

**RESOLUTION NO. 2023-506**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE, AND FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE COURTNEY OAKS & COURTNEY CHASE (SILVERLEAF PARCELS 7A-7B) PHASE 2 LOCATED OFF ST. JOHNS PARKWAY.**

**RECITALS**

**WHEREAS**, Land Planners Development II, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2 located off St. Johns Parkway, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, White’s Ford Timber, 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 reuse systems to serve Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2 located off St. Johns Parkway, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Florida Roads Contracting, 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 Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

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

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 19th day of December, 2023.

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

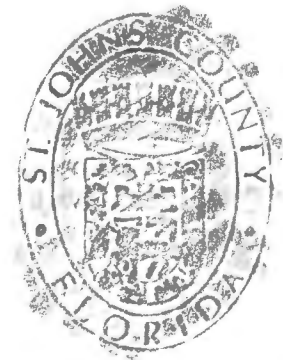
Rendition Date: DEC 20 2023

By: \_\_\_\_\_

  
Sarah Arnold, Chair

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

Crystal Smith  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 9 day of November, 2023 by Land Planners Development II, Inc., with an address of 50 Silver Forest Dr., Suite 200, St. Augustine, Florida, 32092, 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, 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. 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) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain 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.

(c) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

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:

Witness Signature

Print Name

Witness Signature

Print Name

By: Land Planners Development II, Inc.

Print Name: Kimberly S Bryan

Its: Vice President

Signature:

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of November, 2023, by Kimberly S Bryan as Vice President for Land Planners Development II, Inc., who is personally known to me or has produced \_\_\_\_\_ as identification.



**BEVERLY L. CUNNINGHAM**  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

Notary Public

My commission expires: 11/20/2027

EXHIBIT "A" to the Easement

EASEMENT AREA

Being those private rights of ways depicted as Maple Bluff Drive, Courtney Oaks Drive, River Branch Court, Pine Grove Point, Maple Creek Lane, and Duck Hawk Point as recorded per the attached Plat being Map Book 112, Page 1 through 19, recorded in the Public Records of St. Johns County, Florida.

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

PROJECT: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2

White's Ford Timber, LLC (111 Nature Walk Parkway, Suite 104, St. Augustine, FL 32092)

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 14 of March, 2023.

WITNESS:

*Kimberly S Bryan*  
Witness Signature

Kimberly S Bryan

Witness Print Name

OWNER:

*Cody Hutson*  
Owner Signature

Cody Hutson, VP

Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 14 day of March, 2023, by

Cody Hutson as Vice President for

White's Ford Timber LLC

*Beverly L Cunningham*  
Notary Public  
My Commission Expires: 11/20/2023

Personally Known or Produced Identification  
Type of Identification Produced



Beverly L. Cunningham  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG933307  
Expires 11/20/2023

Exhibit "A" to the Bill of Sale

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

Project Name:	Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" Fused PVC	LF	60	\$ 85.75	\$ 5,145.00
12" DR 18 PVC	LF	3320	\$ 64.78	\$ 215,069.60
8" Fused PVC	LF	60	\$ 55.16	\$ 3,309.60
8" DR 18 PVC	LF	1240	\$ 31.25	\$ 38,750.00
6" DR 18 PVC (FH)	LF	120	\$ 21.20	\$ 2,544.00
4" Fused PVC	LF	80	\$ 19.81	\$ 1,584.80
4" DR 18 PVC	LF	540	\$ 20.20	\$ 10,908.00
2" Polly	LF	1340	\$ 13.89	\$ 18,612.60
<b>Water Valves (Size and Type)</b>				
12" Valve	Ea	6	\$ 3,317.98	\$ 19,907.88
8" Valve	Ea	3	\$ 1,671.88	\$ 5,015.64
6" valve w/box (FH)	Ea	12	\$ 1,213.57	\$ 14,562.84
4" Valve	Ea	2	\$ 1,057.42	\$ 2,114.84
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	12	\$ 3,987.58	\$ 47,850.96
2" Flushing Hydrant	Ea	7	\$ 1,089.41	\$ 7,625.87
<b>Sevices (Size and Type)</b>				
SJCUD Services (Long Double)	Ea	17	\$ 1,158.21	\$ 19,689.57
SJCUD Services (Long Single)	Ea	12	\$ 874.02	\$ 10,488.24
SJCUD Services (Short Single)	Ea	76	\$ 788.91	\$ 59,957.16
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 483,136.60</b>



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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2  
 Contractor: Florida Roads Contracting, LLC.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC	LF	9917	\$ 25.89	\$ 256,751.13
	LF			\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	EA	122	\$ 1,311.17	\$ 159,962.74
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A Lined Manhole 4-6'	EA	2	\$ 6,710.46	\$ 13,420.92
Type A Lined Manhole 6-8'	EA	1	\$ 7,880.15	\$ 7,880.15
Type A Lined Manhole 8-10'	EA	1	\$ 8,246.47	\$ 8,246.47
Type A Lined Manhole 10-12'	EA	1	\$ 10,237.38	\$ 10,237.38
Type A Lined Manhole 12-14'	EA	1	\$ 11,921.56	\$ 11,921.56
Type B Manhole 12-14'	EA	1	\$ 14,251.48	\$ 14,251.48
Type A Manhole 4-6'	EA	5	\$ 4,508.61	\$ 22,543.05
Type A Manhole 4-6'	EA	2	\$ 6,635.21	\$ 13,270.42
Type A Manhole 6-8'	EA	5	\$ 4,802.49	\$ 24,012.45
Type A Manhole 8-10'	EA	5	\$ 5,421.61	\$ 27,108.05
Type A Manhole 12-14'	EA	2	\$ 6,576.52	\$ 13,153.04
Inside Drop	EA	1	\$ 757.02	\$ 757.02
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 583,515.86</b>

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

Project Name:	Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" Fused PVC	LF	160	\$ 40.44	\$ 6,470.40
8" DR 18 PVC	LF	3820	\$ 28.39	\$ 108,449.80
6" DR 18 PVC	LF	680	\$ 20.95	\$ 14,246.00
4" Fused PVC	LF	40	\$ 17.60	\$ 704.00
4" DR 18 PVC	LF	460	\$ 17.49	\$ 8,045.40
2" Polly	LF	1420	\$ 11.23	\$ 15,946.60
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
8" Valve	Ea	6	\$ 1,685.43	\$ 10,112.58
6" Valve	Ea	2	\$ 1,227.13	\$ 2,454.26
4" Valve	Ea	3	\$ 1,057.30	\$ 3,171.90
2" Flushing Hydrant	Ea	7	\$ 1,093.39	\$ 7,653.73
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
SJCUD Services (Long Double)	Ea	10	\$ 1,166.29	\$ 11,662.90
SJCUD Services (Long Single)	Ea	24	\$ 864.65	\$ 20,751.60
SJCUD Services (Short Single)	Ea	80	\$ 782.76	\$ 62,620.80
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 272,289.97</b>



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

The undersigned lienor, in consideration of the sum  
\$1,338,942.43

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed  
Water labor, services or materials furnished through  
September 28, 2022 to Land Planners Development II, Inc.  
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2  
PROJECT NAME

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

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

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and  
delivered by its duly authorized office on this 27 day of JANUARY  
2023.

WITNESS:  
[Signature]  
Witness Signature  
John Peiffer  
Print Witness Name

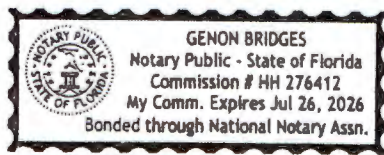
OWNER:  
[Signature]  
Lienor's Signature  
Lori Hicks  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 27 day of JANUARY, 2023, by  
LORI HICKS as CORPORATE SECRETARY for  
FLORIDA ROADS CONTRACTING, LLC.

[Signature]  
Notary Public  
My Commission Expires: JULY 26, 2026

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" Fused PVC	LF	60	\$ 85.75	\$ 5,145.00
12" DR 18 PVC	LF	3320	\$ 64.78	\$ 215,069.60
8" Fused PVC	LF	60	\$ 55.16	\$ 3,309.60
8" DR 18 PVC	LF	1240	\$ 31.25	\$ 38,750.00
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	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 483,136.60</b>

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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2  
 Contractor: Florida Roads Contracting, LLC.  
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
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Inside Drop	EA	1	\$ 757.02	\$ 757.02
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 583,515.86</b>

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

Project Name:	Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 2
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

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	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 272,289.97</b>

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

Date: 6/15/22  
Project Title: Courtney Oaks / Courtney Chase Silverleaf 7A-7B Phase2  
FROM: Florida Roads Contracting, LLC.  
Contractor's Name  
Address: 10439 Alta Drive  
Jacksonville, FL 32226

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:

Lon Hicks  
Print Contractor's Name

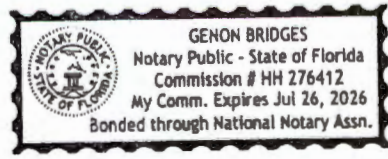
Lon Hicks  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 27 day of JANUARY, 2023, by LOKI HICKS as CERIFICATE SECRETARY for FLORIDA ROADS CONTRACTING, LLC.

GENON BRIDGES  
Notary Public  
My Commission Expires: JULY 26, 2026

Personally Known or Produced Identification  
Type of Identification Produced





**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A & 7B) Phase 2  
(ASBULT2023000015)  
**SUBJECT:** August 10, 2023

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A & 7B) Phase 2.

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.





Subject Property

Silverlake Dr

Leo Maguire Pkwy

Saint Johns Pkwy



2023 Aerial Imagery  
Date: 11/15/2023

**Courtney Oaks and  
Courtney Chase  
(Silverleaf Parcels 7A - 7B)**

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



**Land Management  
Systems  
(904) 209-1276**

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