

RESOLUTION NO. 2023-34

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 AND SCHEDULE OF VALUES ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE TREATY OAKS MARKETPLACE LOCATED ON STATE ROAD 207.

RECITALS

WHEREAS, GB St Augustine, LLC, a Florida limited liability company has executed and presented to the County an Easement associated with the water system to serve Treaty Oaks Marketplace, formerly identified as SR 207 Grocer, located off State Road 207, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, GB St Augustine, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Treaty Oaks Marketplace, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, VJ Usina Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Treaty Oaks Marketplace, 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.

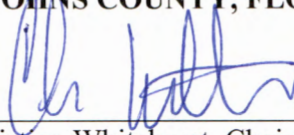
Section 2. The above described Easement for Utilities, Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 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 7th day of February, 2023.

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

By: 
Christian Whitehurst, Chair

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

Rendition Date FEB 07 2023

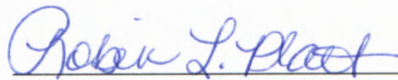

Deputy Clerk



Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 25th day of OCTOBER, 2022 by GB St Augustine, LLC, with an address of 5858 Central Avenue, St. Petersburg, FL 33707, 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:

[Handwritten Signature]
Witness Signature

By: [Handwritten Signature]

KEVIN D LETCH
Print Name

Print Name: Gregory S. Sembler

[Handwritten Signature]
Witness Signature

Its: President, GB St Augustine, LLC

THOMAS S. HAREAS
Print Name

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of October, 2022, by Gregory S. Sembler as President for GB St. Augustine, LLC.

[Handwritten Signature]
Notary Public
My Commission Expires: 7/11/26

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A"



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

October 25, 2022

Work Order No. 22-477.00
File No. 129B-25.00A

Meter Easement 1

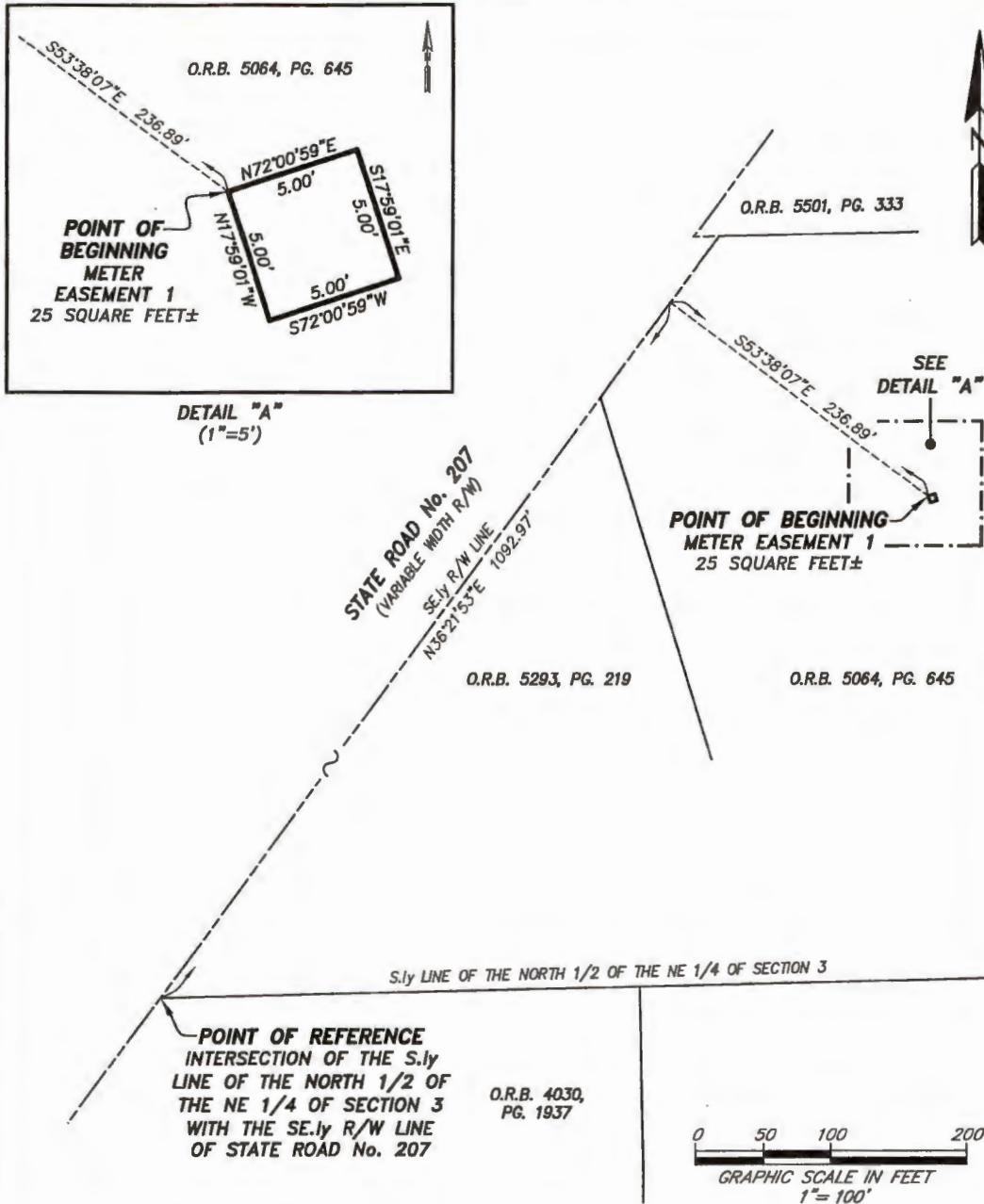
A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5064, page 645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of the North one-half of the Northeast one-quarter of said Section 3 with the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established; thence North $36^{\circ}21'53''$ East, along said Southeasterly right of way line, 1092.97 feet; thence South $53^{\circ}38'07''$ East, departing said Southeasterly right of way line, 236.89 feet to the Point of Beginning.

From said Point of Beginning, thence North $72^{\circ}00'59''$ East, 5.00 feet; thence South $17^{\circ}59'01''$ East, 5.00 feet; thence South $72^{\circ}00'59''$ West, 5.00 feet; thence North $17^{\circ}59'01''$ West, 5.00 feet to the Point of Beginning.

Containing 25 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5064,
PAGE 645, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD No. 207 AS BEING NORTH 36°21'53" EAST.

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

SCALE: 1"=100'

DATE: OCTOBER 25, 2022

October 25, 2022

Work Order No. 22-477.00
File No. 129B-25.00B

Meter Easement 2

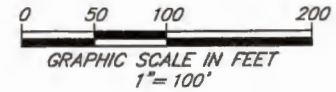
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For a Point of Reference, commence at the intersection of the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established, with the Southerly line of the North one-half of the Northeast one-quarter of said Section 3; thence North $88^{\circ}39'43''$ East, along said Southerly line, 1064.02 feet; thence North $01^{\circ}20'17''$ West, departing said Southerly line, 57.94 feet to the Point of Beginning.

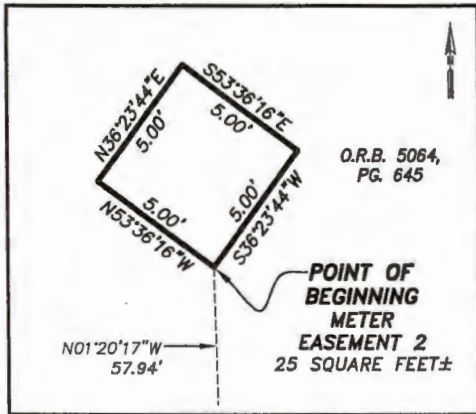
From said Point of Beginning, thence North $53^{\circ}36'16''$ West, 5.00 feet; thence North $36^{\circ}23'44''$ East, 5.00 feet; thence South $53^{\circ}36'16''$ East, 5.00 feet; thence South $36^{\circ}23'44''$ West, 5.00 feet to the Point of Beginning.

Containing 25 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5064,
PAGE 645, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY



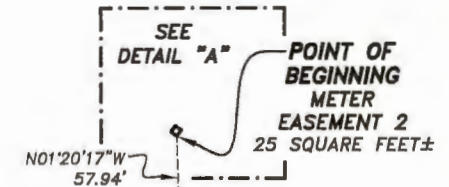
DETAIL "A"
(1"=5')

O.R.B. 5064,
PG. 645

**POINT OF
BEGINNING
METER
EASEMENT 2
25 SQUARE FEET±**

O.R.B. 5064, PG. 645

O.R.B. 5293, PG. 219



**STATE ROAD No. 207
(VARIABLE WIDTH R/W)
SE.ly R/W LINE**

S.ly LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3

N88°39'43"E 1064.02'

**POINT OF REFERENCE
INTERSECTION OF THE
SE.ly R/W LINE OF
STATE ROAD No. 207
WITH THE S.ly LINE OF
THE NORTH 1/2 OF THE
NE 1/4 OF SECTION 3**

O.R.B. 4030,
PG. 1937

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14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4185
Certificate of Authorization No.: LB 3824

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

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

SCALE: 1"=100'
DATE: OCTOBER 25, 2022

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3 AS BEING NORTH 88°39'43" EAST.

October 25, 2022

Work Order No. 22-477.00

File No. 129B-25.00C

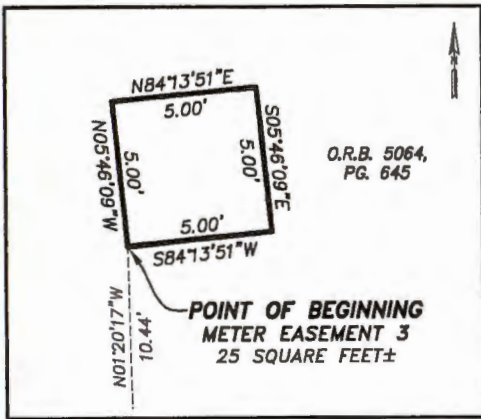
Meter Easement 3

A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5064, page 645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established, with the Southerly line of the North one-half of the Northeast one-quarter of said Section 3; thence North $88^{\circ}39'43''$ East, along said Southerly line, 921.96 feet; thence North $01^{\circ}20'17''$ West, departing said Southerly line, 10.44 feet to the Point of Beginning.

From said Point of Beginning, thence North $05^{\circ}46'09''$ West, 5.00 feet; thence North $84^{\circ}13'51''$ East, 5.00 feet; thence South $05^{\circ}46'09''$ East, 5.00 feet; thence South $84^{\circ}13'51''$ West, 5.00 feet to the Point of Beginning.

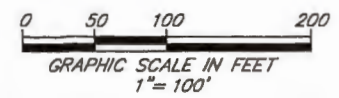
Containing 25 square feet, more or less.



DETAIL "A"
(1"=5')

O.R.B. 5064,
PG. 645

SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5064,
 PAGE 645, OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY



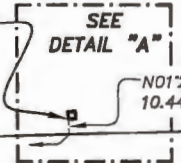
STATE ROAD No. 207
(VARIABLE WIDTH R/W)
SE.ly R/W LINE

S.ly LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3

POINT OF REFERENCE
 INTERSECTION OF THE
 SE.ly R/W LINE OF
 STATE ROAD No. 207
 WITH THE S.ly LINE OF
 THE NORTH 1/2 OF THE
 NE 1/4 OF SECTION 3

O.R.B. 4030,
PG. 1937

POINT OF BEGINNING
 METER EASEMENT 3
 25 SQUARE FEET±



N88°39'43"E 921.96'

O.R.B. 5064, PG. 645

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ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3 AS BEING NORTH 88°39'43" EAST.

SCALE: 1"=100'
 DATE: OCTOBER 25, 2022

October 25, 2022

Work Order No. 22-477.00

File No. 129B-25.00D

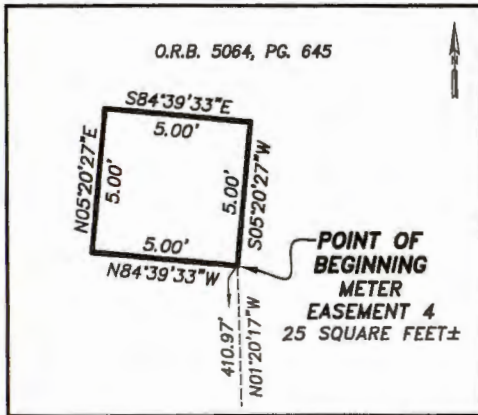
Meter Easement 4

A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5064, page 645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established, with the Southerly line of the North one-half of the Northeast one-quarter of said Section 3; thence North 88°39'43" East, along said Southerly line, 1186.86 feet; thence North 01°20'17" West, departing said Southerly line, 410.97 feet to the Point of Beginning.

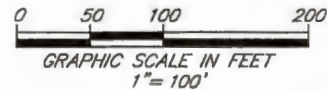
From said Point of Beginning, thence North 84°39'33" West, 5.00 feet; thence North 05°20'27" East, 5.00 feet; thence South 84°39'33" East, 5.00 feet; thence South 05°20'27" West, 5.00 feet to the Point of Beginning.

Containing 25 square feet, more or less.

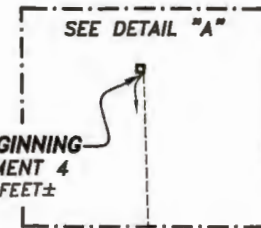


DETAIL "A"
(1"=5')

SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5064,
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 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY



STATE ROAD No. 207
(VARIABLE WIDTH R/W)
SE.ly R/W LINE

POINT OF REFERENCE
 INTERSECTION OF THE
 SE.ly R/W LINE OF
 STATE ROAD No. 207
 WITH THE S.ly LINE OF
 THE NORTH 1/2 OF THE
 NE 1/4 OF SECTION 3

S.ly LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3

O.R.B. 4030,
 PG. 1937

O.R.B. 5293, PG. 219

O.R.B. 5064, PG. 645

N88°39'43"E 1186.86'

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ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE of FLORIDA LS No. 6511

GENERAL NOTES:

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- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 3 AS BEING NORTH 88°39'43" EAST.

SCALE: 1"=100'

DATE: OCTOBER 25, 2022

Exhibit "B"



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

Revised March 31, 2021
March 29, 2021
Page 1 of 2

Work Order No. 21-120.00
File No. 127G-19.00E

Shopping Center Tract

A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3673, page 1530, and Official Records Book 5064, page 645, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3 and the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established; thence North 88°40'13" East, along said Southerly line, 312.12 feet to the Point of Beginning.

From said Point of Beginning, thence North 36°21'28" East, departing said Southerly line, 290.81 feet to the point of curvature of a curve concave Westerly having a radius of 14.50 feet; thence Northerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 22.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°38'32" West, 20.51 feet; thence North 53°38'32" West, 188.07 feet; thence North 58°24'21" West, 6.03 feet to a point on a non-tangent curve concave Southwesterly having a radius of 34.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 05°46'24", an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°11'26" West, 3.42 feet; thence South 36°21'28" West, along a non-tangent line, 24.01 feet; thence North 53°38'32" West, 20.00 feet; thence North 36°21'28" East, 65.16 feet; thence South 53°38'32" East, 217.50 feet to the point of curvature of a curve concave Northerly having a radius of 14.50 feet; thence Easterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 22.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 81°21'28" East, 20.51 feet; thence North 36°21'28" East, 347.50 feet to the point of curvature of a curve concave Westerly having a radius of 19.50 feet; thence Northerly along the arc of said curve, through a central angle of 67°22'48", an arc length of 22.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°40'04" East, 21.63 feet; thence North 53°38'32" West, along a non-tangent line, 220.00 feet; thence North 36°21'28" East, 60.00 feet; thence South 53°38'32" East, 20.00 feet; thence South 36°21'47" West, 10.00 feet; thence South 53°38'32" East, 200.00 feet to a point on a non-tangent curve concave Northerly having a radius of 19.50 feet; thence Easterly along the arc of said curve, through a central angle of 67°22'48", an arc length of 22.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70°02'52" East, 21.63 feet; thence North 36°21'28" East, 182.00 feet; thence North 53°38'32" West, 229.59 feet to a point lying on the Southerly line of those lands

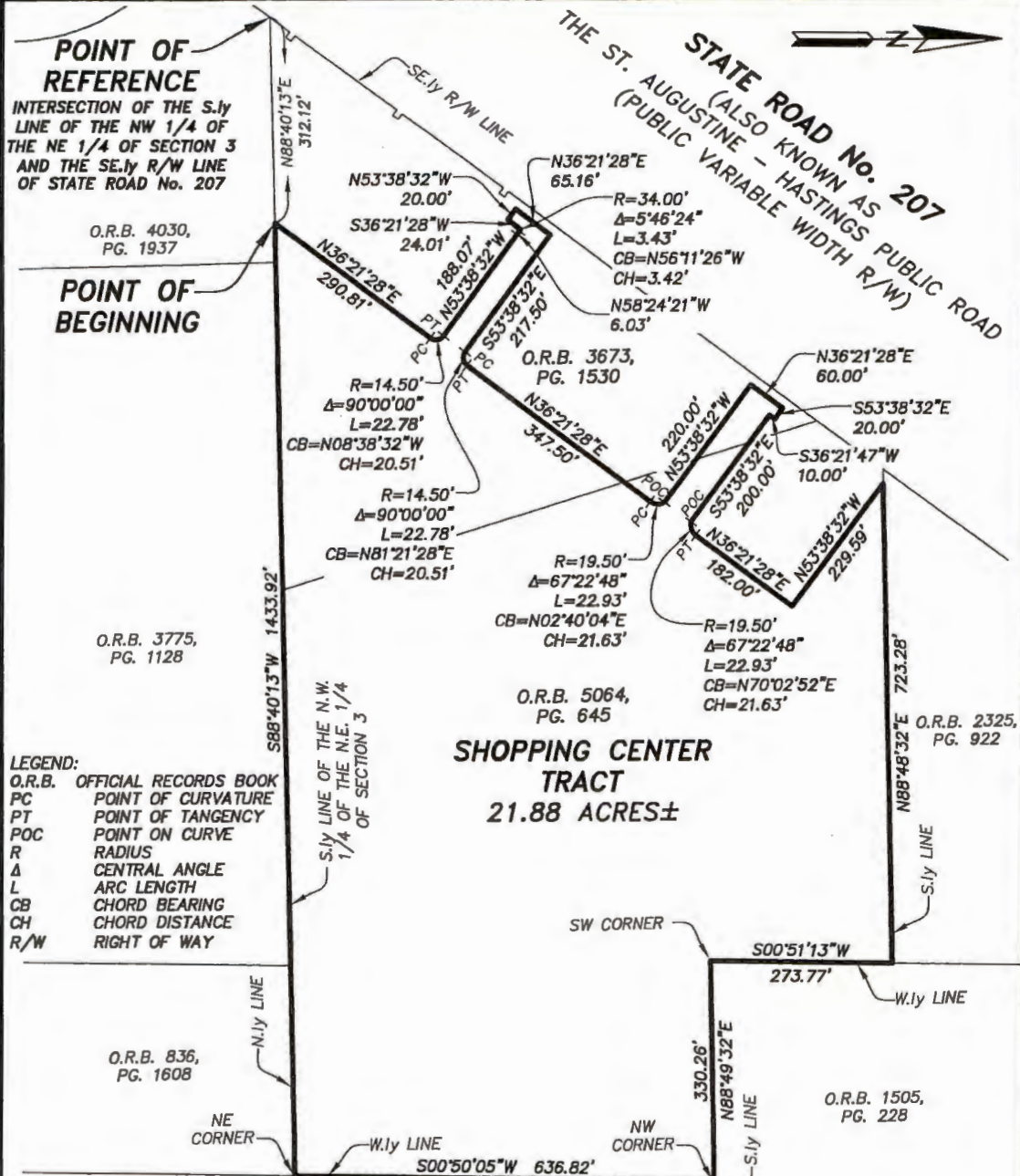
Shopping Center Tract (continued)

described and recorded in Official Records Book 2325, page 922, of said Public Records; thence North $88^{\circ}48'32''$ East, along said Southerly line, 723.28 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1505, page 228, of said Public Records; thence South $00^{\circ}51'13''$ West, along said Westerly line, 273.77 feet to the Southwest corner thereof; thence North $88^{\circ}49'32''$ East, along the Southerly line thereof, 330.26 feet to the Northwest corner of those lands described and recorded in Official Records Book 3433, page 1965, of said Public Records; thence South $00^{\circ}50'05''$ West, along the Westerly line thereof and the Westerly lines of those lands described and recorded in Official Records Book 1197, page 521, and Official Records Book 1677, page 122, and Official Records Book 849, page 1508, all of said Public Records, 636.82 feet to the Northeast corner of those lands described and recorded in Official Records Book 836, page 1608, of said Public Records; thence South $88^{\circ}40'13''$ West, along the Northerly line thereof and along the Northerly lines of those lands described and recorded in Official Records Book 3775, page 1128, and Official Records Book 4030, page 1937, of said Public Records, said Northerly lines also being the said Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 3, a distance of 1433.92 feet to the Point of Beginning.

Containing 21.88 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3673, PAGE 1530 AND OFFICIAL RECORDS BOOK 5064, PAGE 645 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



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Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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

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

SCALE: 1"=200'
DATE: MARCH 29, 2021

ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Treaty Oaks Marketplace, St. Augustine, Florida (F.K.A. SR 207 Grocer)

GB St Augustine, LLC, 5858 Central Avenue, St. Petersburg, FL 33707

Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 17th of October, 2022.

WITNESS: [Signature] JON Graber

OWNER: [Signature]

Witness Signature

Owner Signature

Witness Print Name JOSH BUYER

Gregory S. Sembler, President, GB St. Augustine, LLC

Owner Print Name

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of October, 2022, by Gregory S. Sembler as President for GB St Augustine, LLC.

[Signature]

Notary Public

My Commission Expires: 7/11/2026

Personally Known or Produced Identification
Type of Identification Produced

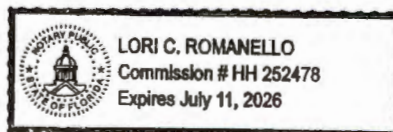


Exhibit "A" to Bill of Sale

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - SEWER				
Project Name:	Treaty Oaks Marketplace SR 207			
Contractor:	VJ Usina Contracting			
Developer:	GB St. Augustine, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	20	\$ 32.90	\$ 658.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 2,167.37	\$ 2,167.37
	Ea		\$ -	\$ -
	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	\$ 2,825.37

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Treaty Oaks Marketplace SR 207
Contractor:	VJ Usina Contracting
Developer:	GB St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	20	\$ 27.03	\$ 540.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10"x8" Tapping Sleeve and Valve	Ea	1	\$ 8,066.69	\$ 8,066.69
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 8,607.29



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

The undersigned lienor, in consideration of the sum
Eleven thousand four hundred thirty-two dollars and sixty-six cents (\$11,432.66)
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
10/31/2023 to St. Johns County
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
SR 207 Grocer

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 31st day of October,
2022.

WITNESS:

Witness Signature

Lynzy McHone

Print Witness Name

CONTRACTOR:

Lienor's Signature

Crystal Durham

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 31st day of October, 2022, by
Crystal Durham as Vice President for
VJ Usina Contracting.

Notary Public

My Commission Expires: 8/12/23

Personally Known or Produced Identification
Type of Identification Produced

MADESYN HOWARD
Notary Public, State of Florida
My Comm. Expires 08/12/2023
Commission No. HH62287

Exhibit "A" to Final Release of Lien

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - SEWER				
Project Name:		Treaty Oaks Marketplace SR 207		
Contractor:		VJ Usina Contracting		
Developer:		GB St. Augustine, LLC		
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	20	\$ 32.90	\$ 658.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 2,167.37	\$ 2,167.37
	Ea		\$ -	\$ -
	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	\$ 2,825.37

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Treaty Oaks Marketplace SR 207
Contractor:	VJ Usina Contracting
Developer:	GB St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	20	\$ 27.03	\$ 540.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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	LF		\$ -	\$ -
Water Valves (Size and Type)				
10"x8" Tapping Sleeve and Valve	Ea	1	\$ 8,066.69	\$ 8,066.69
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 8,607.29

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

Date: October 31, 2022
Project Title: SR 207 Grocer
FROM: VJ Usina Contracting, Inc.
Contractor's Name
Address: 4669 Avenue A
Saint Augustine, FL 32095

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:

Crystal Durham
Print Contractor's Name

CDurham
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 31 st day of October, 2022, by Crystal Durham as Vice President for VJ Usina Contracting.

Madesyn Howard
Notary Public
My Commission Expires: 8/12/23

Personally Known or Produced Identification
Type of Identification Produced

MADESYN HOWARD
Notary Public, State of Florida
My Comm. Expires 08/12/2023
Commission No. HH62287



Exhibit "E" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: SR 207 Grocer
DATE: December 19, 2022

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 SR 207 Grocer.

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: 1/4/2023

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

Treaty Oaks Marketplace
fka SR 207 Grocer

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

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

