

RESOLUTION NO. 2023-38

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND GB ST AUGUSTINE, LLC, FOR THE PROVISION OF UTILITY SEWER UNIT CONNECTION FEE REFUND AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE SEWER UNIT CONNECTION REFUND AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

WHEREAS, GB ST AUGUSTINE, LLC (Developer), a Florida limited liability company (Developer) is required to design, construct, and dedicate specific Wastewater Transmission Contributions to the County for ownership and maintenance in order for the County to provide utility service to the SR207 Grocer Project as described in Ordinance 2019-82 and Ordinance 2020-36; and

WHEREAS, the Developer is required to complete the required utility transmission contributions to provide service to the PUD; and

WHEREAS, St. Johns County, Florida (County) currently has an ordinance to refund unit connection fees for transmission mains installed by Developers; and

WHEREAS, the Developer pre-paid a portion of the utility unit connection fees for the SR 207 Grocer Project (COMM 2021-01) on May 25, 2022 prior to completing construction of the Contributed Section; and

WHEREAS, in consideration for the pre-payment of the unit connection fees and due to the financial magnitude of the infrastructure, the proposed sewer unit connection refund Agreement proposes unique provisions to allow retroactive refund of the transmission component of the unit connection fees collected upon recordation of this Agreement; and

WHEREAS, the County will collect the unit connection fees applicable to the sewer unit connection fee refund Agreement and pay Developer on a quarterly basis; and

WHEREAS, the sewer unit connection refund Agreement is valid until May 25, 2028, which is six (6) year time period from the date of initial unit connection fee payment by the Developer, and the time limit is consistent with timeframes defined in Utility Ordinance, Section 25 –G; and

WHEREAS, the County has determined that accepting the terms of the Sewer Unit Connection Fee Refund Agreement, which is attached hereto, and incorporated herein, will serve the interests of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. The above recitals are hereby incorporated into the body of this resolution and are adopted as findings of fact.

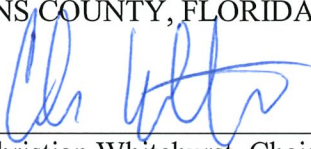
Section 2. The Board of County Commissioners approves the terms, provisions, conditions, and requirements of the Sewer Unit Connection Fee Refund Agreement between St. Johns County, Florida, and GB ST AUGUSTINE, LLC and authorizes the County Administrator, or designee to execute this Sewer Unit Connection Fee Refund Agreement on behalf of St. Johns County substantially in the form attached hereto.

Section 3. If there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 4. This resolution shall be effective upon adoption by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, 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

By: 
Deputy Clerk



Prepared by and Record
and Return to:

**WASTEWATER UNIT CONNECTION
FEE REFUND AGREEMENT**

THIS WASTEWATER UNIT CONNECTION FEE REFUND AGREEMENT (the “Agreement”) is entered into, and made effective, this _____ day of _____, 20____, by and between GB ST AUGUSTINE, LLC, a Florida limited liability company (“**DEVELOPER**”), and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida (the “**COUNTY**”).

In consideration of the mutual promises and representations contained in this instrument, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Background.** DEVELOPER has constructed improvements within the commercial development known as SR 207 Grocer Project (COMM 2021-01), located within five parcels of land zoned Commercial Intensive pursuant to Ordinance 2019-82, recorded in the Official Records Book 4854, Page 495 of the official records of St Johns County, Florida, and Ordinance 2020-36, recorded in the Official Records Book 5011, Page 1792 of the official records of St Johns County, Florida (collectively referred to as the “**DEVELOPMENT**”). The DEVELOPMENT is located along State Road 207, East of Interstate 95 and North of the intersection of State Road 207 and Brinkhoff Road in St Johns County, Florida and is more particularly described on the attached and incorporated **Exhibit A**. DEVELOPER plans to develop the DEVELOPMENT into a 120,000 square feet commercial development located within six commercial parcels totaling approximately 27.05 acres, as described in the DEVELOPMENT.

DEVELOPER has requested a refund pursuant to Section 25-G of the St. Johns County Utility Ordinance, Ordinance 2022-37, as may be amended from time to time (“Utility Ordinance”) in consideration of DEVELOPER’s installation of approximately 550 feet of 16-inch (nominal) forcemain (the “**Contributed Section**”) required to meet the anticipated wastewater transmission needs for the region. The Contributed Section is located within and connecting to wastewater transmission infrastructure in the County Road 207 rights of way as depicted in the approved plans for the SR207 Offsite Forcemain Improvements (RW CONST 2021-13) dated November 30, 2021, providing wastewater transmission relief to the State Road 207 service corridor. The Contributed Section is constructed and dedicated to the COUNTY as a condition of service for the SR 207 Grocer Project (COMM 2021-01), and is more particularly described in the Schedule of Values attached as **Exhibit B**, which is incorporated herein. The location of the Contributed Section is depicted on **Exhibit C**.

This Agreement states the terms and conditions upon which a refund of the transmission component of wastewater unit connection fees paid by DEVELOPER or others who connect to the Contributed Section and within the DEVELOPMENT as allowed and contemplated under the Utility Ordinance, shall be paid by the COUNTY to the DEVELOPER.

It is expressly noted that as a condition precedent for any refund permitted under this Agreement, the DEVELOPER must first, at its expense, record this Agreement (upon proper execution by authorized representatives of both the COUNTY and DEVELOPER) with the Clerk of Courts in the official records of St. Johns County, Florida. The failure of the DEVELOPER to have this Agreement recorded as noted above shall bar the DEVELOPER from receiving any subsequent refunds on wastewater unit connection fees until this Agreement has been properly recorded.

2. **Limitation of Amount of Refund.** In accordance with the provisions of Section 25-G of the Utility Ordinance, any refund payable to the DEVELOPER as a result of future payment by the DEVELOPER of wastewater unit connection fees, or as the result of payment of wastewater unit connection fees by others who connect to the Contributed Sections, shall be limited to the value of the wastewater transmission component of such unit connection fees. In addition, the cumulative amount of all refund payments to the DEVELOPER pursuant to this Agreement shall in no event exceed \$469,163.32, which is the actual total cost of the Contributed Section as verified by the final contractor's Schedule of Values in **Exhibit B** and herein referred to as the "**Contributed Section Cost**".

3. **Payment of Refund in Connection with Future Connection Fee Payments.** As approved by Resolution of the St. Johns County Board of County Commissioners in accordance with Section 25-G of the Utility Ordinance, the County will track and retain the transmission component of wastewater unit connection fees collected within the DEVELOPMENT starting from May 25, 2022, which was the date of payment for unit connection fees for Publix and Retail Buildings A&B within the DEVELOPMENT, up to the date of this Agreement for the purpose of retroactively refunding to the DEVELOPER upon execution and recordation of this Agreement with the Clerk of Courts. Upon recordation of this Agreement with the Clerk of the Court, and upon payment by the DEVELOPER or others as set forth in Section 4 below of any wastewater unit connection fees for the DEVELOPMENT or paid by others connecting to the Contributed Sections on or before May 25 2028 (six (6) years after the May 25, 2022 unit connection fee payment), the DEVELOPER shall be entitled to a refund of the wastewater transmission component of any such wastewater unit connection fees in an amount not to exceed the Contributed Sections Cost. The refund described in this Section shall be paid to the DEVELOPER quarterly upon payment by the DEVELOPER or others of such wastewater unit connection fees, whether in connection with a Capacity Commitment Agreement, or as connections are actually made. Wastewater unit connection fees paid by the DEVELOPER after May 25, 2028 shall not entitle the DEVELOPER to a refund under this Section 3, unless the time period in this Section 3 is extended by the COUNTY as allowed by the Utility Ordinance.

4. **Connection by Others.** In the event that other users, builders or developers connect to the Contributed Sections as depicted on **Exhibit C** on or before May 25, 2028, DEVELOPER shall be entitled to a refund equal to the value of the wastewater transmission component of any such wastewater unit connection fees paid by others in an amount which, cumulatively with any other refund payments paid to the DEVELOPER under the terms of this Agreement, shall not exceed the Contributed Sections Cost.

5. **Entire Agreement.** No prior Agreements or representations shall be binding upon the parties, unless included in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties, unless in writing, and executed by the party or parties to be bound thereby.

6. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida. Venue for any administrative and/or legal action arising under this Agreement shall be in St. Johns County, Florida.

7. **Notice.** Any notices required or allowed to be delivered under this Agreement shall be documented in writing and shall be deemed to be delivered when (i) hand delivered to the official designated below, or (ii) upon receipt of such notice when deposited in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, addressed to a party at the address set forth under the parties names below or at such other address as the part shall have specified by written notice to the other party delivered in accordance with this Agreement:

To County: St. Johns County Utilities Department
 1205 State Road 16
 St Augustine, FL 32084
 Attention: Chief Engineer-Development
 Phone: (904) 209-2700

To Developer: GB ST AUGUSTINE, LLC
 The Sembler Company
 5858 Central Avenue
 St. Petersburg, Florida 33707
 Attn: Gregory S. Sembler
 Phone: (727)-384-6000

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

Signed, sealed and delivered
in the presence of:

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Print Name:

By: _____

Print Name: Hunter S. Conrad

Title: County Administrator

Print Name

ATTEST:

Brandon J. Patty

Clerk of the Circuit Court & Comptroller

By: _____

Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day _____ of _____, 20_____, by Hunter S. Conrad, as County Administrator of St. Johns County, a political subdivision of the State of Florida, on behalf of the entity, who is personally known to me or has produced _____ as identification.

Print Name: _____

Notary Public, State of _____

My Commission Expires: _____

Signed, sealed and delivered
in the presence of:

**GB ST AUGUSTINE, LLC, a
Florida limited liability company**

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this day _____ of _____, 20____, by _____, as
_____ of GB ST AUGUSTINE, LLC, a Florida limited liability company, on behalf of the
entity, who is personally known to me or has produced _____ as identification.

Print Name: _____

Notary Public, State of _____

My Commission Expires: _____

EXHIBIT "A"

[PARCEL MAP & LEGAL DESCRIPTION]

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 $88^{\circ}40'13''$ East, along said Southerly line, 312.12 feet to the Point of Beginning.

From said Point of Beginning, thence North $36^{\circ}21'28''$ 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 $90^{\circ}00'00''$, 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 $08^{\circ}38'32''$ West, 20.51 feet; thence North $53^{\circ}38'32''$ West, 188.07 feet; thence North $58^{\circ}24'21''$ 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 $05^{\circ}46'24''$, 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 $56^{\circ}11'26''$ West, 3.42 feet; thence South $36^{\circ}21'28''$ West, along a non-tangent line, 24.01 feet; thence North $53^{\circ}38'32''$ West, 20.00 feet; thence North $36^{\circ}21'28''$ East, 65.16 feet; thence South $53^{\circ}38'32''$ 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 $90^{\circ}00'00''$, 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 $81^{\circ}21'28''$ East, 20.51 feet; thence North $36^{\circ}21'28''$ 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 $67^{\circ}22'48''$, 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 $02^{\circ}40'04''$ East, 21.63 feet; thence North $53^{\circ}38'32''$ West, along a non-tangent line, 220.00 feet; thence North $36^{\circ}21'28''$ East, 60.00 feet; thence South $53^{\circ}38'32''$ East, 20.00 feet; thence South $36^{\circ}21'47''$ West, 10.00 feet; thence South $53^{\circ}38'32''$ 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 $67^{\circ}22'48''$, 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 $70^{\circ}02'52''$ East, 21.63 feet; thence North $36^{\circ}21'28''$ East, 182.00 feet; thence North $53^{\circ}38'32''$ West, 229.59 feet to a point lying on the Southerly line of those lands

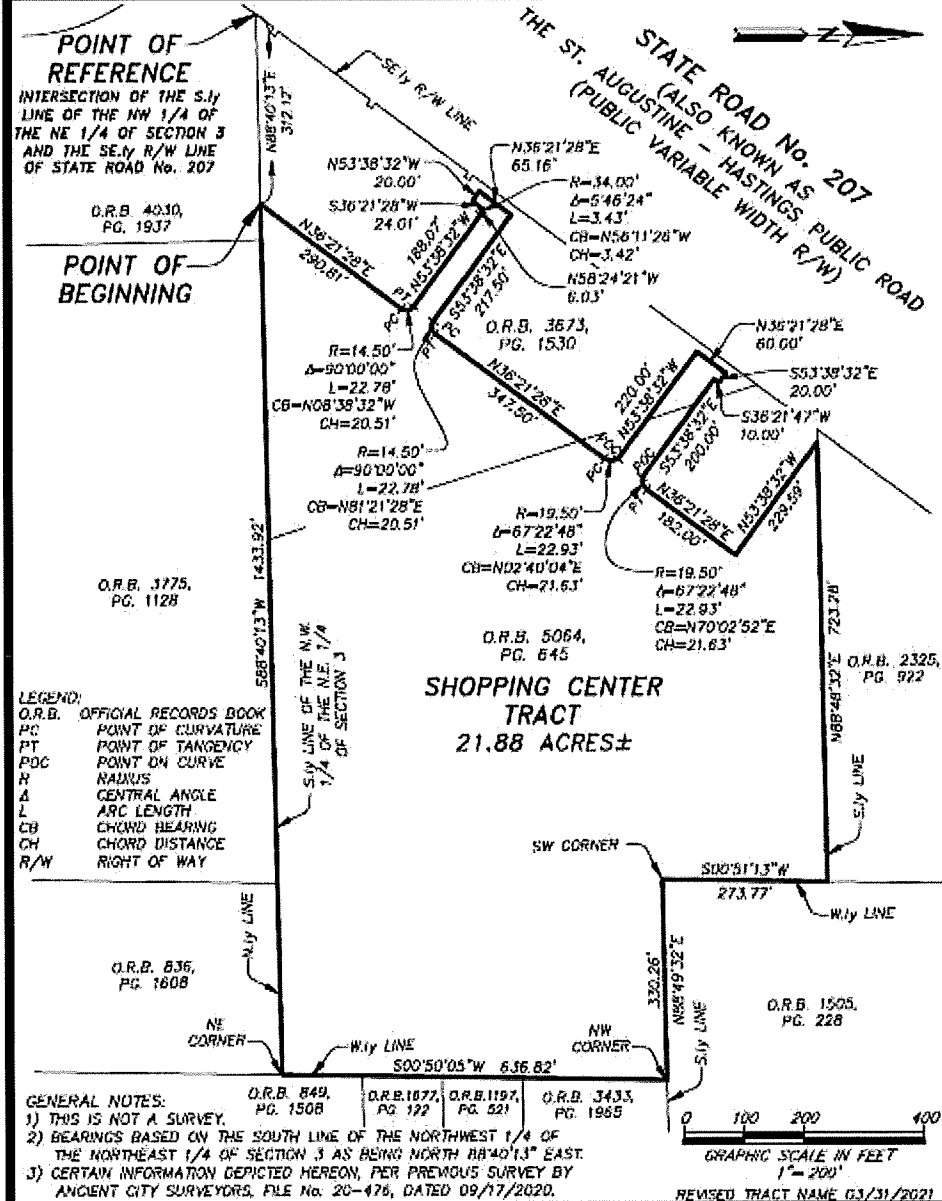
Shopping Center Tract (continued)

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.



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

14775 Old St. Augustine Road, Jacksonville, FL 32250
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No. LB 3624

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

Digital Signature By:
Damon J. Kelly, P.S.M.
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

Out Parcel 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 3673, page 1530, and Official Records Book 5064, page 645, of the Public Records of said county, being more particularly described as follows:

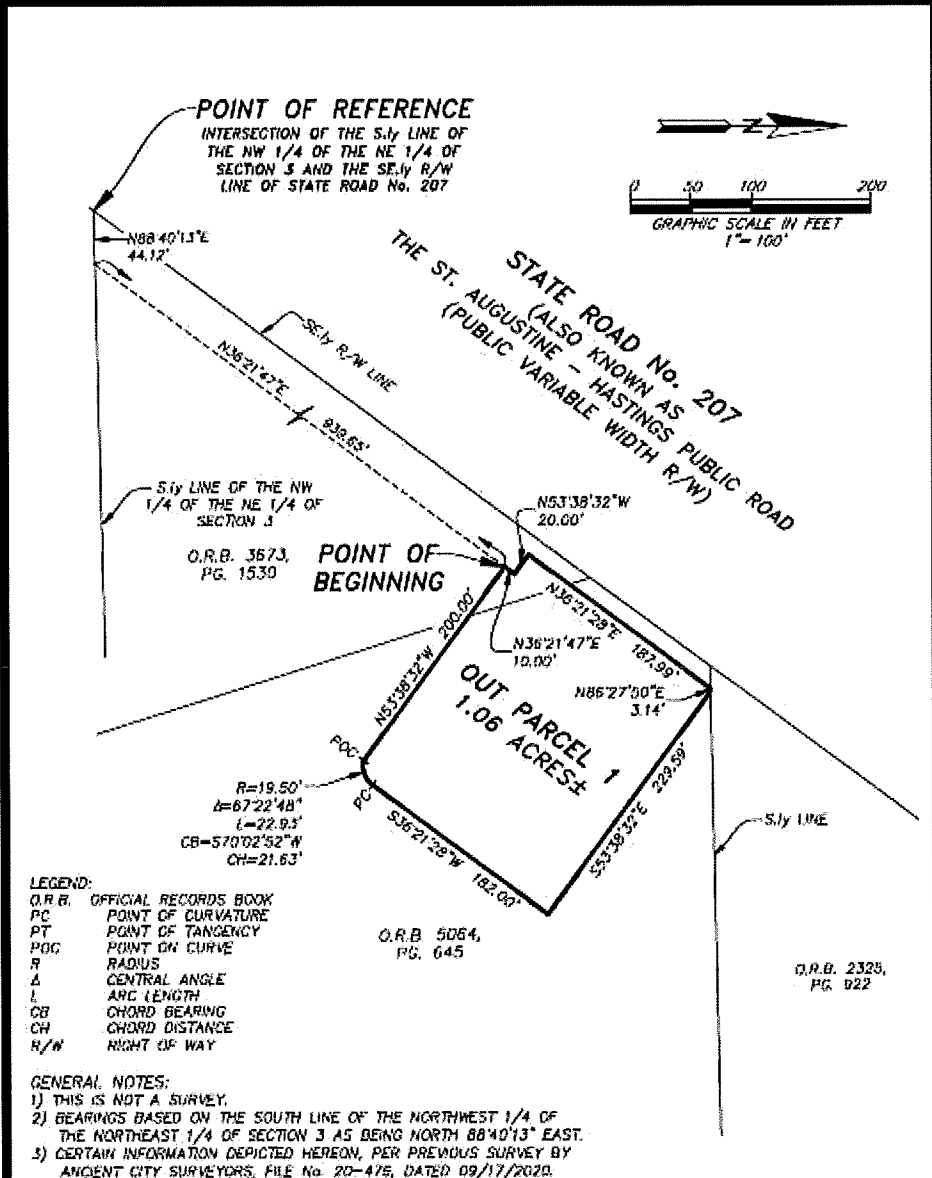
For a Point of Reference, commence at the intersection of the Southerly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3 and the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established; thence North $88^{\circ}40'13''$ East along said Southerly line, 44.12 feet; thence North $36^{\circ}21'47''$ East, departing said Southerly line, 939.65 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $36^{\circ}21'47''$ East, 10.00 feet; thence North $53^{\circ}38'32''$ West, 20.00 feet; thence North $36^{\circ}21'28''$ East, 187.99 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 2325, page 922, of said Public Records; thence North $86^{\circ}27'50''$ East, along said Southerly line, 3.14 feet; thence South $53^{\circ}38'32''$ East, departing said Southerly line, 229.59 feet; thence South $36^{\circ}21'28''$ West, 182.00 feet to the point of curvature of a curve concave Northerly having a radius of 19.50 feet; thence Westerly along the arc of said curve, through a central angle of $67^{\circ}22'48''$, an arc length of 22.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $70^{\circ}02'52''$ West, 21.63 feet; thence North $53^{\circ}38'32''$ West, along a non-tangent line, 200.00 feet to the Point of Beginning.

Containing 1.06 acres, more or less.

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

14775 End St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3924

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digital Signature By:
 Damon J. Kelly, P.S.M.

SCALE: 1"=100'

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

DATE: MARCH 29, 2021

ORDER No.: 21-12000 FILE No.: 1270-14.000 DRAW No.: 001 CAD FILE: E:\Survey\MapInfo\2021\SR207\SR207_P01_P01.dwg

Out Parcel 2

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:

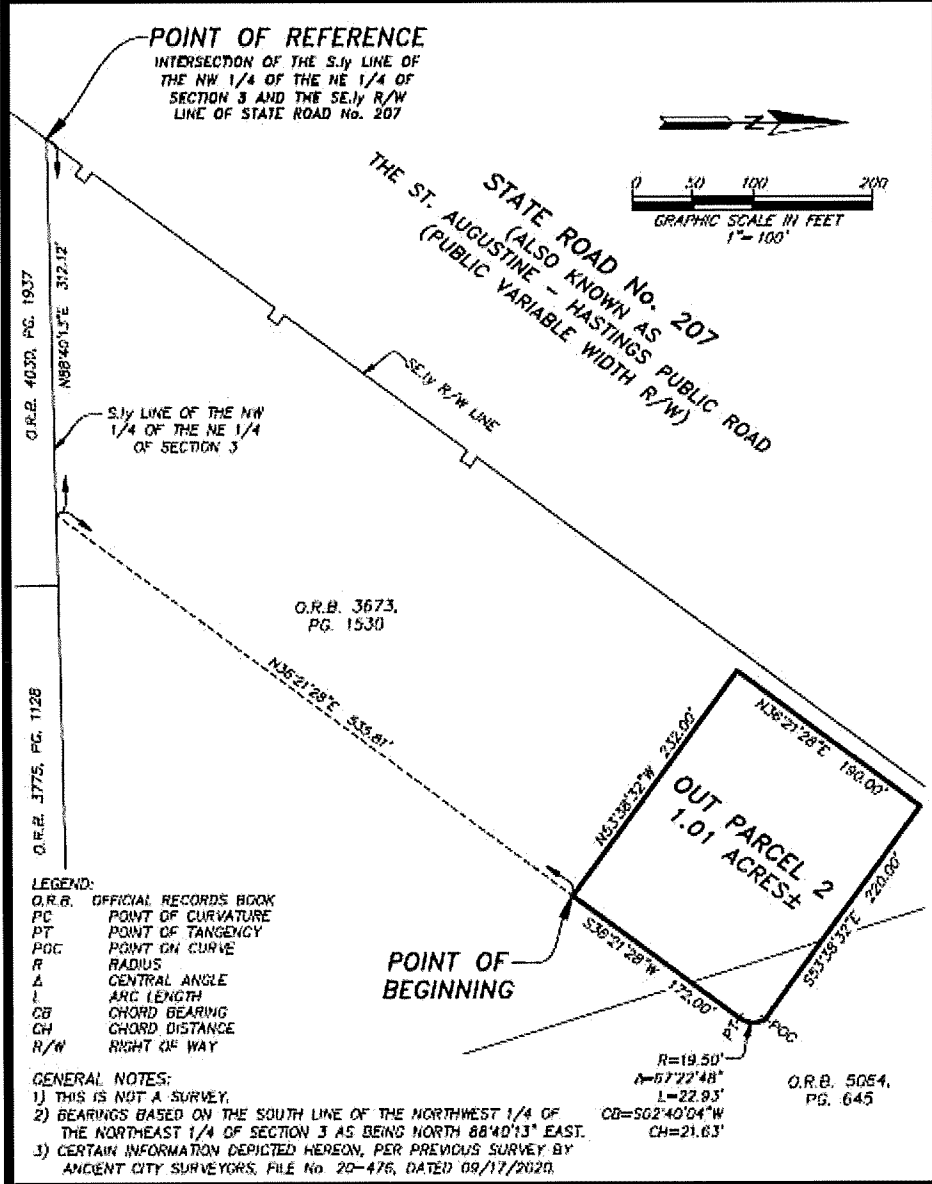
For a Point of Reference, commence at the intersection of the Southerly line of the Northwest one-quarter of the Northeast one-quarter of said Section 3 and the Southeasterly right of way line of State Road No. 207, a variable width right of way as presently established; thence North $88^{\circ}40'13''$ East, along said Southerly line, 312.12 feet; thence North $36^{\circ}21'28''$ East, departing said Southerly line, 535.81 feet to the Point of Beginning.

From said Point of Beginning, thence North $53^{\circ}38'32''$ West, 232.00 feet; thence North $36^{\circ}21'28''$ East, 190.00 feet; thence South $53^{\circ}38'32''$ East, 220.00 feet to a point on a non-tangent curve concave Westerly having a radius of 19.50 feet; thence Southerly along the arc of said curve, through a central angle of $67^{\circ}22'48''$, 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 South $02^{\circ}40'04''$ West, 21.63 feet; thence South $36^{\circ}21'28''$ West, 172.00 feet to the Point of Beginning.

Containing 1.01 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

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

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Digital Signature By:
Damon J. Kelly, P.S.M.

SCALE: 1"=100'

DATE: MARCH 29, 2021

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

ORDER NO.: 21-120-001 FILE NO.: 1226-14-001 DRAWING NO.: 207 CAD FILE: E:\Survey\MAPS\SR 207\SR207SET\001_PARC2L2.dwg

Out Parcel 3

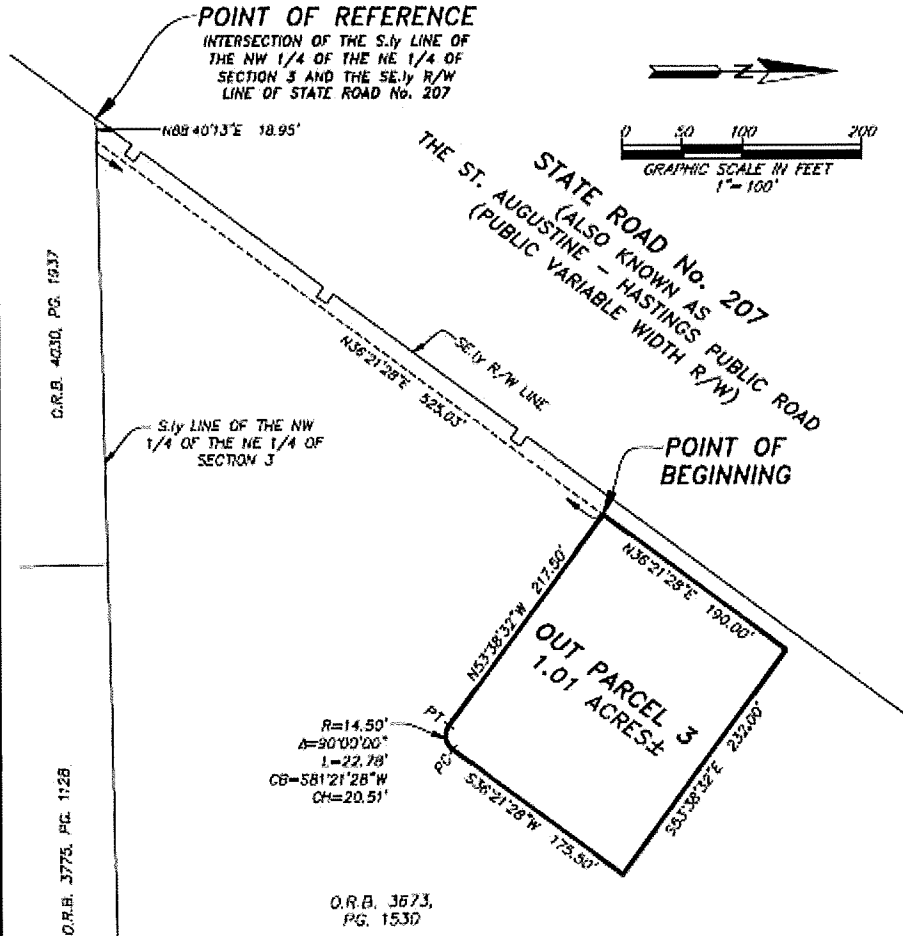
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From said Point of Beginning, thence continue North $36^{\circ}21'28''$ East, 190.00 feet; thence South $53^{\circ}38'32''$ East, 232.00 feet; thence South $36^{\circ}21'28''$ West, 175.50 feet to the point of curvature of a curve concave Northerly having a radius of 14.50 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, 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 South $81^{\circ}21'28''$ West, 20.51 feet; thence North $53^{\circ}38'32''$ West, 217.50 feet to the Point of Beginning.

Containing 1.01 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
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ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3673,
PAGE 1530, 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 SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3 AS BEING NORTH 88°40'13\"/>

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
R/W	RIGHT OF WAY



14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3924

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=100'
 DATE: MARCH 29, 2021

Digital Signature By:
 Damon J. Kelly, P.E.M.
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

Out Parcel 4

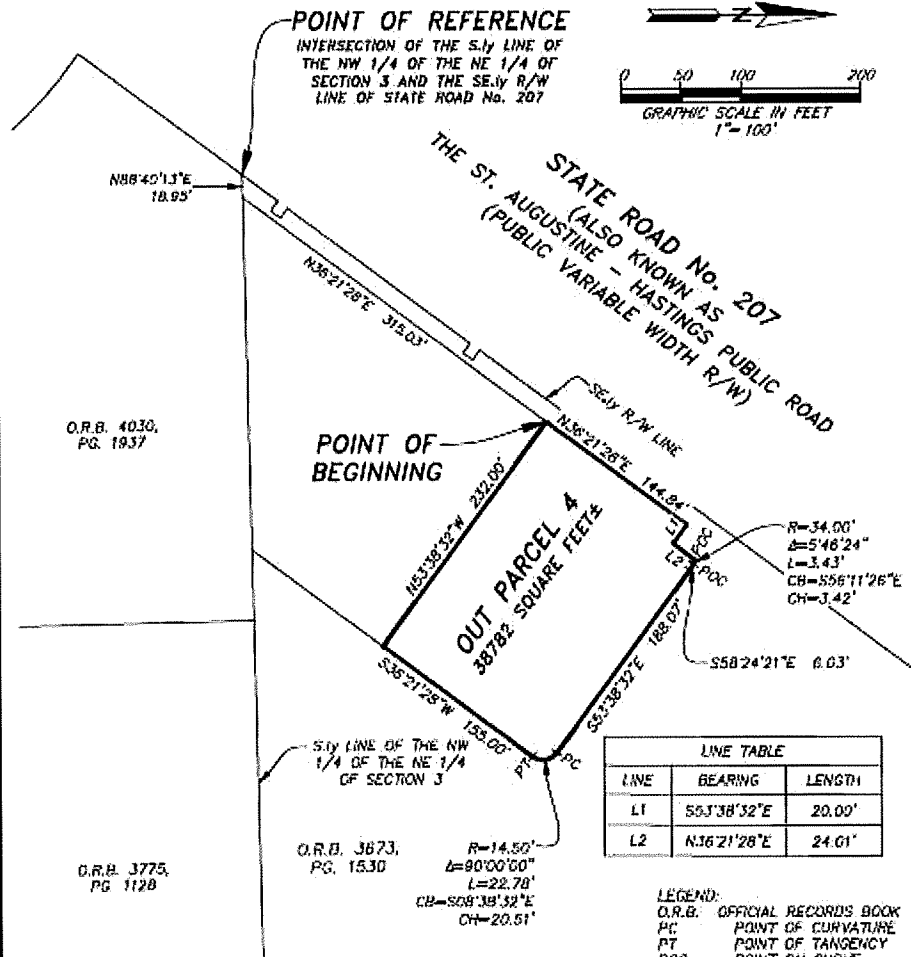
A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3673, page 1530, of the Public Records of said county, being more particularly described as follows:

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 $88^{\circ}40'13''$ East along said Southerly line, 18.95 feet; thence North $36^{\circ}21'28''$ East, departing said Southerly line, 315.03 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $36^{\circ}21'28''$ East, 144.84 feet; thence South $53^{\circ}38'32''$ East, 20.00 feet; thence North $36^{\circ}21'28''$ East, 24.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 34.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $05^{\circ}46'24''$, an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}11'26''$ East, 3.42 feet; thence South $58^{\circ}24'21''$ East, along a non-tangent line, 6.03 feet; thence South $53^{\circ}38'32''$ East, 188.07 feet to the point of curvature of a curve concave Westerly having a radius of 14.50 feet; thence Southerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, 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 South $08^{\circ}38'32''$ East, 20.51 feet; thence South $36^{\circ}21'28''$ West, 155.00 feet; thence North $53^{\circ}38'32''$ West, 232.00 feet to the point of Beginning.

Containing 38,782 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 3673,
PAGE 1530, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°38'32"E	20.00'
L2	N36°21'28"E	24.01'

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3 AS BEING NORTH 88°40'13" EAST.
 3) CERTAIN INFORMATION DEPICTED HEREON, PER PREVIOUS SURVEY BY ANCIENT CITY SURVEYORS, FILE No. 20-476, DATED 09/17/2020.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 R/W RIGHT OF WAY



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

SCALE: 1"=100'
 DATE: MARCH 2, 2022

Digital Signature By:
 Damon J. Kelly, P.S.M.
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6264

ORDER NO. 22-155-DJ FILE NO. 1227-14.000 DRAWN BY: JTA CAD FILE: F:\2022\PROJ\SR 207\220302\OUT PARCEL #-1.dwg

SR207-Brinkhoff Shopping Center Offsite Forcemain
 (RW CONST 2021-13)
 Wastewater UCF Refund Agreement

Out Parcel 5

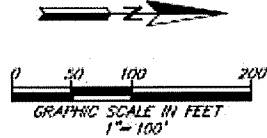
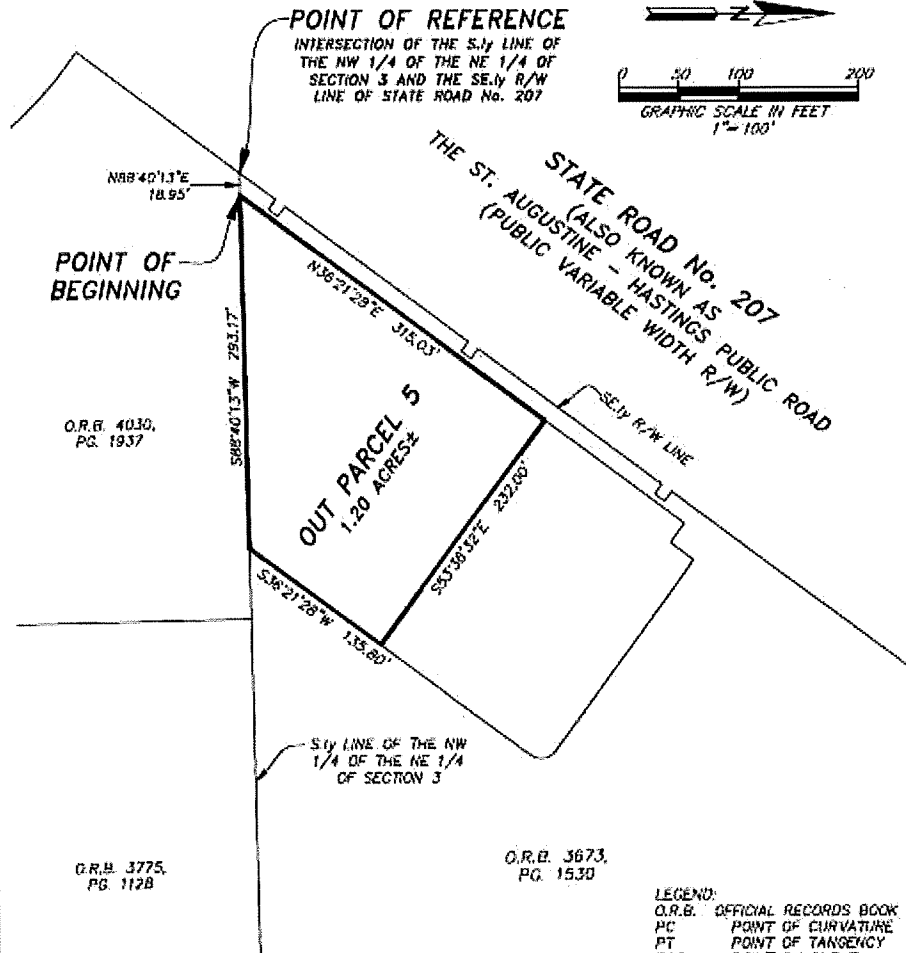
A portion of Section 3, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3673, page 1530, of the Public Records of said county, being more particularly described as follows:

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 $88^{\circ}40'13''$ East, along said Southerly line, 18.95 feet to the Point of Beginning.

From said Point of Beginning, thence North $36^{\circ}21'28''$ East, departing said Southerly line, 315.03 feet; thence South $53^{\circ}38'32''$ East, 232.00 feet; thence South $36^{\circ}21'28''$ West, 135.80 feet to a point lying on said Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 3; thence South $88^{\circ}40'13''$ West, along said Southerly line, 293.17 feet to the Point of Beginning.

Containing 1.20 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, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
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LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
R/W	RIGHT OF WAY

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

14775 Old St. Augustine Road, Jacksonville, FL 32258
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SCALE: 1"=100'

DATE: MARCH 2, 2022

Digital Signature By:
 Damon J. Kelly, P.S.M.

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA L.S. No. 6284

ORDER No.: 22-1281X FILE No.: 1277-14.000 DRAWING No.: A1A CAD FILE: E:\Survey\2022\2021\Section11\OUT PARCEL 5.dwg

EXHIBIT "B"

[SCHEDULE OF VALUES]



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	SR 207 Force Main Improvements
Contractor:	VJ Usina Contracting, Inc.
Developer:	GB St. Augustine, LLC

Force Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
16" DR18 PVC	LF	460	\$ 564.85	\$ 259,831.00
24" Steel Casing	LF	85	\$ 1,222.46	\$ 103,909.10
16" Fusible PVC	LF	85	\$ 326.52	\$ 27,754.20
Sewer Valves (Size and Type)				
16" Gate Valve	EA	2	\$ 10,946.19	\$ 21,892.38
16" Tapping Sleeve and Valve	Ea	1	\$ 23,336.00	\$ 23,336.00
10" Gate Valve	Ea	2	\$ 16,220.32	\$ 32,440.64
Gravity Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Laterals (Size and Type)				
	EA			\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
Lift Station				
	EA		\$ -	\$ -
	EA			\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 469,163.32

EXHIBIT "C"

[CONTRIBUTED SECTION LOCATION MAP]

