

RESOLUTION NO. 2024-14

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE SABAL ESTATES PHASE ONE FKA SAN ANTONIO PHASE 1 LOCATED OFF SHORES BOULEVARD.

RECITALS

WHEREAS, KB Home Jacksonville, LLC, a Foreign limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer system to serve Sabal Estates Phase One fka San Antonio Phase 1 attached hereto as Exhibit “A” incorporated by reference and made a part hereof; and

WHEREAS, KB Home Jacksonville, LLC, a Foreign 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 and sewer systems to serve Sabal Estates Phase One fka San Antonio Phase 1, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Sabal Estates Phase One fka San Antonio Phase 1, 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 Final Release of Lien and file the recorded Easement for Utilities, Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of January, 2024.

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

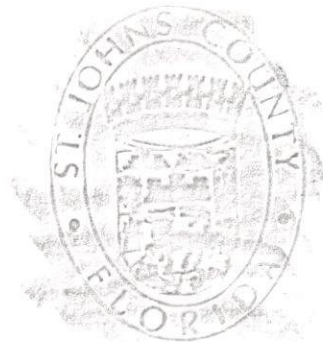
By: _____


Sarah Arnold, Chair

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

Rendition Date: JAN 18 2024


Deputy Clerk



Prepared By:
St. Johns County
500 San Sebastian View
St. Augustine, Fl. 32084

Public Records of St. Johns County, FL
Clerk number: 2023096758
BK: 5870 PG: 1472
12/13/2023 12:01 PM
Recording \$44.00
Doc. D \$0.70

Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 30th day of OCTOBER, 2023 by KB Home Jacksonville, LLC with an address of 10990 Wilshire Blvd., 7th Fl. Los Angeles, CA 90024, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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. 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 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:

[Signature]
Witness

By: [Signature]
Its: SR. DIRECTOR OF LAND DEVELOPMENT

Aaron O'Reilly
Print Name

[Signature]
Witness

S. Gilbert
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of October, 2023, by Scott S. Blunck as SR. DIRECTOR OF LAND DEVELOPMENT for KB Home Jacksonville, LLC.



Sandra Gilbert
Comm. #HH097520
Expires: Feb. 25, 2025
Bonded Thru Aaron Notary

[Signature]
Notary Public
My Commission Expires: 2-25-25

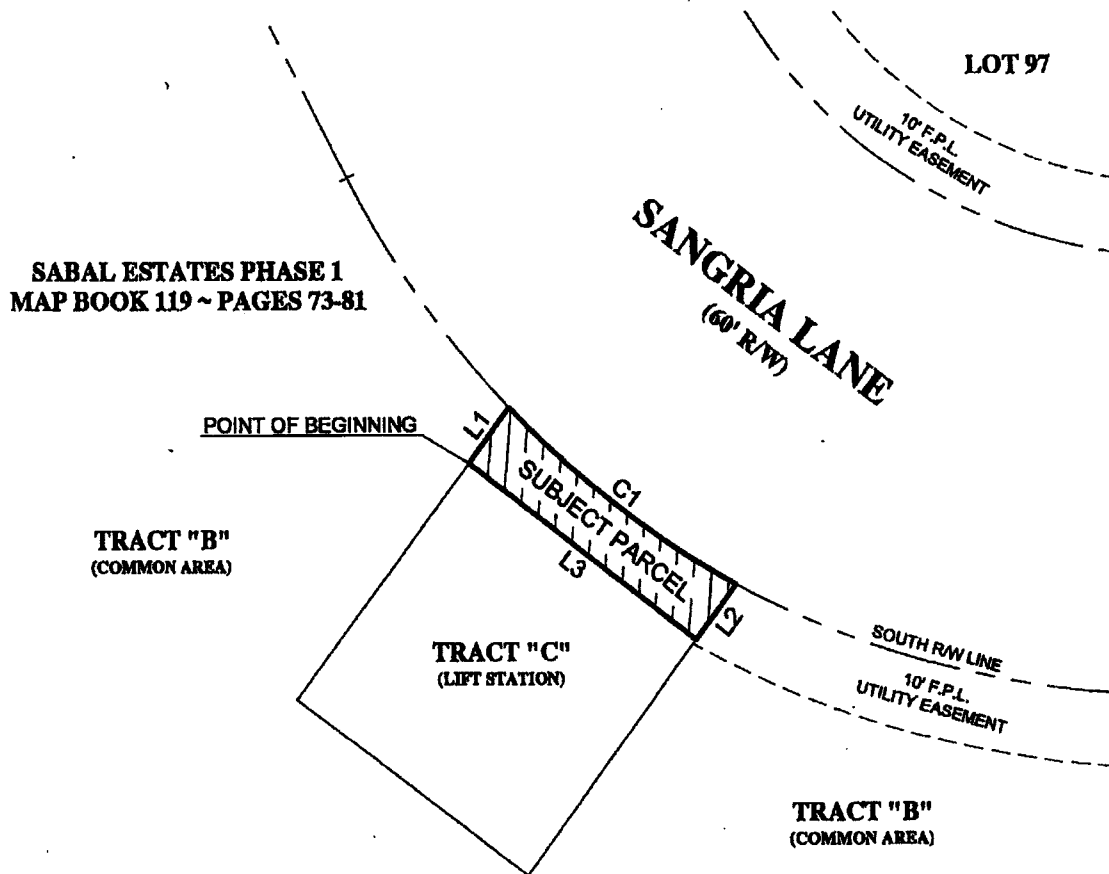
Personally Known or Produced Identification
Type of Identification Produced

MAP SHOWING DESCRIPTION AND SKETCH OF

A PORTION OF TRACT "B", SABAL ESTATES PHASE 1, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 119, PAGES 73 THROUGH 81 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "C" AS RECORDED ON SAID PLAT OF SABAL ESTATES PHASE 1; THENCE N37°02'07"E, A DISTANCE OF 9.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SANGRIA LANE, SAID POINT BEING ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTH RIGHT OF WAY LINE, AN ARC DISTANCE 40.16 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 852°52'54"E, 40.00 FEET TO A NON-TANGENT POINT; THENCE S37°02'07"W, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.42 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "C"; THENCE N52°57'53"W, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "C", A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 337 SQUARE FEET, MORE OR LESS.



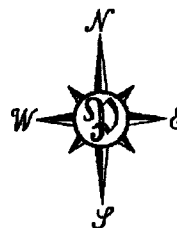
TRACT "B"
(COMMON AREA)

TRACT "C"
(LIFT STATION)

TRACT "B"
(COMMON AREA)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.48'	N37°02'07"E
L2	9.42'	S37°02'07"W
L3	40.00'	N52°57'53"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	40.16'	130.00'	17°41'56"	852°52'54"E	40.00'



PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207-2 (904) 806-0030

GENERAL NOTES:

- BEARINGS SHOWN HEREOF ARE BASED ON N52°57'53"W FOR THE SOUTH LINE OF SUBJECT PARCEL.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

- P.O. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF REVERSE CURVE
- P.C.C. POINT OF COMPOUND CURVE
- P.C.C. POINT ON CURVE
- P.M.E. PERMANENT REFERENCE EASEMENT
- P.C.P. PERMANENT CONVEYANCE POINT
- B.U.L. BUILDING RESTRICTION LINE
- C.L.F. CHAIN LINK FENCE
- R.W. RIGHT-OF-WAY
- O.P.S. OFFICIAL PROPOSED ROAD
- O.L. ON LINE
- B.L. BREAK LINE

LEGEND

- REGULAR DELTA (CENTRAL ANGLE) AND LENGTH (CHORD)
- CHORD BEARING
- LINE RADIAL TO CURVE
- AIR CONDITIONER
- CONCRETE
- BRAND
- CROWN PIPE
- MEASURED
- DEED
- FENCE

SCALE 1"=20'

6-2-23

DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

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

PROJECT: Sabal Estates Ph. 1 fka San Antonio Ph 1

KB Home Jacksonville, LLC. 10990 Wilshire Blvd., 7th Fl. Los Angeles, CA 90024

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 31st of OCTOBER, 2023.

WITNESS:

[Signature]

Witness Signature

S Gilbert

Witness Print Name

OWNER:

[Signature]

Owner Signature

Scott Blunck

Owner Print Name

STATE OF Florida

COUNTY OF DUVAL

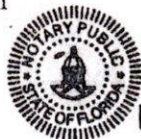
The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 31 day of October, 2023, by _____ as _____ for _____

[Signature]

Notary Public

My Commission Expires: 2-25-25

Personally Known or Produced Identification
Type of Identification Produced



Sandra Gilbert
Comm. #HH097520
Expires: Feb. 25, 2025
Bonded Thru Aaron Notary

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

Project Name:	San Antonio Phase 1			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	KB Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR11 HDPE - Offsite	LF	175	\$ 216.06	\$ 37,810.50
12" DR11 HDPE - Offsite	LF	200	\$ 141.26	\$ 28,252.00
12" DR18 PVC - Offsite	LF	3080	\$ 156.77	\$ 482,851.60
10" DR18 PVC - Phase 1	LF	1775	\$ 84.77	\$ 150,466.75
10" DR18 PVC - Offsite	LF	30	\$ 87.52	\$ 2,625.60
8" DR18 PVC - Phase 1	LF	30	\$ 61.33	\$ 1,839.90
8" DR18 PVC - Offsite	LF	4825	\$ 61.33	\$ 295,917.25
8" Fused PVC Watermain	LF	200	\$ 119.12	\$ 23,824.00
6" DR18 PVC - Offsite	LF	40	\$ 39.93	\$ 1,597.20
6" DR18 PVC - Phase 1	LF	120	\$ 38.46	\$ 4,615.20
2" SCH 30 PVC WM	LF	320	\$ 10.02	\$ 3,206.40
Water Valves (Size and Type)				
12" Gate Valve	EA	6	\$ 5,458.82	\$ 32,752.92
10" Gate Valve	EA	7	\$ 4,422.96	\$ 30,960.72
8" Gate Valve	EA	10	\$ 2,906.35	\$ 29,063.50
6" Gate Valve	EA	16	\$ 1,965.56	\$ 31,448.96
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	EA	15	\$ 4,913.10	\$ 73,696.50
2" Flushing Hydrant	EA	6	\$ 1,733.66	\$ 10,401.96
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Single Water Service	Ea	71	\$ 1,136.93	\$ 80,722.03
2" Double Water Service	Ea	25	\$ 1,515.63	\$ 37,890.75
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 1,359,943.74

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

Project Name: San Antonio Phase 1
 Contractor: Vallencourt Construction Company, Inc.
 Developer: KB Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" HDPE DR 11 Force Main	LF	75	\$ 98.58	\$ 7,393.50
6" PVC DR 18 Force Main	LF	10	\$ 42.19	\$ 421.90
6" PVC DR 18 Force Main	LF	20	\$ 38.75	\$ 775.00
4" Fused PVC Force Main	LF	65	\$ 40.63	\$ 2,640.95
4" PVC DR 18 Force Main	LF	470	\$ 23.29	\$ 10,946.30
Sewer Valves (Size and Type)				
6" Gate Valves	EA	1	\$ 1,761.64	\$ 1,761.64
4" Gate Valve	EA	2	\$ 1,358.03	\$ 2,716.06
Air Release Valve	EA	1	\$ 10,633.30	\$ 10,633.30
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC 0-6'	LF	1104	\$ 48.15	\$ 53,157.60
8" SDR 26 PVC 6-8'	LF	1881	\$ 52.83	\$ 99,373.23
8" SDR 26 PVC 8-10'	LF	976	\$ 55.75	\$ 54,412.00
8" SDR 26 PVC 10-12'	LF	783	\$ 64.52	\$ 50,519.16
8" SDR 26 PVC 12-14'	LF	546	\$ 71.54	\$ 39,060.84
8" SDR 26 PVC 14-16'	LF	829	\$ 76.22	\$ 63,186.38
8" DR 18 PVC 14-16'	LF	82	\$ 93.67	\$ 7,680.94
Laterals (Size and Type)				
6" SDR 26 PVC	EA	121	\$ 465.00	\$ 56,265.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A				
0-6 Foot Deep	EA	8	\$ 5,127.07	\$ 41,016.56
6-8 Feet Deep	EA	5	\$ 6,066.65	\$ 30,333.25
8-10 Feet Deep	EA	2	\$ 7,044.64	\$ 14,089.28
10-12 Feet Deep	EA	5	\$ 8,638.05	\$ 43,190.25
12-14 Feet Deep	EA	2	\$ 9,870.49	\$ 19,740.98
14-16 Feet Deep	EA	2	\$ 10,264.16	\$ 20,528.32
Type A - Lined				
Lined Manhole 8-10' deep	EA	1	\$ 15,108.09	\$ 15,108.09
Lined Manhole 12-14' deep	EA	2	\$ 20,303.08	\$ 40,606.16
Lined Manhole 14-16' deep	EA	2	\$ 23,254.69	\$ 46,509.38
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	LS	1	\$ 119,581.55	\$ 119,581.55
Process Piping	LS	1	\$ 92,119.76	\$ 92,119.76
Process Structure	LS	1	\$ 128,250.00	\$ 128,250.00
Process Electrical Equipment	LS	1	\$ 111,504.95	\$ 111,504.95
Other Improvements	LS	0		\$ -

Total Sewer System Cost \$ 1,183,522.33



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

The undersigned lienor, in consideration of the sum Two Million five hundred forty-three thousand four hundred sixty-six dollars and seven cents (\$2,543,466.07)

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

9/27/2023 to KB Homes
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR San Antonio 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 27th day of September, 2023.

WITNESS: [Signature]
Witness Signature
Christina Taylor
Print Witness Name

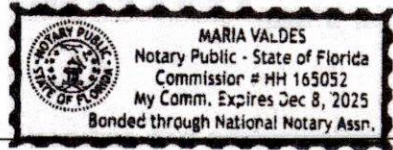
CONTRACTOR: [Signature]
Lienor's Signature
Stan Bates
Print Lienor's Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of September, 2023, by Stan Bates as Vice President for Vallecourt Construction Company, Inc.

Maria Valdes
Notary Public
My Commission Expires: Dec 8, 2025

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	San Antonio Phase 1			
Contractor:	Vallencourt Construction Company, Inc.			
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2" Double Water Service	Ea	25	\$ 1,515.63	\$ 37,890.75
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 1,359,943.74

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

Project Name: San Antonio Phase 1
 Contractor: Vallencourt Construction Company, Inc.
 Developer: KB Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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8-10 Feet Deep	EA	2	\$ 7,044.64	\$ 14,089.28
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14-16 Feet Deep	EA	2	\$ 10,264.16	\$ 20,528.32
Type A - Lined				
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Lined Manhole 12-14' deep	EA	2	\$ 20,303.08	\$ 40,606.16
Lined Manhole 14-16' deep	EA	2	\$ 23,254.69	\$ 46,509.38
			\$ -	\$ -
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Mechanical Equipment	LS	1	\$ 119,581.55	\$ 119,581.55
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Process Electrical Equipment	LS	1	\$ 111,504.95	\$ 111,504.95
Other Improvements	LS	0		\$ -

Total Sewer System Cost \$ 1,183,522.33

Exhibit "D" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY

Date: 9/27/2023
Project Title: San Antonio Phase 1
FROM: Vallencourt Construction Company, Inc.
Contractor's Name
Address: 449 Center Street
Green Cove Springs, FL
32043
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:

Stan R. Bates

Print Contractor's Name

Stan R. Bates
Contractor's Signature

STATE OF

Florida

COUNTY OF

Clay

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 27th day of September, 2023, by

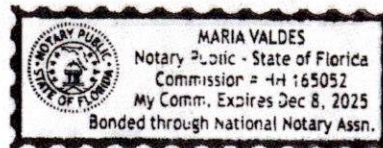
Stan Bates as Vice President for
Vallencourt Construction Co Inc.

Maria Valdes

Notary Public

My Commission Expires: Dec 8, 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: December 4, 2023
SUBJECT: San Antonio Phase 1 (ASBULT 2023000160)

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 San Antonio Phase 1.

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: 12/20/2023

**Sabal Estates
Phase One fka
San Antonio Phase 1**

**Easement for Utilities,
Bill of Sale, Final
Release of Lien and
Waranty**



**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 hereon.