

RESOLUTION NO. 2023- 312

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, FINAL RELEASE OF LIEN, WARRANTY AND BILL OF SALE ASSOCIATED WITH THE WATER, SEWER AND FIRE HYDRANT SYSTEMS TO SERVE ROLLING HILLS INDUSTRIAL PARK, LOCATED OFF ROLLING HILLS DRIVE.**

**RECITALS**

**WHEREAS**, Rolling Hills Industrial Partners, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the fire hydrant to serve Rolling Hills Industrial Park located off Rolling Hills Drive, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Rolling Hills Industrial Partners, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and fire hydrant systems to serve Rolling Hills Industrial Park, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, ACO Construction, LLC., a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Rolling Hills Industrial Park, 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, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

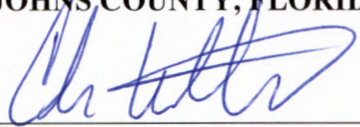
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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.

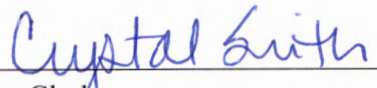
PASSED AND ADOPTED this 5th day of September, 2023.

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

Rendition Date SEP 06 2023

By:   
Christian Whitehurst, Chair

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

By:   
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 30 day of September, 2021  
by Daxrick Geddes for Rolling Hills Industrial with an address of  
1721 Atlantic Blvd. Ste. 200 Jacksonville, FL 32202 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 Fire Hydrant over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for the Fire Hydrant 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



Witness Signature

Timothy Geddes  
Print Name

Print Name: Patrick Hunter Geddes

Its: owner

Witness Signature

Denise Roemer  
Print Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of September, 2020, by Patrick Hunter Geddes as owner for Rolling Hills Industrial Partners

Dawn Johnson  
Notary Public  
My Commission Expires: 7/24/2022



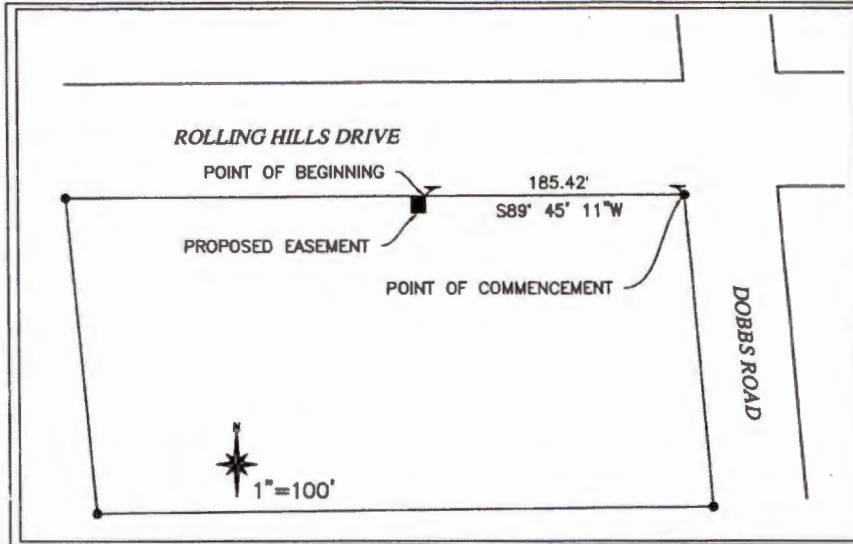
Personally Known or Produced Identification  
Type of Identification Produced

Notary Public

# EXHIBIT A to the Easement

## SKETCH SHOWING PROPOSED WATER EASEMENT

LOCATED IN SECTION 48, TOWNSHIP 7 SOUTH, RANGE 29 EAST  
ST. JOHNS COUNTY, FLORIDA



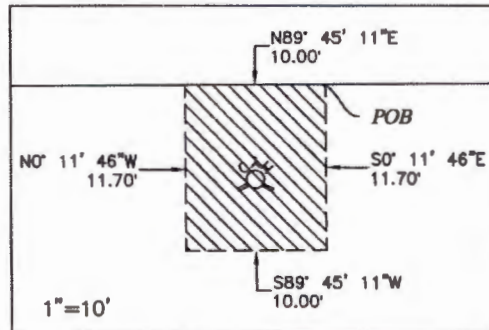
### EXHIBIT "A"

A parcel of land situated in Section 48, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly bounded and described as follows:

Commencing at the intersection of the West Right of Way Line of Dobbs Road, as it currently exists, and the South Right of Way Line of Rolling Hills Drive, as it currently exists;

thence S 89° 45' 11" W along said South Right of Way of Rolling Hills Drive for a distance of 185.42 feet to the Point of Beginning; thence leaving said Right-of-Way S 0° 11' 46" E for a distance of 11.70 feet; thence S 89° 45' 11" W for a distance of 10.00 feet; thence N 0° 11' 46" W for a distance of 11.70 feet to the said Right of Way of Rolling Hills Drive; thence S 89° 45' 11" W along said Right of Way of Rolling Hills Drive for a distance of 10.00 feet to the Point of Beginning.

Said parcel contains 117 square feet.



DETAIL OF EASEMENT

### SURVEYORS REPORT:

- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052 REQUIREMENTS.
- FEATURES SHOWN BY SYMBOL ARE NOT TO SCALE.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY IS FOR THE PURPOSE STATED ABOVE ONLY.

### NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DATE OF SURVEY:

JULY 7, 2021

JOB NUMBER:

20-75

DRAWING SCALE:

1"=100' DETAIL 1"=10'

CERTIFIED TO:

ST. JOHNS COUNTY  
UTILITY DEPARTMENT

Not valid without the signature and seal of a  
State of Florida Professional Surveyor and Mapper

ANTHONY PAUL O'NEIL  
FLORIDA REGISTERED PSM NO. 5684

MRE of JAX  
ENTERPRISES, LLC.

6005 POWERS AVENUE, SUITE 104  
JACKSONVILLE, FLORIDA 32217  
LB 8276



**BILL OF SALE  
UTILITY IMPROVEMENTS  
for**

**Rolling Hills Industrial Park**

Rolling Hills Industrial Partners, LLC, 1721 Atlantic Blvd Suite 200, Jacksonville, FL 32207 (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 ( Rolling Hills Industrial Park)

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 14 of July, 2022

WITNESS:

*Denise Roemer*

Witness Signature

Denise Roemer

Print Witness Name

OWNER:

*Patrick Hunter Geddes*

Owner's Signature

Patrick Hunter Geddes

Print Owner's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 14 day of July, 2022 by Hunter Geddes who is personally known to me or has produced \_\_\_\_\_ as identification.

*Dawn Johnson*  
Notary Public





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

Project Name: ROLLING HILLS INDUSTRIAL PARK  
 Contractor: ACO CONSTRUCTION, LLC dba WHITESTONE CONSTRUCTION  
 Developer: ROLLING HILLS INDUSTRIAL PATNERS, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 11 HDPE	LF	28	\$18	\$ 504.00
6" DR18 PVC	LF	25	\$ 11.00	\$ 275.00
2" SDR9 POLY	LF	6	\$ 1.00	\$ 6.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" TAP SLEEVE W/ 6" TAPPING VALVE	Ea	1	\$ 1,650.00	\$ 1,650.00
6" GATE VALVE	Ea	1	\$ 950.00	\$ 950.00
2" GATE VALVE	Ea	1	\$ 350.00	\$ 350.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4 VO WB67 HYD 3'6 OL L/A ST JN	Ea	1	\$ 1,850.00	\$ 1,850.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" POLY	Ea	1	\$ 850.00	\$ 850.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 6,435.00</b>





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

Project Name:	<b>ROLLING HILLS INDUSTRIAL PARK</b>
Contractor:	<b>ACO CONSTRUCTION dba WHITESTONE CONSTRUCTION</b>
Developer:	<b>ROLLING HILLS INDUSTRIAL PARTNERS, LLC</b>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" CTS Pipe	LF	6	\$ -	\$ 6.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Tapping Valve	Ea		\$ -	\$ 511.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 517.00</b>



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

The undersigned lienor, in consideration of the sum
\$6,952

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through

3/14/23 to Rolling Hills Industrial Partners, LLC
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Rolling Hills Industrial Park

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 14th day of March,
2023.

WITNESS:

Witness Signature (Handwritten: Kimberly Toth)
Print Witness Name (Handwritten: Kimberly Toth)

OWNER:

Lienor's Signature (Handwritten)
Print Lienor's Name (Handwritten: Kevin O'Donnel)

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [X] physical
presence or [ ] online notarization, this 14th day of March, 2023, by
Kevin O'Donnel as Manager for
ACO Construction DBA Whitestone.

Notary Public (Handwritten: Kimberly Toth)
My Commission Expires: April 9, 2023

Personally Known or Produced Identification
Type of Identification Produced

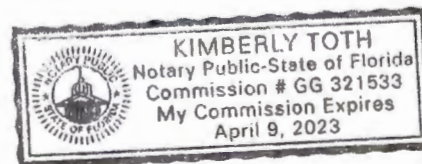




Exhibit "A" to the Release of Lien  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: ROLLING HILLS INDUSTRIAL PARK  
 Contractor: ACO CONSTRUCTION, LLC dba WHITESTONE CONSTRUCTION  
 Developer: ROLLING HILLS INDUSTRIAL PATNERS,LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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<b>Sevices (Size and Type)</b>				
2" POLY	Ea	1	\$ 850.00	\$ 850.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 6,435.00</b>



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

Project Name: ROLLING HILLS INDUSTRIAL PARK  
 Contractor: ACO CONSTRUCTION dba WHITESTONE CONSTRUCTION  
 Developer: ROLLING HILLS INDUSTRIAL PARTNERS, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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2" CTS Pipe	LF	6	\$ -	\$ 6.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Tapping Valve	Ea		\$ -	\$ 511.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 517.00</b>

Exhibit "D" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3E – CLOSEOUT - WARRANTY**

Date: 3/14/23  
Project Title: Rolling Hills Industrial Park  
FROM: ACO Construction BDA Whitestone  
Contractor's Name  
Address: 1906 River Oaks Road  
Jacksonville, FL 32207

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.

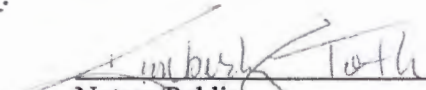
**Contractor:**

Kevin O'Donnel  
Print Contractor's Name

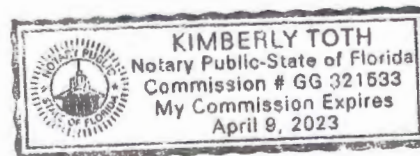
  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_  
on-line notarization, this 14th day of March, 2023, by  
Kevin O'Donnel as Manager for  
ACO Construction DBA Whitestone.

  
Notary Public  
My Commission Expires: April 9 2023

Personally Known or Produced Identification  
Type of Identification Produced





**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** Rolling Hills Industrial Park  
**SUBJECT:** July 12, 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 Rolling Hills Industrial Park.

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: 8/7/2023

Easement for Utilities,  
Final Release of Lien,  
Bill of Sale and Warranty

Rolling Hills Industrial Park

Land Management  
Systems  
Real Estate  
Division  
(904) 209-1276

Disclaimer:  
This map is for reference use only.  
Data provided are derived from multiple  
sources with varying levels of accuracy.  
The St. Johns County Real Estate  
Division disclaims all responsibility  
for the accuracy or completeness  
of the data shown hereon.

