

RESOLUTION NO. 2023- 59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, FINAL RELEASE OF LIEN, WARRANTY AND BILL OF SALE AND SCHEDULE OF VALUES ASSOCIATED WITH THE WATER, SEWER, PUMP STATION, SEWER FORCE MAINS, AND REUSE SYSTEMS TO SERVE COURTNEY OAKS & COURTNEY CHASE – SILVERLEAF PARCELS 7A-7B LOCATED OFF ST. JOHNS PARKWAY.

RECITALS

WHEREAS, Land Planners Development II, Inc., a Florida corporation, has executed and presented to the County an Easement associated with the water, sewer, pump station, sewer force mains, and reuse systems to serve Courtney Oaks & Courtney Chase – Silverleaf Parcels 7A-7B, 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 and 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, 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, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

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

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

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

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

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

Section 4. The Clerk of the Circuit Court is instructed to record the original 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 21st 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 21 2023

Robin L. Platt

Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 5 day of January, 2023 by Land Planners Development II, Inc. with an address of 50 Silver Forest Drive, Suite 200, St. Augustine, FL 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) **PUMP STATION & SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(d) **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:

Travis Hutson
Witness

Print Name Travis Hutson

K. Bryan
Witness

Print Name Kimberly S. Bryan

Land Planners Development II, Inc.,
a Florida corporation

By: Cody Hutson

Its: Vice President

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of January, 2023, by Cody W. Hutson, as Vice President of Land Planners Development II, Inc., a Florida corporation, on behalf of the company. He is personally known to me or has produced _____ as identification.



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

Beverly L. Cunningham
Notary Public

Name: Beverly L. Cunningham

My Commission Expires: 11/20/2023

EXHIBIT "A"

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, Duck Hawk Point, Courtney Chase Drive, Rose Bud Lane, and Night Owl Court, being as recorded per the attached Plat being Map Book 112, Page 1 through 19, recorded in the Public Records of St. Johns County, Florida.



BILL OF SALE
UTILITY IMPROVEMENTS
for

Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1

White's Ford Timber, LLC (111 Nature Walk Parkway, Suite 104, St. Augustine, FL 32092), (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 Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1"

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 28th of March, 2022.

WITNESS:

Loral E. Burke
Witness Signature

Loral E. Burke
Print Witness Name

OWNER:

Cody Hutson
Owner's Signature

Cody Hutson
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2022, 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 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 1
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR 18 PVC	LF	2640	\$ 92.72	\$ 244,780.80
16" Fused PVC	LF	240	\$ 121.41	\$ 29,138.40
12" Fused PVC	LF	40	\$ 69.83	\$ 2,793.20
12" DR 18 PVC	LF	480	\$ 69.41	\$ 33,316.80
8" Fused PVC	LF	60	\$ 38.27	\$ 2,296.20
8" DR 18 PVC	LF	3300	\$ 32.41	\$ 106,953.00
6" DR 18 PVC (FH)	LF	60	\$ 23.07	\$ 1,384.20
4" Fused PVC	LF	80	\$ 20.21	\$ 1,616.80
4" DR 18 PVC	LF	40	\$ 22.71	\$ 908.40
2" Polly	LF	200	\$ 13.80	\$ 2,760.00
Water Valves (Size and Type)				
16" Valve	Ea	7	\$ 6,255.26	\$ 43,786.82
12" Valve	Ea	2	\$ 3,317.98	\$ 6,635.96
8" Valve	Ea	9	\$ 1,671.90	\$ 15,047.10
6" valve w/box (FH)	Ea	5	\$ 889.48	\$ 4,447.40
4" Valve	Ea	2	\$ 1,043.73	\$ 2,087.46
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	12	\$ 5,087.14	\$ 61,045.68
2" Flushing Hydrant	Ea	4	\$ 1,089.42	\$ 4,357.68
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	23	\$ 1,158.21	\$ 26,638.83
SJCUD Services (Long Single)	Ea	10	\$ 874.03	\$ 8,740.30
SJCUD Services (Short Single)	Ea	40	\$ 788.91	\$ 31,556.40
	Ea		\$ -	\$ -
Total Water System Cost				\$ 630,291.43

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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR 18 PVC	LF	2800	\$ 46.46	\$ 130,088.00
6" DR Fused PVC	LF	320	\$ 45.32	\$ 14,502.40
6" DR 18 PVC	LF	480	\$ 28.53	\$ 13,694.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" Gate Valve	Ea	8	\$ 2,095.20	\$ 16,761.60
10" Air Release valve	Ea	2	\$ 10,756.77	\$ 21,513.54
6" Air Release valve	Ea	1	\$ 10,613.57	\$ 10,613.57
6" Valve	Ea	1	\$ 903.22	\$ 903.22
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	514	\$ 77.39	\$ 39,778.46
8" DR 26 PVC	LF	4258	\$ 52.05	\$ 221,628.90
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	96	\$ 1,319.81	\$ 126,701.76
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	8	\$ 5,002.41	\$ 40,019.28
4-6 foot deep Type J	EA	2	\$ 7,204.27	\$ 14,408.54
6-8 foot deep Type A	EA	5	\$ 5,296.30	\$ 26,481.50
8-10 foot deep Type A	EA	1	\$ 5,915.43	\$ 5,915.43
10-12 foot deep Type A	EA	3	\$ 6,423.70	\$ 19,271.10
10-12 foot deep Type B	EA	1	\$ 7,642.70	\$ 7,642.70
> 12 foot deep Type A	EA	8	\$ 7,257.73	\$ 58,061.84
> 12 foot deep	EA	2	\$ 9,266.92	\$ 18,533.84
> 12 foot deep Type B	EA	2	\$ 15,257.92	\$ 30,515.84
> 12 foot deep Type J	EA	2	\$ 15,569.21	\$ 27,216.42
Inside Drop	EA	2	\$ 757.01	\$ 1,514.02
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 143,400.00	\$ 143,400.00
Process Piping	Lump Sum	1	\$ 66,840.00	\$ 66,840.00
Process Structure	Lump Sum	1	\$ 106,764.71	\$ 106,764.71
Process Electrical Equipment	Lump Sum	1	\$ 22,240.00	\$ 22,240.00
Other Improvements	Lump Sum	1	\$ 55,040.00	\$ 55,040.00
Total Sewer System Cost				\$ 1,240,051.07

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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
16" DR 18 PVC	LF	100	\$ 81.58	\$ 8,158.00
16" Fused PVC	LF	120	\$ 144.76	\$ 17,371.20
12" Fused PVC	LF	160	\$ 74.27	\$ 11,883.20
12" DR 18 PVC	LF	2680	\$ 62.36	\$ 167,124.80
8" DR 18 PVC	LF	320	\$ 37.14	\$ 11,884.80
6" Fused PVC	LF	140	\$ 25.80	\$ 3,612.00
6" DR 18 PVC	LF	3660	\$ 23.04	\$ 84,326.40
4" DR 18 PVC	LF	40	\$ 29.28	\$ 1,171.20
2" Polly	LF	120	\$ 13.49	\$ 1,618.80
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Valve	Ea	6	\$ 3,331.53	\$ 19,989.18
8" Valve	Ea	9	\$ 1,685.47	\$ 15,169.23
6" Valve	Ea	8	\$ 1,227.12	\$ 9,816.96
4" Valve	Ea	2	\$ 1,057.26	\$ 2,114.52
2" Flushing Hydrant	Ea	2	\$ 429.72	\$ 859.44
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	11	\$ 1,166.32	\$ 12,829.52
SJCUD Services (Long Single)	Ea	12	\$ 864.65	\$ 10,375.80
SJCUD Services (Short Single)	Ea	64	\$ 782.76	\$ 50,096.64
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	428,401.69



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

The undersigned lienor, in consideration of the sum
\$2,298,744.19

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

8/31/22 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 1
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 31 day of AUGUST,
2022.

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 DUNAL

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 31 day of AUGUST, 2022, by
LORI HICKS as CORPORATE 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

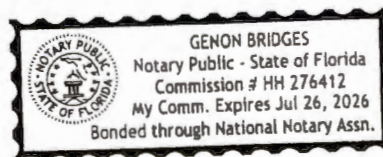


Exhibit "A" to Final Release of Lien

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

Project Name:	Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR 18 PVC	LF	2640	\$ 92.72	\$ 244,780.80
16" Fused PVC	LF	240	\$ 121.41	\$ 29,138.40
12" Fused PVC	LF	40	\$ 69.83	\$ 2,793.20
12" DR 18 PVC	LF	480	\$ 69.41	\$ 33,316.80
8" Fused PVC	LF	60	\$ 38.27	\$ 2,296.20
8" DR 18 PVC	LF	3300	\$ 32.41	\$ 106,953.00
6" DR 18 PVC (FH)	LF	60	\$ 23.07	\$ 1,384.20
4" Fused PVC	LF	80	\$ 20.21	\$ 1,616.80
4" DR 18 PVC	LF	40	\$ 22.71	\$ 908.40
2" Polly	LF	200	\$ 13.80	\$ 2,760.00
Water Valves (Size and Type)				
16" Valve	Ea	7	\$ 6,255.26	\$ 43,786.82
12" Valve	Ea	2	\$ 3,317.98	\$ 6,635.96
8" Valve	Ea	9	\$ 1,671.90	\$ 15,047.10
6" valve w/box (FH)	Ea	5	\$ 889.48	\$ 4,447.40
4" Valve	Ea	2	\$ 1,043.73	\$ 2,087.46
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	12	\$ 5,087.14	\$ 61,045.68
2" Flushing Hydrant	Ea	4	\$ 1,089.42	\$ 4,357.68
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	23	\$ 1,158.21	\$ 26,638.83
SJCUD Services (Long Single)	Ea	10	\$ 874.03	\$ 8,740.30
SJCUD Services (Short Single)	Ea	40	\$ 788.91	\$ 31,556.40
	Ea		\$ -	\$ -
Total Water System Cost				\$ 630,291.43

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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" DR 18 PVC	LF	2800	\$ 46.46	\$ 130,088.00
6" DR Fused PVC	LF	320	\$ 45.32	\$ 14,502.40
6" DR 18 PVC	LF	480	\$ 28.53	\$ 13,694.40
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" Gate Valve	Ea	8	\$ 2,095.20	\$ 16,761.60
10" Air Release valve	Ea	2	\$ 10,756.77	\$ 21,513.54
6" Air Release valve	Ea	1	\$ 10,613.57	\$ 10,613.57
6" Valve	Ea	1	\$ 903.22	\$ 903.22
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	514	\$ 77.39	\$ 39,778.46
8" DR 26 PVC	LF	4258	\$ 52.05	\$ 221,628.90
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	96	\$ 1,319.81	\$ 126,701.76
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	8	\$ 5,002.41	\$ 40,019.28
4-6 foot deep Type J	EA	2	\$ 7,204.27	\$ 14,408.54
6-8 foot deep Type A	EA	5	\$ 5,296.30	\$ 26,481.50
8-10 foot deep Type A	EA	1	\$ 5,915.43	\$ 5,915.43
10-12 foot deep Type A	EA	3	\$ 6,423.70	\$ 19,271.10
10-12 foot deep Type B	EA	1	\$ 7,642.70	\$ 7,642.70
> 12 foot deep Type A	EA	8	\$ 7,257.73	\$ 58,061.84
> 12 foot deep	EA	2	\$ 9,266.92	\$ 18,533.84
> 12 foot deep Type B	EA	2	\$ 15,257.92	\$ 30,515.84
> 12 foot deep Type J	EA	2	\$ 15,569.21	\$ 27,216.42
Inside Drop	EA	2	\$ 757.01	\$ 1,514.02
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 143,400.00	\$ 143,400.00
Process Piping	Lump Sum	1	\$ 66,840.00	\$ 66,840.00
Process Structure	Lump Sum	1	\$ 106,764.71	\$ 106,764.71
Process Electrical Equipment	Lump Sum	1	\$ 22,240.00	\$ 22,240.00
Other Improvements	Lump Sum	1	\$ 55,040.00	\$ 55,040.00
Total Sewer System Cost				\$ 1,240,051.07

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

Project Name: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
16" DR 18 PVC	LF	100	\$ 81.58	\$ 8,158.00
16" Fused PVC	LF	120	\$ 144.76	\$ 17,371.20
12" Fused PVC	LF	160	\$ 74.27	\$ 11,883.20
12" DR 18 PVC	LF	2680	\$ 62.36	\$ 167,124.80
8" DR 18 PVC	LF	320	\$ 37.14	\$ 11,884.80
6" Fused PVC	LF	140	\$ 25.80	\$ 3,612.00
6" DR 18 PVC	LF	3660	\$ 23.04	\$ 84,326.40
4" DR 18 PVC	LF	40	\$ 29.28	\$ 1,171.20
2" Polly	LF	120	\$ 13.49	\$ 1,618.80
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Valve	Ea	6	\$ 3,331.53	\$ 19,989.18
8" Valve	Ea	9	\$ 1,685.47	\$ 15,169.23
6" Valve	Ea	8	\$ 1,227.12	\$ 9,816.96
4" Valve	Ea	2	\$ 1,057.26	\$ 2,114.52
2" Flushing Hydrant	Ea	2	\$ 429.72	\$ 859.44
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	11	\$ 1,166.32	\$ 12,829.52
SJCUD Services (Long Single)	Ea	12	\$ 864.65	\$ 10,375.80
SJCUD Services (Short Single)	Ea	64	\$ 782.76	\$ 50,096.64
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 428,401.69

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

Date: 6/15/22
Project Title: Courtney Oaks / Courtney Chase Silverleaf 7A-7B Phase1
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

Lori 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 15 day of JUNE, 2022, by LORI HICKS as CORPORATE 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

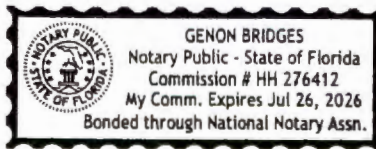




Exhibit "E" to Resolution

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Jessica Getchius, Real Estate Coordinator
FROM: Missy Caraway, Utility Review Coordinator
SUBJECT: Courtney Oaks & Courtney Chase (Silverleaf Parcels 7A-7B) Phase 1
DATE: January 23, 2023

Please present this Easement for Utilities to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by the BCC, please provide the Utility Department with a copy of the executed Resolution for our files.

Your support and cooperation as always are greatly appreciated.




 2021 Aerial Imagery
 Date: 1/24/2023

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

 Courtney Oaks & Courtney Chase -
 Silverleaf Parcels 7A-7B

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

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

