

RESOLUTION NO. 2023-426

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, SPECIAL WARRANTY DEED, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND SEWER FORCE MAINS SYSTEMS TO SERVE GRAND OAKS PHASE 2 SPINE ROAD LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Day Late Enterprises, Inc., a Florida corporation has executed and presented to the County an Easement for Utilities associated with the water, sewer and sewer force mains systems and a Special Warranty Deed associated with the Pump Station to serve Grand Oaks Phase 2 Spine Road located off State Road 16, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, Southern Development 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 sewer force mains systems to serve Grand Oaks Phase 2 Spine Road, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; and

WHEREAS, W. Gardner, 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 Grand Oaks Phase 2 Spine Road, attached hereto as Exhibits “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 Easement for Utilities, Special Warranty Deed, 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, Special Warranty Deed 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 November, 2023.

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

Rendition Date: NOV 08 2023

By: _____

Christian Whitehurst, Chair

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

Crystal Smith
Deputy Clerk



This Instrument Prepared By:
John D. Bailey, Jr., Esquire
Upchurch, Bailey and Upchurch, PA
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-15-326

\$10.00 – Consideration

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 18 day of October, 2022, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, with an address of 191 Surfside Avenue, St. Augustine, Florida 32084, 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, gravity sewer collection 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 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 A (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 all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **GRAVITY SEWER SYSTEM** - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

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.

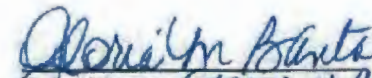
4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.


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.

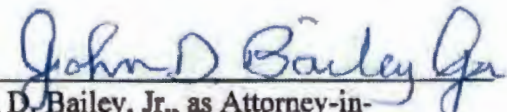
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

DAY LATE ENTERPRISES, INC., a Florida
corporation

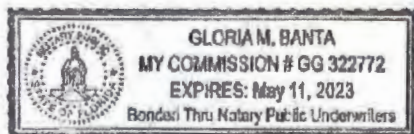

Print Name: GLORIA M. BANTA


Print Name: Cassandra Mosher

By: 
John D. Bailey, Jr., as Attorney-in-
Fact for Day Late Enterprises, Inc., a Florida
corporation, under Special Power of
Attorney dated September 16, 2022 and
recorded in OR 5639, Page 594, public records of
St. Johns County, Florida.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of October, 2022, by John D. Bailey, Jr., as Attorney-in-Fact for Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation, under Special Power of Attorney dated September 16, 2022 and recorded in OR 5639, Page 594, of the public records of St. Johns County, Florida, who is personally known to me.



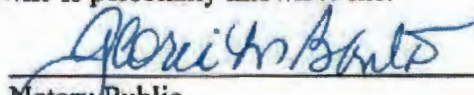

Notary Public
My Commission Expires: _____
My Commission Number: _____

EXHIBIT "A" to the Easement

SMITH RANCH ROAD SJC UTILITY EASEMENT

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 3, ALSO BEING THE WEST CORNER OF THE NORTHERLY TERMINUS OF SMITH RANCH ROAD, AS SHOWN THE PLAT OF TURNBULL CREEK ROAD PHASE 2, AS RECORDED IN MAP BOOK 114, PAGES 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE NORTH 02°37'08" WEST, 4.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 103.01 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°40'17" WEST, 101.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°43'26" WEST, 95.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 109.54 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'11" WEST, 108.89 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°04'57" WEST, 9.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 71.80 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°52'38" WEST, 71.45 FEET; THENCE NORTH 53°14'16" EAST, 10.10 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 65.85 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°37'00" WEST, 65.61 FEET; THENCE SOUTH 43°48'30" WEST, 10.00 FEET; THENCE NORTH 46°11'30" WEST, 227.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 116.58 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°40'30" WEST, 115.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 30.79 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°26'11" WEST, 28.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°17'10" WEST, 31.07 FEET; THENCE NORTH 10°15'38" EAST, 61.83 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.84 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°32'42" EAST, 32.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 58.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 119.76 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°30'52" EAST, 118.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND

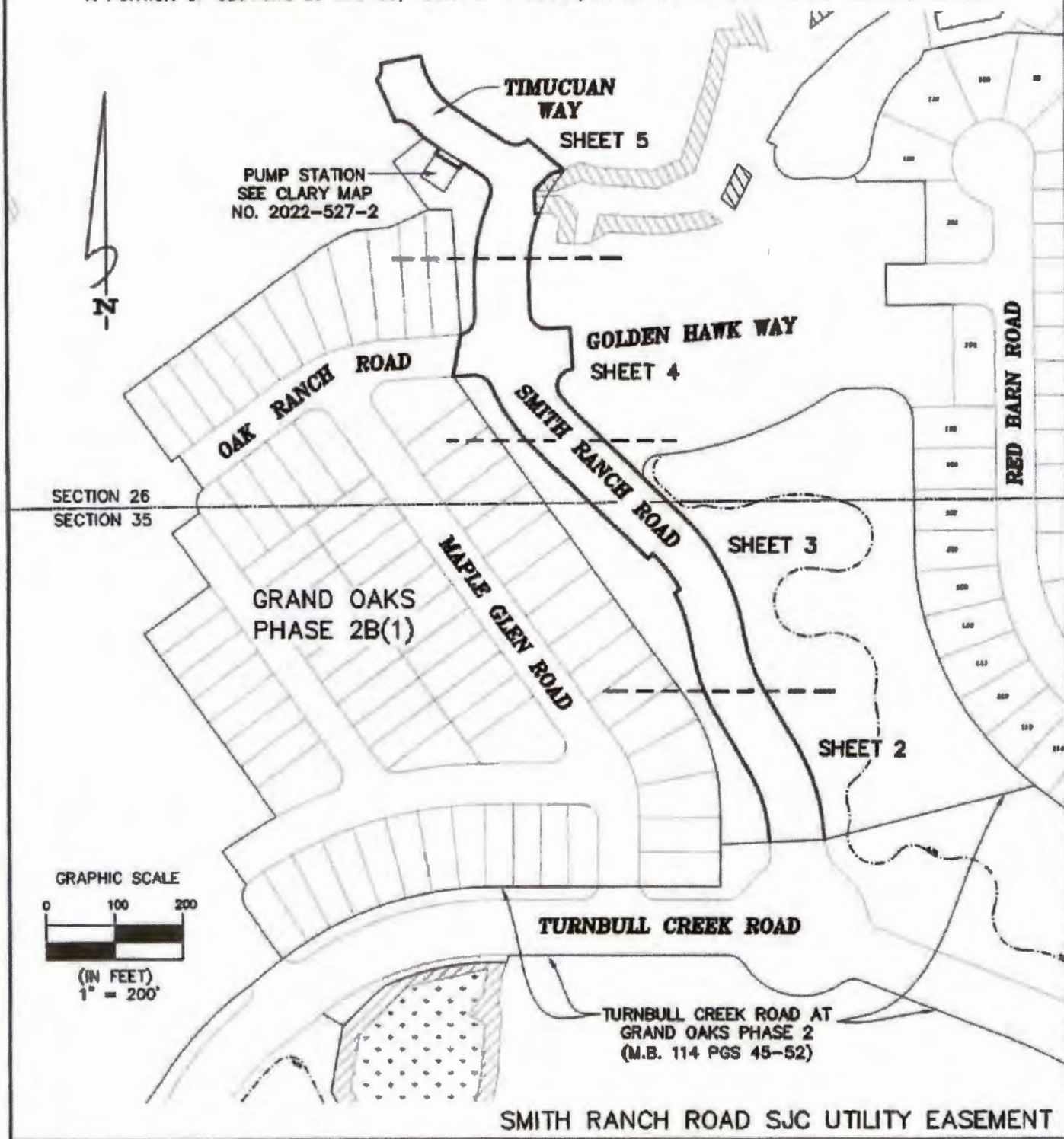
AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.25 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 16°50'19" WEST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°13'50" WEST, 36.40 FEET; THENCE SOUTH 32°46'10" WEST, 10.00 FEET; THENCE NORTH 57°13'50" WEST, 40.00 FEET; THENCE NORTH 32°46'10" EAST, 10.00 FEET; THENCE NORTH 57°13'50" WEST, 6.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 50°08'38" WEST, 44.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.51 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 74°34'57" WEST, 26.14 FEET; THENCE NORTH 23°25'54" WEST, 65.08 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.20 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 15°28'48" EAST, 22.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 2.97 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°37'51" WEST, 2.97 FEET; THENCE NORTH 79°50'32" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 98.59 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 33°41'39" EAST, 95.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°13'50" EAST, 85.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.37 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 83°22'56" EAST, 31.73 FEET; THENCE SOUTH 49°24'20" EAST, 67.39 FEET; THENCE SOUTH 70°23'35" WEST, 17.93 FEET; THENCE SOUTH 47°08'33" WEST, 34.65 FEET; THENCE SOUTH 00°35'48" EAST, 9.04 FEET; THENCE SOUTH 00°50'59" EAST, 25.00 FEET; THENCE NORTH 89°07'46" EAST, 6.09 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 85.07 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 10°33'12" WEST, 84.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'26" EAST, 60.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.66 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 47°07'08" EAST, 36.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°17'10" EAST, 32.59 FEET; THENCE SOUTH 03°42'50" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 54.34 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 24°01'17" WEST, 44.26 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 29.13 FEET, SAID ARC BEING SUBTENDE BY A CHORD

BEARING AND DISTANCE OF SOUTH 42°13'02" EAST, 29.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°11'30" EAST, 227.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 187.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°38'13" EAST, 184.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°04'57" EAST, 9.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 79.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°54'11" EAST, 78.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°43'26" EAST, 95.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 141.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°42'41" EAST, 140.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 4.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°26'00" EAST, 4.54 FEET, TO THE AFORESAID NORTHERLY TERMINUS OF SMITH RANCH ROAD; THENCE SOUTH 87°19'40" WEST, ALONG SAID NORTHERLY TERMINUS, 80.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.55 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 1 OF 8

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

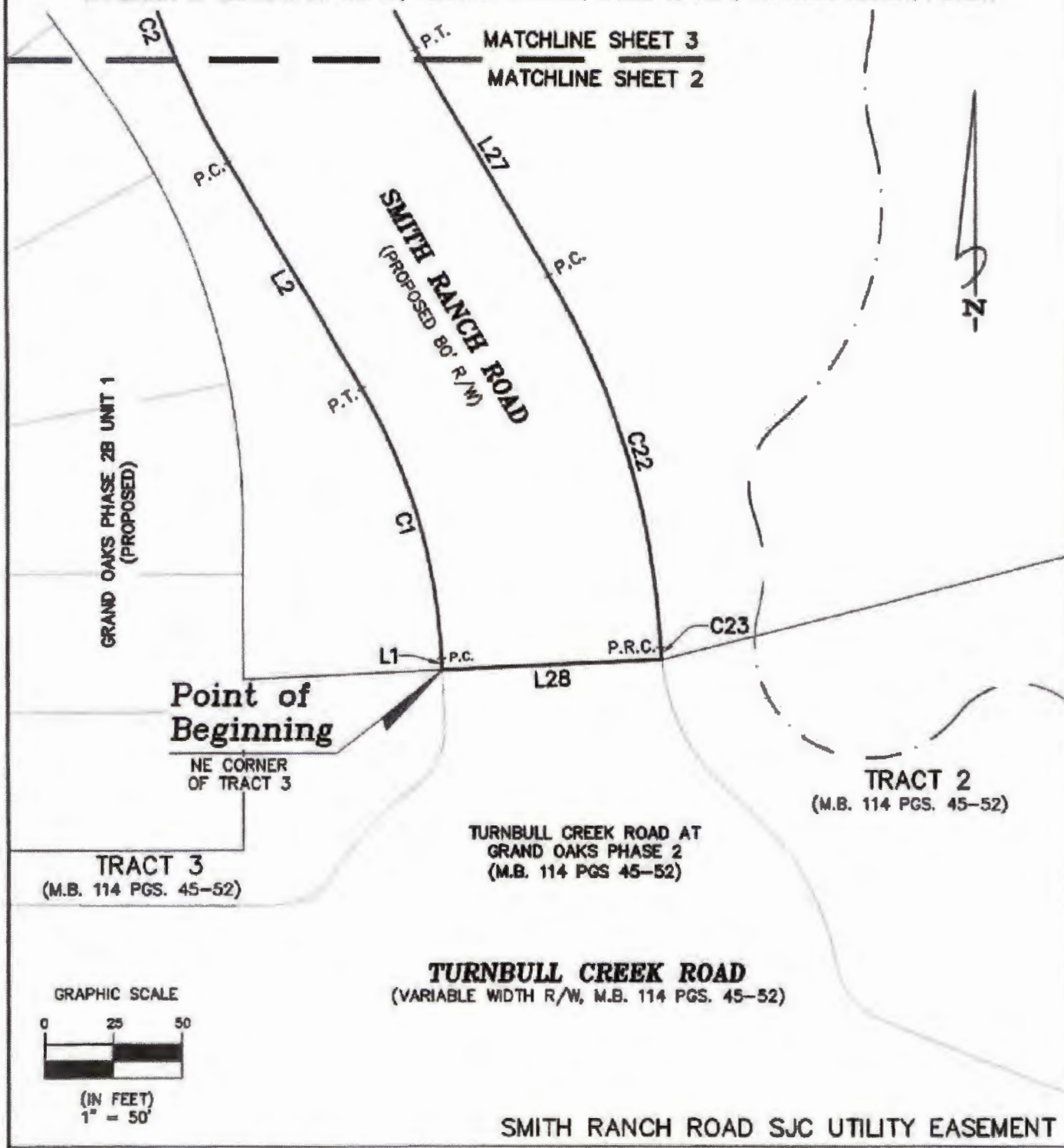
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Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 5731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



JOB NO. 2022-527-1
 DRAFTER SPB
 DATE 6/17/2022
 CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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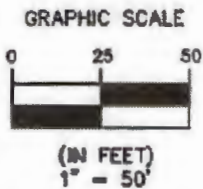
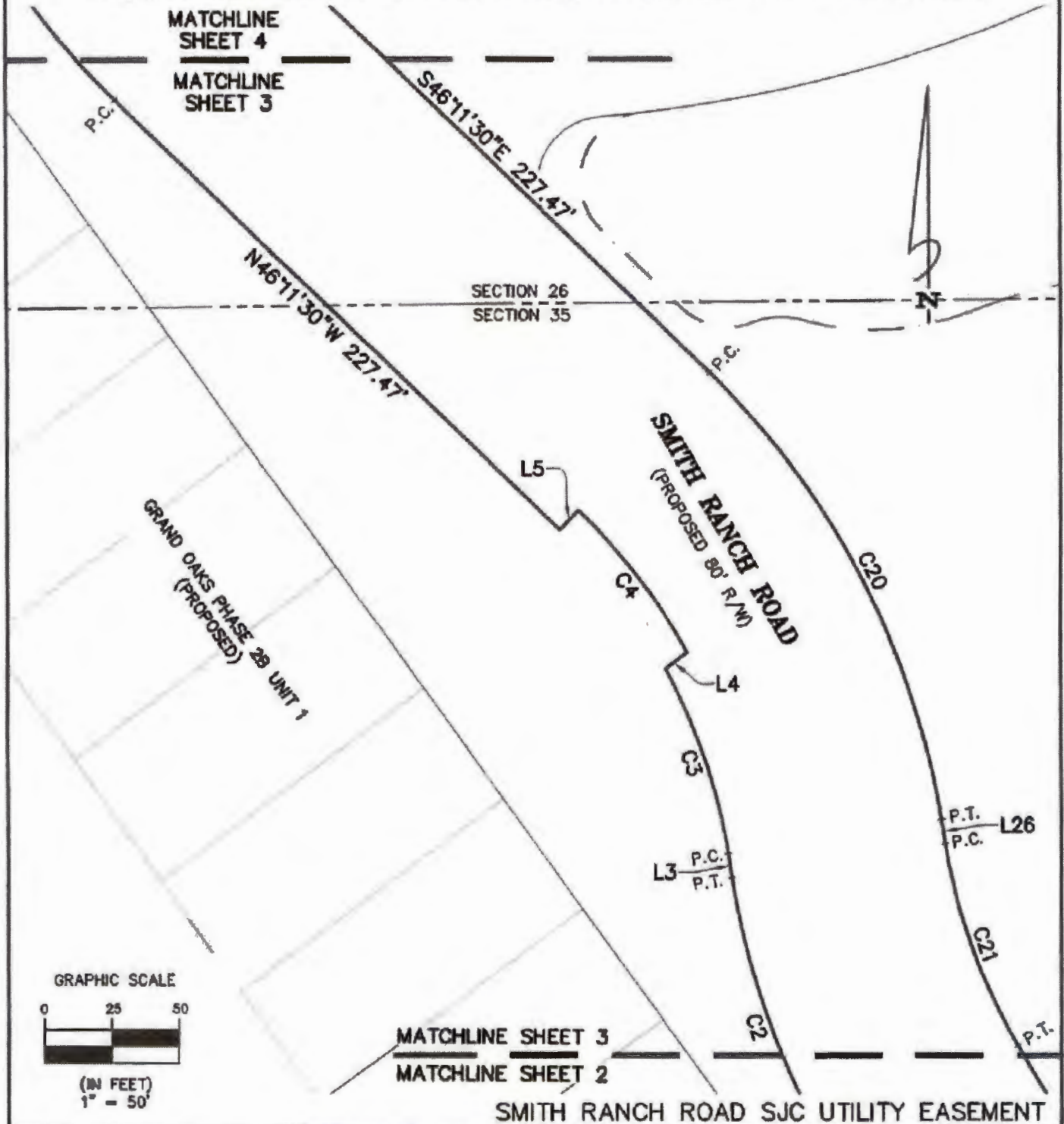
Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 8788

SHEET 2 OF 8

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MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MATCHLINE SHEET 3
MATCHLINE SHEET 2

SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 3 OF 8

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

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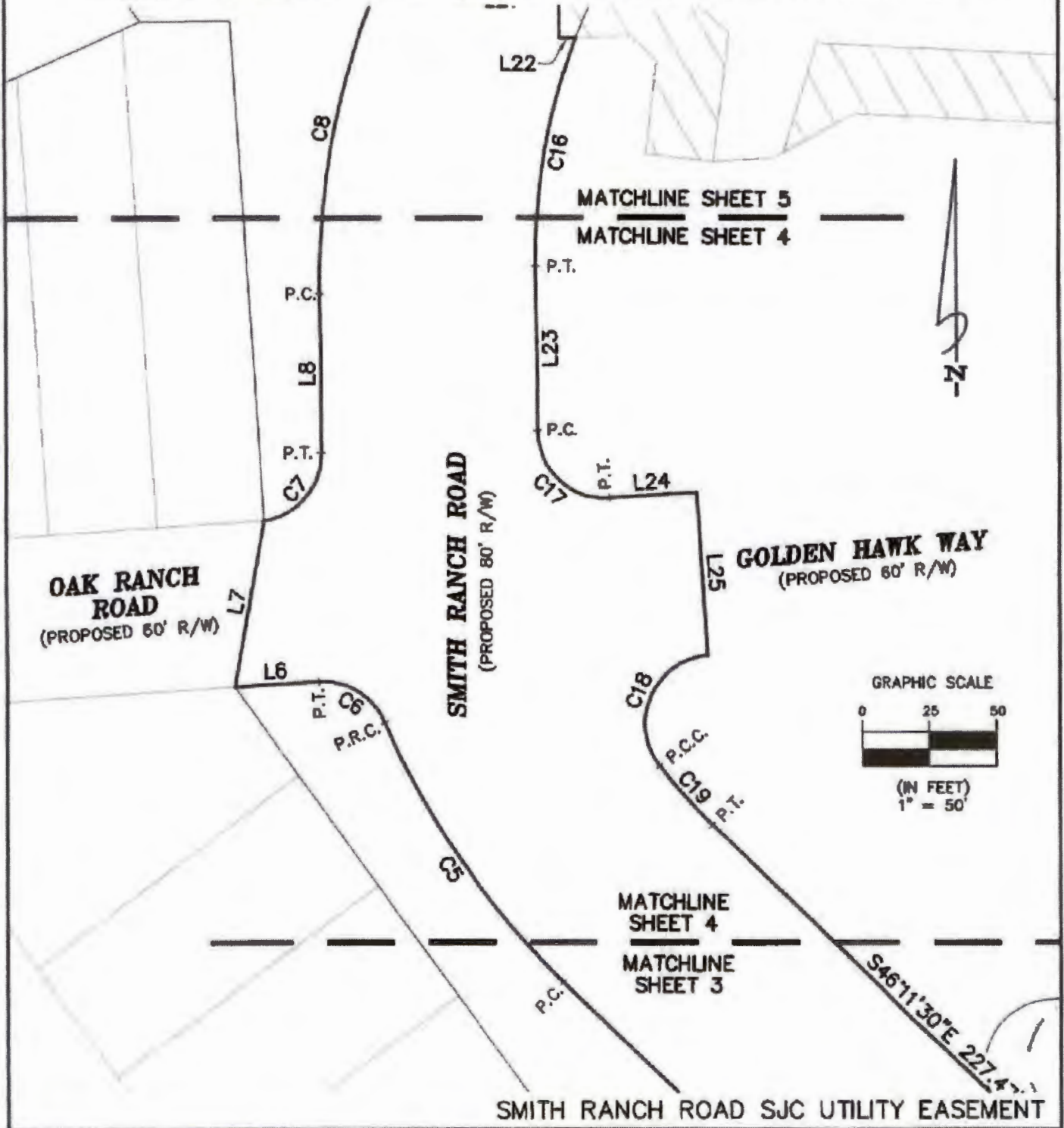
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Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 4 OF 8

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

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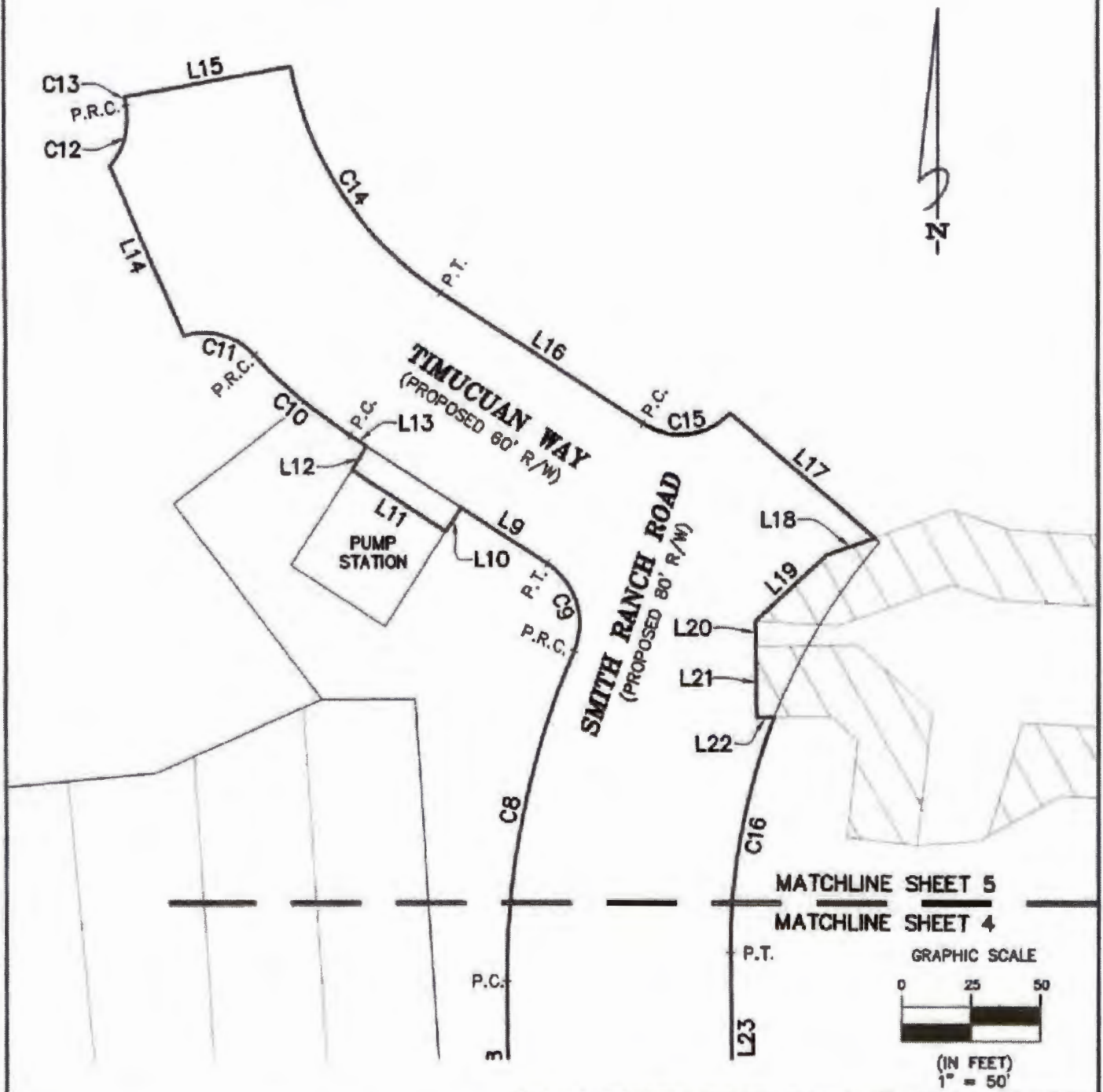
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Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 5 OF 8

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

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[Signature]
MICHAEL J. COLIGAN, P.S.M. CERT. NO. 8788

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MAP SHOWING

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°37'08"W	4.20'
L2	N30°43'26"W	85.24'
L3	N09°04'57"W	9.03'
L4	N53°14'16"E	10.10'
L5	S43°48'30"W	10.00'
L6	S86°17'10"W	31.07'
L7	N10°15'38"E	61.83'
L8	N00°31'26"W	58.21'
L9	N57°13'50"W	36.40'
L10	S32°46'10"W	10.00'
L11	N57°13'50"W	40.00'
L12	N32°46'10"E	10.00'
L13	N57°13'50"W	6.95'
L14	N23°25'54"W	65.08'
L15	N79°50'32"E	60.00'
L16	S57°13'50"E	85.28'
L17	S49°24'20"E	67.39'
L18	S70°23'35"W	17.93'
L19	S47°08'33"W	34.65'
L20	S00°35'48"E	9.04'
L21	S00°50'59"E	25.00'
L22	N89°07'46"E	6.09'
L23	S00°31'26"E	60.23'
L24	N86°17'10"E	32.59'
L25	S03°42'50"E	60.00'
L26	S09°04'57"E	9.03'
L27	S30°43'26"E	95.23'
L28	S87°19'40"W	80.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	210.00'	103.01'	28°06'18"	N16°40'17"W	101.98'
C2	290.00'	109.54'	21°38'28"	N19°54'11"W	108.89'
C3	210.00'	71.80'	19°35'21"	N18°52'38"W	71.45'
C4	220.00'	65.85'	17°08'59"	N37°37'00"W	65.61'
C5	290.00'	116.58'	23°01'59"	N34°40'30"W	115.80'
C6	25.00'	30.79'	70°33'19"	N58°26'11"W	28.88'
C7	25.00'	35.84'	82°08'17"	N40°32'42"E	32.85'
C8	285.00'	119.76'	24°04'37"	N11°30'52"E	118.88'
C9	25.00'	35.25'	80°47'01"	N16°50'19"W	32.40'
C10	180.00'	44.53'	14°10'24"	N50°08'38"W	44.41'
C11	25.00'	27.51'	63°03'03"	N74°34'57"W	26.14'
C12	25.00'	23.20'	53°10'06"	N15°28'48"E	22.38'
C13	180.00'	2.97'	0°56'47"	N10°37'51"W	2.97'
C14	120.00'	98.59'	47°04'22"	S33°41'39"E	95.84'
C15	25.00'	34.37'	78°46'28"	N83°22'56"E	31.73'
C16	220.00'	85.07'	22°09'17"	S10°33'12"W	84.54'
C17	25.00'	40.66'	93°11'24"	S47°07'08"E	36.33'
C18	25.00'	54.34'	124°31'45"	S24°01'17"W	44.26'
C19	210.00'	29.13'	7°56'55"	S42°13'02"E	29.11'
C20	290.00'	187.83'	37°06'32"	S27°38'13"E	184.56'
C21	210.00'	79.32'	21°38'28"	S19°54'11"E	78.85'
C22	290.00'	141.85'	28°01'30"	S16°42'41"E	140.44'
C23	75.00'	4.54'	3°28'08"	S04°26'00"E	4.54'

SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 6 OF 8

JOB NO. 2022-527-1

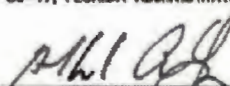
DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



MAP SHOWING

SMITH RANCH ROAD SJC UTILITY EASEMENT

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 3, ALSO BEING THE WEST CORNER OF THE NORTHERLY TERMINUS OF SMITH RANCH ROAD, AS SHOWN THE PLAT OF TURNBULL CREEK ROAD PHASE 2, AS RECORDED IN MAP BOOK 114, PAGES 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE NORTH 02°37'08" WEST, 4.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 103.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°40'17" WEST, 101.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°43'26" WEST, 95.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 109.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'11" WEST, 108.89 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°04'57" WEST, 9.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 71.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°52'38" WEST, 71.45 FEET; THENCE NORTH 53°14'16" EAST, 10.10 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 65.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°37'00" WEST, 65.61 FEET; THENCE SOUTH 43°48'30" WEST, 10.00 FEET; THENCE NORTH 46°11'30" WEST, 227.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 116.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°40'30" WEST, 115.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 30.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°26'11" WEST, 26.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°17'10" WEST, 31.07 FEET; THENCE NORTH 10°15'38" EAST, 61.83 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°32'42" EAST, 32.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 58.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 119.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°30'52" EAST, 118.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°50'19" WEST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°13'50" WEST, 36.40 FEET; THENCE SOUTH 32°46'10" WEST, 10.00 FEET; THENCE NORTH 57°13'50" WEST, 40.00 FEET; THENCE NORTH 32°46'10" EAST, 10.00 FEET; THENCE NORTH 57°13'50" WEST, 6.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 44.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°08'38" WEST, 44.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°34'57" WEST, 26.14 FEET; THENCE NORTH 23°25'54" WEST, 65.08 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°28'48" EAST, 22.38 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 2.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°37'51" WEST, 2.97 FEET; THENCE NORTH 79°50'32" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 98.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°41'39" EAST, 95.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°13'50" EAST, 85.28 FEET, TO THE POINT OF CURVATURE OF A CURVE

SMITH RANCH ROAD SJC UTILITY EASEMENT

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

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MICHAEL J. COLLIGAN P.S.M. CERT. NO. 6788

SHEET 7 OF 8



MAP SHOWING

LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°22'58" EAST, 31.73 FEET; THENCE SOUTH 49°24'20" EAST, 67.39 FEET; THENCE SOUTH 70°23'35" WEST, 17.93 FEET; THENCE SOUTH 47°08'33" WEST, 34.65 FEET; THENCE SOUTH 00°35'48" EAST, 8.04 FEET; THENCE SOUTH 00°50'59" EAST, 25.00 FEET; THENCE NORTH 89°07'46" EAST, 6.09 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 85.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°33'12" WEST, 84.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°31'26" EAST, 60.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°07'08" EAST, 36.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°17'10" EAST, 32.59 FEET; THENCE SOUTH 03°42'50" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 54.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°01'17" WEST, 44.26 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°11'30" EAST, 227.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 187.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°38'13" EAST, 184.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°04'57" EAST, 9.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 79.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°54'11" EAST, 78.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°43'26" EAST, 95.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 141.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°42'41" EAST, 140.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 4.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°26'00" EAST, 4.54 FEET, TO THE AFORESAID NORTHERLY TERMINUS OF SMITH RANCH ROAD; THENCE SOUTH 87°19'40" WEST, ALONG SAID NORTHERLY TERMINUS, 80.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.55 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY TERMINUS OF SMITH RANCH ROAD, AS S87°19'40"W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T6S-540, T6S-1017, AND T5S-870, T6S-1295
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
NO. = NUMBER
PG. = PAGE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE

SMITH RANCH ROAD SJC UTILITY EASEMENT

SHEET 8 OF 8

JOB NO. 2022-527-1

DRAFTER SPB

DATE 6/17/2022

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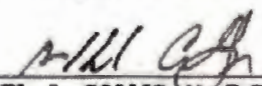

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



Exhibit "B" to the Resolution

This Instrument Prepared By:
John D. Bailey, Jr., Esquire
Upchurch, Bailey and Upchurch, PA
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-15-326

\$ _____ – Purchase Price

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 18 day of October, 2022 is by and from **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose address is 191 Surfside Avenue, St. Augustine, Florida 32084, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF
(THE "PROPERTY")**

Parcel no. _____

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2021; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

DAY LATE ENTERPRISES, INC., a Florida
corporation

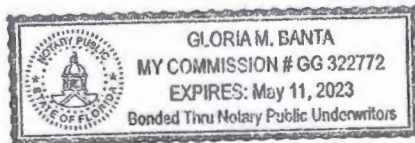
Gloria M Banta
Print Name: GLORIA M BANTA

Cassandra Masher
Print Name: Cassandra Masher

By: John D. Bailey Jr
John D. Bailey, Jr., as Attorney-in-
Fact for Day Late Enterprises, Inc., a Florida
corporation, under Special Power of
Attorney dated September 16, 2022 and
recorded in OR 5639, Page 594, public
records of St. Johns County, Florida.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of October, 2022, by John D. Bailey, Jr., as Attorney-in-Fact for Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation, under Special Power of Attorney dated September 16, 2022 and recorded in OR 5639, Page 594, of the public records of St. Johns County, Florida, who is personally known to me.



Gloria M Banta
Notary Public
My Commission Expires: _____
My Commission Number: _____

EXHIBIT "A" to the Special Warranty Deed

PUMP STATION

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

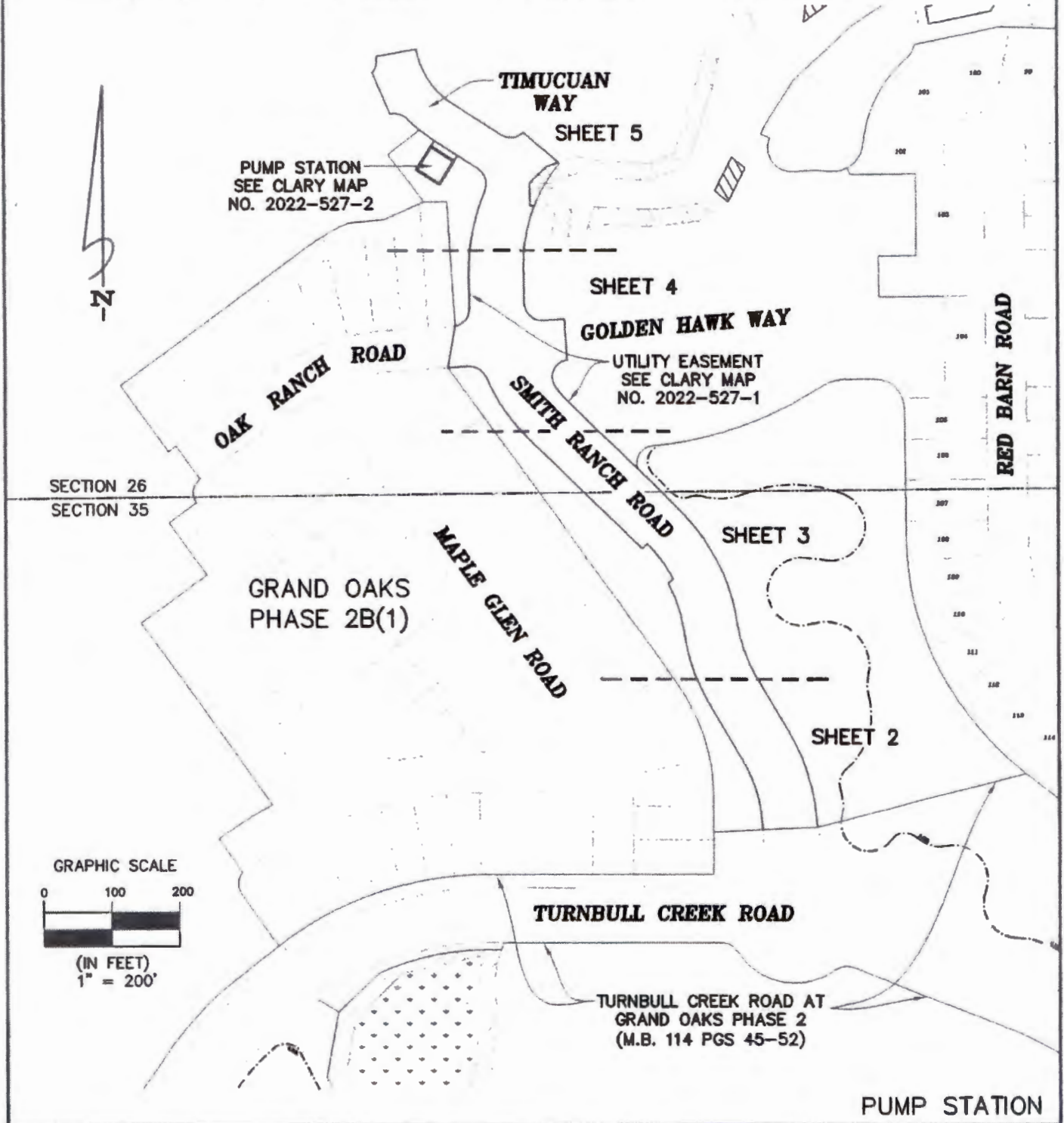
COMMENCE AT THE NORTHEAST CORNER OF TRACT 3, ALSO BEING THE WEST CORNER OF THE NORTHERLY TERMINUS OF SMITH RANCH ROAD, AS SHOWN THE PLAT OF TURNBULL CREEK ROAD PHASE 2, AS RECORDED IN MAP BOOK 114, PAGES 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE NORTH 02°37'08" WEST, 4.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 103.01 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 16°40'17" WEST, 101.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°43'26" WEST, 95.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 109.54 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'11" WEST, 108.89 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°04'57" WEST, 9.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 71.80 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 18°52'38" WEST, 71.45 FEET; THENCE NORTH 53°14'16" EAST, 10.10 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 65.85 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 37°37'00" WEST, 65.61 FEET; THENCE SOUTH 43°48'30" WEST, 10.00 FEET; THENCE NORTH 46°11'30" WEST, 227.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 116.58 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 34°40'30" WEST, 115.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 30.79 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 58°26'11" WEST, 28.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°17'10" WEST, 31.07 FEET; THENCE NORTH 10°15'38" EAST, 61.83 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.84 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 40°32'42" EAST, 32.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 58.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 119.76 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 11°30'52" EAST, 118.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE

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CONTAINING 0.04 ACRES OR 1600 SQUARE FEET, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



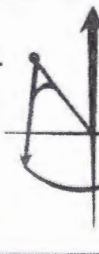
JOB NO. 2022-527-2
DRAFTER SPB
DATE 6/18/2022
CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

PUMP STATION
SHEET 1 OF 7



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MAP SHOWING

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MATCHLINE SHEET 3
MATCHLINE SHEET 2

GRAND OAKS PHASE 2B UNIT 1
(PROPOSED)

SMITH RANCH ROAD
(PROPOSED 80' R/W)

Point of Beginning

NE CORNER
OF TRACT 3

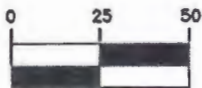
TRACT 2
(M.B. 114 PGS. 45-52)

TRACT 3
(M.B. 114 PGS. 45-52)

TURNBULL CREEK ROAD AT
GRAND OAKS PHASE 2
(M.B. 114 PGS 45-52)

TURNBULL CREEK ROAD
(VARIABLE WIDTH R/W, M.B. 114 PGS. 45-52)

GRAPHIC SCALE



(IN FEET)
1" = 50'

PUMP STATION

SHEET 2 OF 7

JOB NO. 2022-527-2

DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

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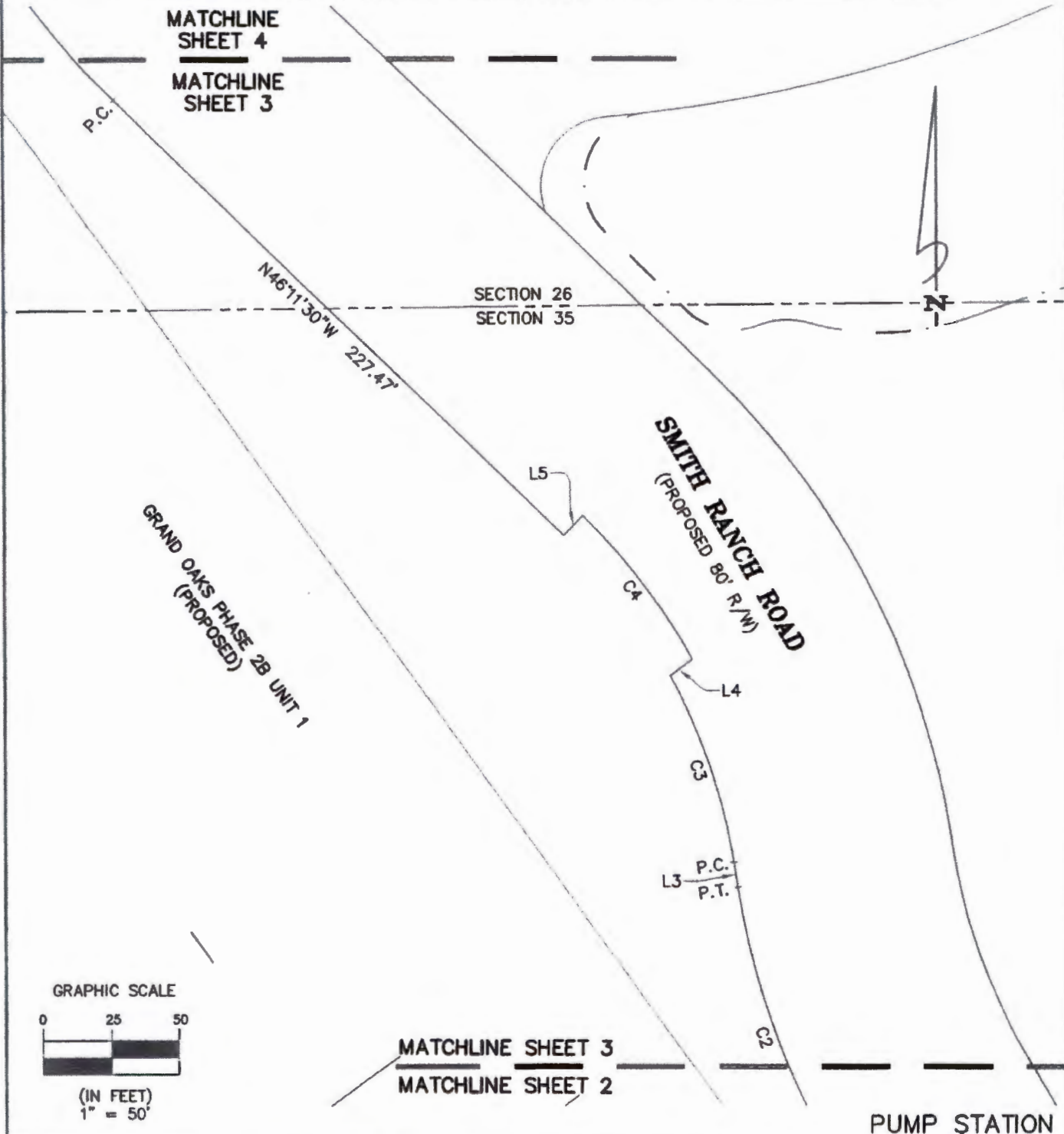
Michael J. Colligan
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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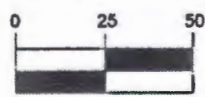
MAP SHOWING

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MATCHLINE
SHEET 4
MATCHLINE
SHEET 3



GRAPHIC SCALE



(IN FEET)
1" = 50'

MATCHLINE SHEET 3
MATCHLINE SHEET 2

PUMP STATION

JOB NO. 2022-527-2
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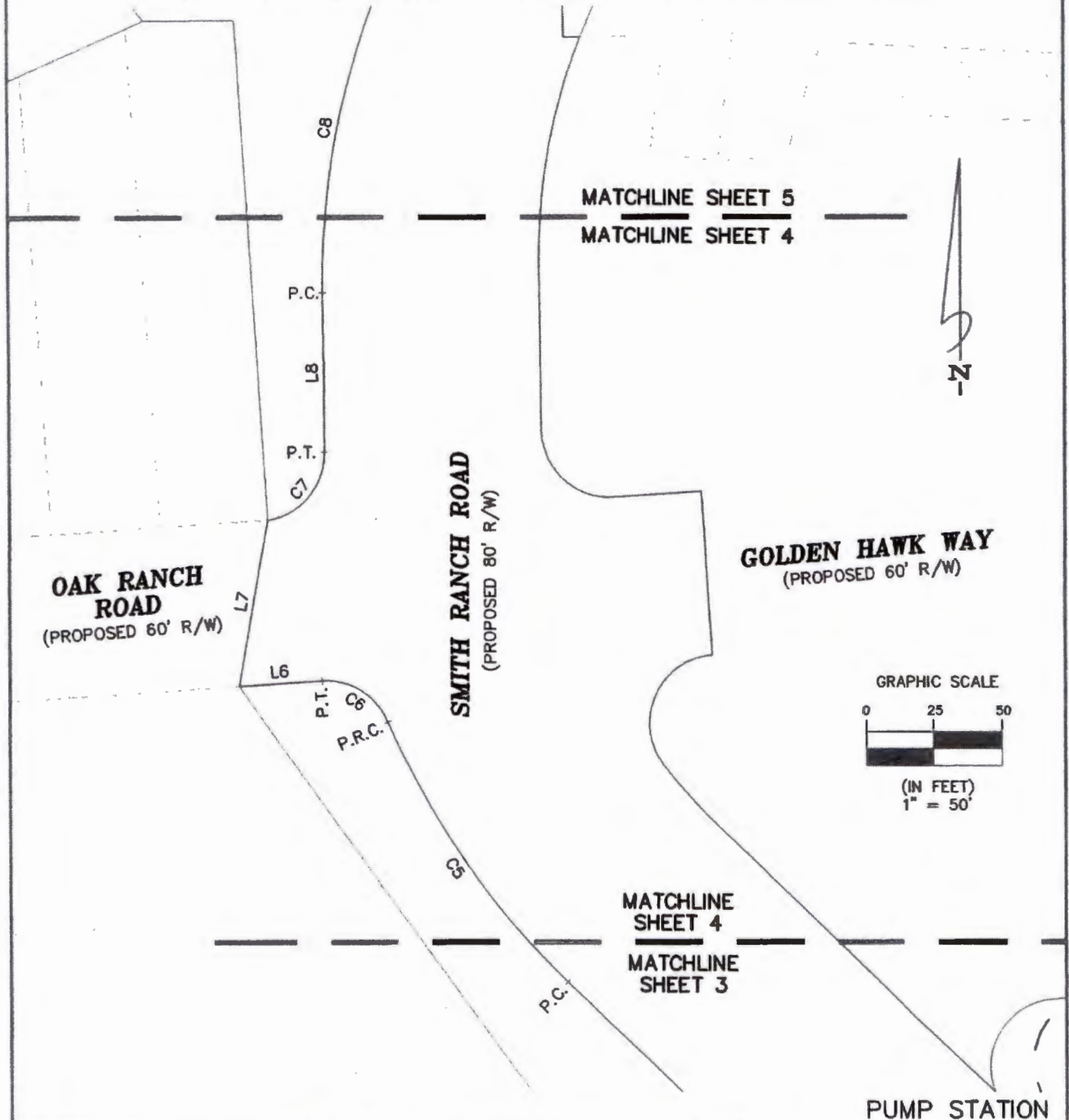
[Signature]
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

SHEET 3 OF 7

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MAP SHOWING

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



JOB NO. 2022-527-2
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[Signature]
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SHEET 4 OF 7



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MAP SHOWING

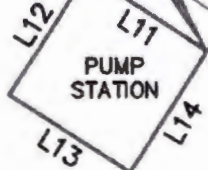
A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



Point of Beginning

TIMUCUAN WAY
(PROPOSED 60' R/W)

SMITH RANCH ROAD
(PROPOSED 80' R/W)



L9
L10
P.T. C8
P.R.C.

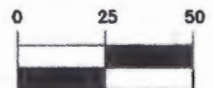
C8

P.C.

MATCHLINE SHEET 5

MATCHLINE SHEET 4

GRAPHIC SCALE



(IN FEET)
1" = 50'

PUMP STATION

SHEET 5 OF 7

JOB NO. 2022-527-2

DRAFTER SPB

DATE 6/17/2022

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MAP SHOWING

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	210.00'	103.01'	28°06'18"	N16°40'17"W	101.98'
C2	290.00'	109.54'	21°38'28"	N19°54'11"W	108.89'
C3	210.00'	71.80'	19°35'21"	N18°52'38"W	71.45'
C4	220.00'	65.85'	17°08'59"	N37°37'00"W	65.61'
C5	290.00'	116.58'	23°01'59"	N34°40'30"W	115.80'
C6	25.00'	30.79'	70°33'19"	N58°26'11"W	28.88'
C7	25.00'	35.84'	82°08'17"	N40°32'42"E	32.85'
C8	285.00'	119.76'	24°04'37"	N11°30'52"E	118.88'
C9	25.00'	35.25'	80°47'01"	N16°50'19"W	32.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°37'08"W	4.20'
L2	N30°43'26"W	95.24'
L3	N09°04'57"W	9.03'
L4	N53°14'16"E	10.10'
L5	S43°48'30"W	10.00'
L6	S86°17'10"W	31.07'
L7	N10°15'38"E	61.83'
L8	N00°31'26"W	58.21'
L9	N57°13'50"W	36.40'
L10	S32°46'10"W	10.00'
L11	N57°13'50"W	40.00'
L12	S32°46'10"W	40.00'
L13	S57°13'50"E	40.00'
L14	N32°46'10"E	40.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY TERMINUS OF SMITH RANCH ROAD, AS S87°19'40"W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T6S-540, T6S-1017, AND T5S-870, T6S-1295
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

R/W = RIGHT OF WAY
 O.R.B. = OFFICIAL RECORDS BOOK
 M.B. = MAP BOOK
 NO. = NUMBER
 PG. = PAGE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE

PUMP STATION

SHEET 6 OF 7

JOB NO. 2022-527-2

DRAFTER SPB

DATE 6/17/2022

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MAP SHOWING

PUMP STATION

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.04 ACRES OR 1600 SQUARE FEET, MORE OR LESS.

PUMP STATION

SHEET 7 OF 7

JOB NO. 2022-527-2

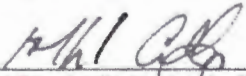
DRAFTER SPB

DATE 6/17/2022

CHECKED BY:

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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



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

PROJECT: Grand Oaks Phase 2 (Spine Road)

Southeast Development Partners, LLC, 233 Shell Bluff Court, Ponte Vedra Beach, FL 32082

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 14TH of September, 2022.

WITNESS:

[Signature]
Witness Signature

Charlie Nguyen
Witness Print Name

OWNER:

[Signature]
Owner Signature

KEITH HYATT
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 14TH day of September, 2022, by Keith Hyatt as owner for Southeast Development Partners LLC.

Michele A. DeBernardis
Notary Public
My Commission Expires: Dec. 19, 2024

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Grand Oaks Ph2			
Contractor:	W. Gardner LLC			
Developer:	Southeast Development Partners			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12." C900 DR18 PVC PIPE (G) BLU 20'	LF	2522	\$ 47.93	\$ 120,879.46
10" C900 DR18 PVC PIPE (G) BLU	LF	1345	\$ 45.47	\$ 61,157.15
8" C900 DR18 PVC PIPE (G) BLU	LF	288	\$ 54.71	\$ 15,756.48
6" C900 DR18 PVC PIPE (G) BLU	LF	12	\$ 79.62	\$ 955.44
16" ROAD CROSSING	LF	87	\$ 201.47	\$ 17,527.89
12" ROAD CROSSING	LF	121	\$ 122.96	\$ 14,878.16
10" ROAD CROSSING	LF	116	\$ 97.05	\$ 11,257.80
Water Valves (Size and Type)				
12" GATE VALVE	EA	5	\$ 7,036.47	\$ 35,182.35
10" GATE VALVE	EA	3	\$ 5,058.79	\$ 15,176.37
8" GATE VALVE	EA	5	\$ 3,215.03	\$ 16,075.15
6" GATE VALVE	EA	1	\$ 1,785.09	\$ 1,785.09
2" GATE VALVE	EA	1	\$ 1,276.09	\$ 1,276.09
Hydrants Assembly (Size and Type)				
FIRE HYDRANT	EA	6	\$ 4,697.04	\$ 28,182.24
2" FLUSHING HYDRANT	EA	4	\$ 1,276.16	\$ 5,104.64
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD SERVICES DOUBLE	EA	0		\$ -
SJCUD SERVICES SINGLE	EA	2	\$ 915.30	\$ 1,830.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 347,024.91

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

Project Name:	Grand Oaks Ph2
Contractor:	W. Gardner LLC
Developer:	Southeast Development Partners

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 18 PVC & FITTINGS	LF	1367	\$ 28.57	\$ 39,055.19
6" DR 18 PVC & FITTINGS	LF	2356	\$ 24.50	\$ 57,722.00
4" DR 18 PVC & FITTINGS	LF	50	\$ 21.46	\$ 1,073.00
10" ROAD CROSSING	LF	69	\$ 99.44	\$ 6,861.36
8" ROAD CROSSING	LF	131	\$ 72.76	\$ 9,531.56
6" ROAD CROSSING	LF	30	\$ 64.06	\$ 1,921.80
Sewer Valves (Size and Type)				
8" GATE VALVE	Ea	1	\$ 3,215.15	\$ 3,215.15
6" GATE VALVE	Ea	6	\$ 1,699.24	\$ 10,195.44
4" GATE VALVE	Ea	2	\$ 1,367.12	\$ 2,734.24
2" Flushing Hydrant	Ea	4	\$ 1,276.16	\$ 5,104.64
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC SDR26 SWR PIPE	LF	734	\$ 26.48	\$ 19,436.32
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
RECEIVING MANHOLE	EA	1	\$ 11,396.59	\$ 11,396.59
B LINED MANHOLE (SPECTRA SHIE	EA	2	\$ 9,705.34	\$ 19,410.68
A LINE MANHOLE (SPECTRA SHIEL	EA	2	\$ 5,428.50	\$ 10,857.00
A MANHOLE	EA	2	\$ 3,892.49	\$ 7,784.98
	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
LIFT STATION PUMPS & PIPING	EA	1	\$ 242,448.98	\$ 242,448.98
CONCRETE WET WELL	EA	1	\$ 64,546.43	\$ 64,546.43
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Total Sewer System Cost	\$ 513,295.36



Exhibit "D" to the Resolution

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

The undersigned lienor, in consideration of the sum
\$860,320.27

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
9/12/2022 to Southern Development Partners
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Grand Oaks Phase 2

Good

PROJECT NAME

Note: The description listed should match the description listed on the

1/3/23

The waiver and release does not cover any retention or labor, :
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 13TH day of SEPTEMBER,
2022.

WITNESS:

Witness Signature

SHAWN THOMAS

Print Witness Name

CONTRACTOR:

Lienor's Signature

ELLIOT JONES

Print Lienor's Name

STATE OF FLORIDA

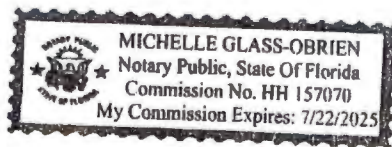
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 13TH day of SEPTEMBER, 2022, by
Elliot Jones as President for
W. Gardner, LLC

Michelle Glass-O'Brien
Notary Public

My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Grand Oaks Ph2			
Contractor:	W. Gardner LLC			
Developer:	Southeast Development Partners			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD SERVICES DOUBLE	EA	0		\$ -
SJCUD SERVICES SINGLE	EA	2	\$ 915.30	\$ 1,830.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 347,024.91

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

Project Name:	Grand Oaks Ph2			
Contractor:	W. Gardner LLC			
Developer:	Southeast Development Partners			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 18 PVC & FITTINGS	LF	1367	\$ 28.57	\$ 39,055.19
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
LIFT STATION PUMPS & PIPING	EA	1	\$ 242,448.98	\$ 242,448.98
CONCRETE WET WELL	EA	1	\$ 64,546.43	\$ 64,546.43
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 513,295.36

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

Date: 9/12/2022
Project Title: Grand Oaks Phase 2
FROM: W. Gardner, LLC.
Contractor's Name
Address: 4929 Atlantic Blvd
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:

ELLIOT JONES
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 13TH day of SEPTEMBER, 2022, by Elliot Jones as President for W. Gardner, LLC.

[Signature]
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: September 18, 2023
SUBJECT: Grand Oaks Phase 2 Spine Road (ASBULT 2022000125)

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Grand Oaks Phase 2 Spine Road.

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.



2023 Aerial Imagery
Date: 10/4/2023

Grand Oaks
Phase 2 Spine Road



Land Management
Systems
(904) 209-0796

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.