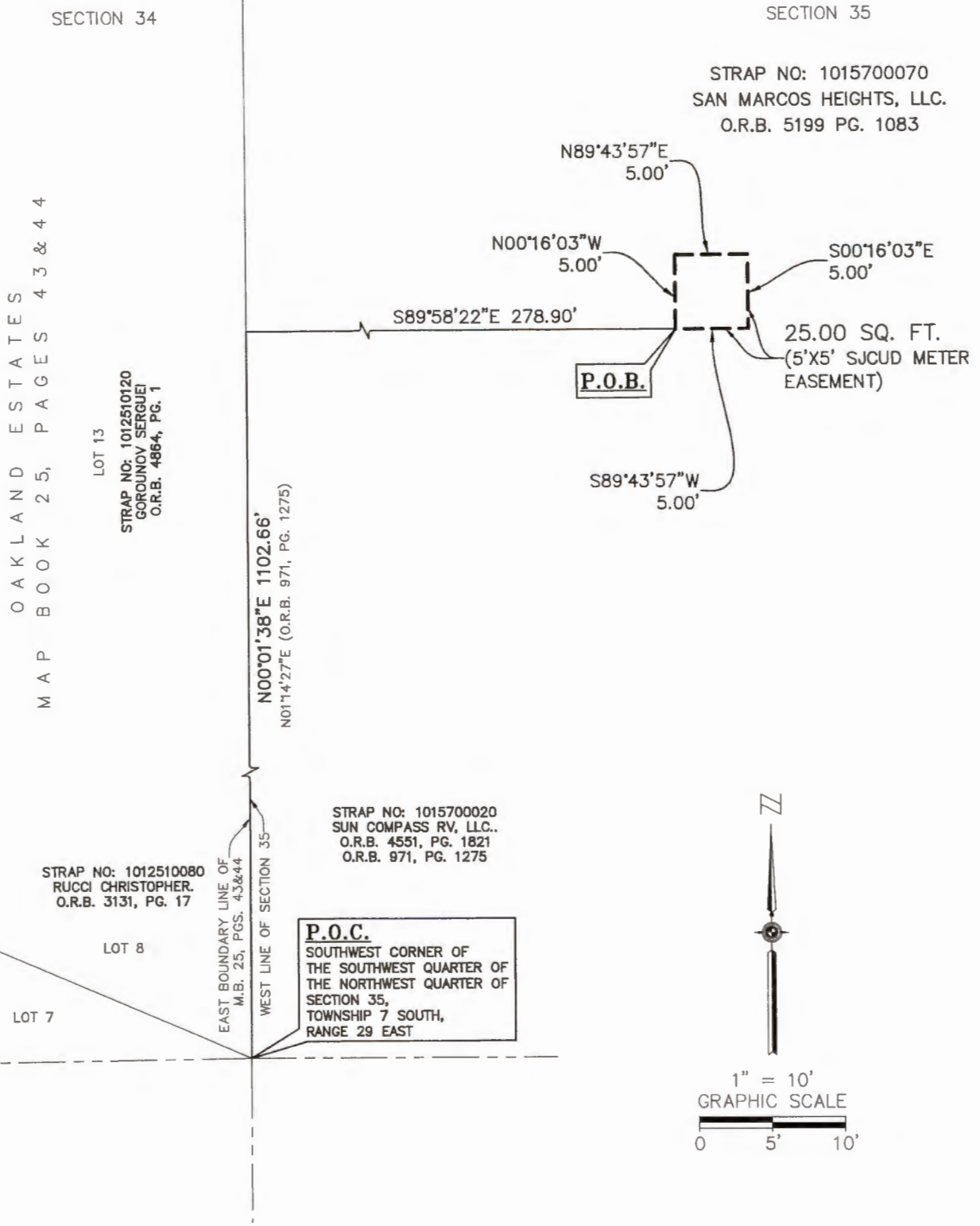
SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 (904) 886-7174 FAX

www.SAM.biz

CAD FILE: P:\21\21-037 San Marcos Heights for Sauer\DWG\21-037 5X5 SJCUD Meter Easement 5.dwg

SHEET 2 OF 3

EXHIBIT "A"
EASEMENT AREA
Building 4



OAKLAND ESTATES
MAP BOOK 25, PAGES 43 & 44

SECTION 34

SECTION 35

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083

LOT 13
STRAP NO: 1012510120
GORJUNOV SERGUEI
O.R.B. 4864, PG. 1

STRAP NO: 1012510080
RUCCI CHRISTOPHER.
O.R.B. 3131, PG. 17

STRAP NO: 1015700020
SUN COMPASS RV, LLC..
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

P.O.C.
SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-455			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM
2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071
www.SAM.biz (904) 886-7174 FAX

EXHIBIT "B"
INGRESS/EGRESS AREA

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 35; THENCE NORTH 00°01'38" EAST, ALONG THE WEST LINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF OAKLAND ESTATES, AS DESCRIBED AND RECORDED IN MAP BOOK 25 PAGES 43 AND 44, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; A DISTANCE OF 329.96 FEET TO THE **POINT OF BEGINNING**, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 971, PAGES 1275 AND 1276 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°59'13" EAST, DEPARTING SAID WEST LINE AND SAID EAST BOUNDARY LINE AND ALONG SAID NORTH LINE OF THOSE LANDS, A DISTANCE OF 334.24 FEET; THENCE SOUTH 49°45'05" EAST, CONTINUE ALONG SAID NORTH LINE OF THOSE LANDS, A DISTANCE OF 143.77 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4343, PAGE 1765 OF SAID PUBLIC RECORDS; THENCE NORTH 36°29'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 55.29 FEET; THENCE NORTH 36°32'12" EAST, CONTINUE ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 333 OF SAID PUBLIC RECORDS, A DISTANCE OF 684.33 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1149, PAGE 1352 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, ALONG SAID WESTERLY LINE, THE FOLLOWING TWO(2) COURSES: COURSE 1: THENCE NORTH 53°26'19" WEST, A DISTANCE OF 500.07 FEET; COURSE 2: THENCE NORTH 00°37'38" WEST, A DISTANCE OF 189.44 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 1337 OF SAID PUBLIC RECORDS; THENCE NORTH 89°55'39" WEST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5647, PAGE 260 OF SAID PUBLIC RECORDS, A DISTANCE OF 480.04 FEET TO THE AFOREMENTIONED EAST BOUNDARY LINE OF OAKLAND ESTATES; THENCE SOUTH 00°01'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 989.25 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15.00 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. FEATURES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, (NAD '83, 2011 ADJUSTMENT).
3. THE PURPOSE OF THIS SKETCH IS TO DEFINE THE LIMITS OF A PROPOSED ST JOHNS COUNTY UTILITY DEPARTMENT METER EASEMENT AS DIRECTED BY CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND

O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
SJCUD	ST JOHNS COUNTY UTILITY DEPARTMENT
LLC	LIMITED LIABILITY COMPANY
M.B.	MAP BOOK
PGS.	PAGES



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-456			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908



2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071

www.SAM.biz

(904) 886-7174 FAX

EXHIBIT "B"

INGRESS/EGRESS AREA

SKETCH AND DESCRIPTION

STRAP NO: 1012510140
CLARK CHRISTOPHER ETAL
O.R.B. 4185, PG. 329
LOT 15

STRAP NO: 1015600000
DESHAZO
ROBERT, KRISTIN
O.R.B. 5647, PG. 260

STRAP NO: 1015600090
HALL RAYMOND
ARTHUR, ANNA LEE
O.R.B. 4224, PG. 1337

STRAP NO: 1012510130
BUCKHALTER THOMAS E
O.R.B. 1416, PG. 264
LOT 14

SOUTH LINE OF
O.R.B. 5647,
PG. 260

SOUTH LINE OF
O.R.B. 4224, PG. 1337

STRAP NO: 1012510120
GOROUNOV SERGUEI
O.R.B. 4864, PG. 1
LOT 13

STRAP NO: 1012510110
DUFFY WAYNE, DENISE M
O.R.B. 5586, PG. 595
LOT 12

STRAP NO: 1012510100
BOND ALLAN, JANET
O.R.B. 5497, PG. 516
LOT 11

STRAP NO: 1012510090
SCHUMACHER BARRY J
ET AL
O.R.B. 4867, PG. 74
LOT 10

STRAP NO: 1012510080
ADAMS CHARLES M, JULIE C
O.R.B. 1329, PG. 2095
LOT 9

STRAP NO: 1012510080
RUCCI CHRISTOPHER
O.R.B. 3131, PG. 17
LOT 8

LOT 7

S00°01'38"W 989.25'

N89°55'39"W 480.04'

N00°37'38"W
189.44'

N53°26'19"W 500.07'
WESTERLY LINE OF
O.R.B. 1149, PG. 1352

STRAP NO: 1015700030
FLA DEPT OF TRANSPORTATION
O.R.B. 1149, PG. 1352

SECTION 35

STRAP NO: 1015700070
SAN MARCOS HEIGHTS, LLC.
O.R.B. 5199 PG. 1083

15.00± ACRES

N36°32'11"E 884.33'
WESTERLY LINE OF
O.R.B. 4371, PG. 333

STRAP NO: 1015700080
PULAK & GRAVES
HOLDINGS LLC
O.R.B. 4371, PG. 333

N36°29'00"E
55.29'
WESTERLY LINE OF
O.R.B. 4343, PG. 1783

STRAP NO: 1015700000
OCALA HERLONG, LLC
O.R.B. 4343, PG. 1785

20' COUNTY UTILITY EASEMENT
O.R.B. 1149, PG. 1352

P.O.B.

EXISTING EASEMENT
O.R.B. 1551, PG. 1181
O.R.B. 1834, PG. 88

S89°59'13"E 334.24'
NORTH LINE OF
O.R.B. 971, PG. 1275

S49°45'05"E
143.77'

STRAP NO: 1015700020
SUN COMPASS RV, LLC.
O.R.B. 4551, PG. 1821
O.R.B. 971, PG. 1275

STRAP NO: 1015810010
OAK TREE ST. AUGUSTINE,
LLC ET AL
O.R.B. 4535, PG. 214

EAST BOUNDARY LINE OF
M.B. 25, PGS. 43&44

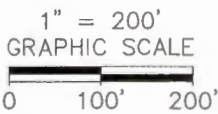
N00°01'38"E 329.96'
N0114'27"E
(O.R.B. 971, PG. 1275)
WEST LINE OF
SECTION 35

HOMETOWN LANE

STATE ROAD NO. 207
(145 FOOT RIGHT OF WAY)

P.O.C.

SOUTHWEST CORNER OF
THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF
SECTION 35,
TOWNSHIP 7 SOUTH,
RANGE 29 EAST



JOB No.	21-037	REVISION:	DATE:	BY:
FILE No.	A-456			
PARTY CHIEF:	N/A			
F.B.	N/A			
DRAWN BY:	D. TRABA			
CHECKED BY:	J. THOMAS			
SURVEY DATE	11/15/2022			

SURVEYING AND MAPPING, LLC
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2426 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32207
(904) 886-0071

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BILL OF SALE
UTILITY IMPROVEMENTS
for
SAN MARCOS HEIGHTS

San Marcos Heights, LLC 1100 NW 4th Avenue, Delray Beach, FL 33444, (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 SAN MARCOS HEIGHTS”

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 ___ of ___, ___.

WITNESS:

Witness Signature

Guerby Guerner

Print Witness Name

OWNER:

Owner's Signature

Darren Smith

Print Owner's Name

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2022, by Darren Smith as Authorized Representative for San Marcos Heights, LLC.

Notary Public

My Commission Expires: 11/18/2024

Personally Known or Produced Identification
Type of Identification Produced

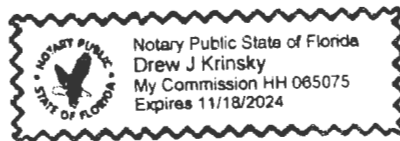


Exhibit "A" to Bill of Sale

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

Project Name: San Marcos Heights
 Contractor: DNS Contracting L.L.C.
 Developer: San Marcos Heights L.L.C.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" HDPE DR-11	LF	150	\$ 176.09	\$ 26,413.50
8" PVC DR-18	LF	340	\$ 42.07	\$ 14,303.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10"X8" Tapping Sleeve & Valve	Ea	1	\$ 4,441.25	\$ 4,441.25
8" Gate Valve	Ea	1	\$ 2,041.11	\$ 2,041.11
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Water Service Gate Valve & Box	Ea	5	\$ 1,890.65	\$ 9,453.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 56,652.91

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

Project Name:	San Marcos Heights
Contractor:	DNS Contracting L.L.C.
Developer:	San Marcos Heights L.L.C.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	340	\$ 17.60	\$ 5,984.00
6" HDPE HDD	LF	90	\$ 213.55	\$ 19,219.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10"X4" Tapping Sleeve & Valve	Ea	1	\$ 4,441.25	\$ 4,441.25
4" Gate Valve	Ea	1	\$ 2,654.55	\$ 2,654.55
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost			\$	32,299.30



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$88,952.21

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
April 15, 2022 to **San Marcos Heights, L.L.C.**
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
San Marcos Heights

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials
furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and
delivered by its duly authorized office on this 18th day of January,
2023.

WITNESS:

Witness Signature

Chris Davis

Print Witness Name

OWNER:

Lienor's Signature

David Sundstrom

Print Lienor's Name

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 18th day of January, 2023, by
David Sundstrom as **President** for
DNS Contracting L.L.C.

Kathryn Donaldson

Notary Public

My Commission Expires: 12/25/2026

Personally Known or Produced Identification
Type of Identification Produced

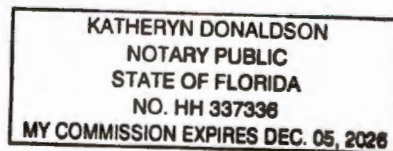


Exhibit "A" to Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT ASSET MANAGEMENT SCHEDULE OF VALUES - WATER				
Project Name:		San Marcos Heights		
Contractor:		DNS Contracting L.L.C.		
Developer:		San Marcos Heights L.L.C.		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" HDPE DR-11	LF	150	\$ 176.09	\$ 26,413.50
8" PVC DR-18	LF	340	\$ 42.07	\$ 14,303.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10"X8" Tapping Sleeve & Valve	Ea	1	\$ 4,441.25	\$ 4,441.25
8" Gate Valve	Ea	1	\$ 2,041.11	\$ 2,041.11
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Water Service Gate Valve & Box	Ea	5	\$ 1,890.65	\$ 9,453.25
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 56,652.91

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

Project Name:	San Marcos Heights
Contractor:	DNS Contracting L.L.C.
Developer:	San Marcos Heights L.L.C.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC DR-18	LF	340	\$ 17.60	\$ 5,984.00
6" HDPE HDD	LF	90	\$ 213.55	\$ 19,219.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10"X4" Tapping Sleeve & Valve	Ea	1	\$ 4,441.25	\$ 4,441.25
4" Gate Valve	Ea	1	\$ 2,654.55	\$ 2,654.55
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 32,299.30

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

Date: 1/18/2023
Project Title: San Marcos Heights
FROM: DNS Contracting L.L.C.
Contractor's Name
Address: 1517 Faye Road
Jacksonville, FL 32218

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.

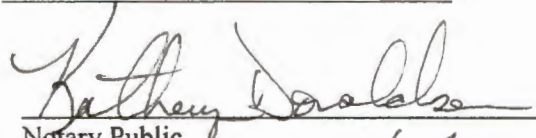
Contractor:

David Sundstrom
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 18th day of January, 2023, by
David Sundstrom as President for
DNS Contracting L.L.C.


Notary Public
My Commission Expires: 12/05/2026

Personally Known or Produced Identification
Type of Identification Produced

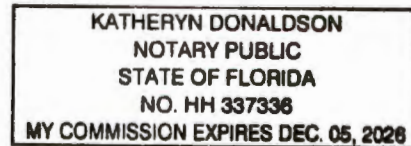




Exhibit "F" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: San Marco Heights (ASBULT 2022000094)
DATE: April 10, 2023

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 San Marco Heights.

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.



2021 Aerial Imagery

Date: 5/24/2023

San Marcos Heights
Two Easements for Utilities, Bill
of Sale, Final Release of Lien
& Warranty

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.

