

**RESOLUTION NO. 2024-163**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE OLD MOULTRIE APARTMENTS LOCATED OFF OLD MOULTRIE ROAD.**

**RECITALS**

**WHEREAS**, VCP St. Augustine, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Old Moultrie Apartments, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, VCP St. Augustine, 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 and sewer system to serve Old Moultrie Apartments, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Powers Development Group, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Old Moultrie Apartments, 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.

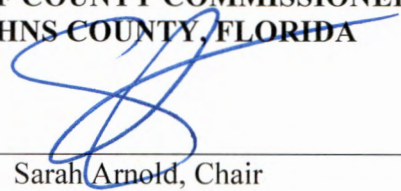
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 16th day of April, 2024.

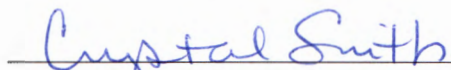
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date APR 17 2024

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

  
Sarah Arnold, Chair

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

  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 8<sup>th</sup> day of August, 20 23  
by VCP St. Augustine, LLC, with an address of  
2110 Powers Ferry Rd. Ste 150, GA, 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 meters 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. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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 Signature

Carol Stone  
Print Name

[Signature]

Witness Signature

Kim Barnes  
Print Name

By: [Signature]

Print Name: Trace McCreary

Its: Manager

Georgia  
STATE OF ~~FLORIDA~~  
COUNTY OF COBB

The foregoing instrument was acknowledged before me by means  
of  physical presence or  online notarization, this 8<sup>th</sup> day of  
August, 2023, by  
Trace McCreary as Manager  
for VCP ST. Augustine, LLC.

[Signature]

Notary Public  
My Commission Expires: May 11, 2025

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "A"

**SKETCH AND DESCRIPTION OF**

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25 WITH THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, SAID RIGHT OF WAY BEING 200 FEET IN WIDTH AT THIS POINT; THENCE SOUTH 03°36'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE SOUTH LINE OF A 40 FOOT WIDTH STRIP OF LAND CONVEYED TO ST. JOHNS COUNTY, FLORIDA, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 541 AND 542 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°42'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 03°36'00" EAST A DISTANCE OF 1319.56 FEET; THENCE NORTH 88°44'22" EAST, A DISTANCE OF 959.19 FEET TO THE WEST LINE OF THAT LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°49'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 92.39 FEET TO THE SOUTH LINE OF SAID LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°29'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.28 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A, SAID RIGHT OF WAY BEING 66 FEET IN WIDTH, ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2922.93 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 221.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°03'56" WEST, 221.63 FEET; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 221.58 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°58'00" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 01°08'26" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 45.00 FEET TO **THE POINT OF BEGINNING**.

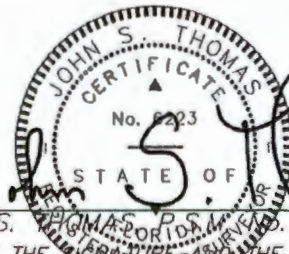
SAID PARCEL CONTAINS 675 SQUARE FEET, MORE OR LESS.

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING DEED OF RECORD FOR ORIGINAL CONSERVATION EASEMENT GRANTED TO ST. JOHNS WATER MANAGEMENT DISTRICT BY VIRTUE OF DEED RECORDED IN OFFICIAL RECORDS BOOK 3484, PAGE 1626 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- THIS IS NOT A BOUNDARY SURVEY.
- THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED UTILITY EASEMENT AS SPECIFIED BY THE CLIENT.
- IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

**LEGEND:**


- LLC LIMITED LIABILITY COMPANY
- INC INCORPORATED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PG(S) PAGES
- F.E.C. FLORIDA EAST COAST
- RAW RIGHT OF WAY
- SQ. FT. SQUARE FEET

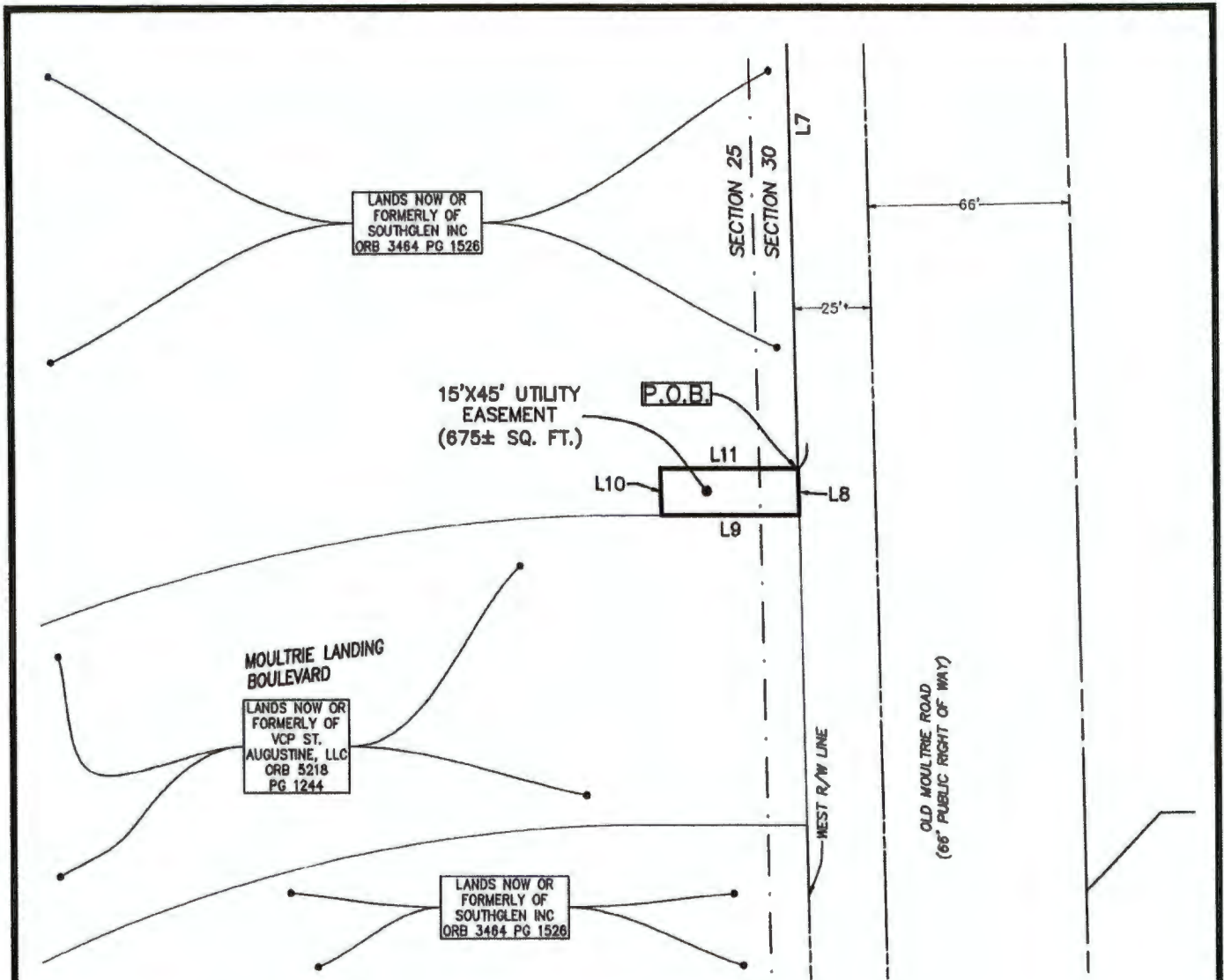


JOHN S. THOMAS, P.S.M., No. 6223  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No. 21-065  
 FILE No. A-497  
 PARTY CHIEF: N/A  
 F.B. N/A  
 DRAWN BY: D. TRABA  
 CHECKED BY: J. THOMAS  
 SURVEY DATE N/A

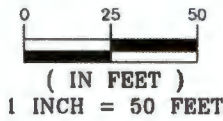
REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX



*Parcel Line Table*


Line#	Bearing	Length
L7	S1° 06' 26"E	221.58'
L8	S1° 06' 26"E	15.00'
L9	N89° 58' 00"W	45.00'
L10	N1° 06' 26"W	15.00'
L11	S89° 58' 00"E	45.00'



\*25' RIGHT OF WAY DEDICATION PER PLANS FOR "OLD MOULTRIE APARTMENTS", ST. JOHNS COUNTY (DEVELOPMENT ORDER) 202000005.

JOB No. 21-065  
 FILE No. A-497  
 PARTY CHIEF: N/A  
 F.B. N/A  
 DRAWN BY: D. TRABA  
 CHECKED BY: J. THOMAS  
 SURVEY DATE N/A

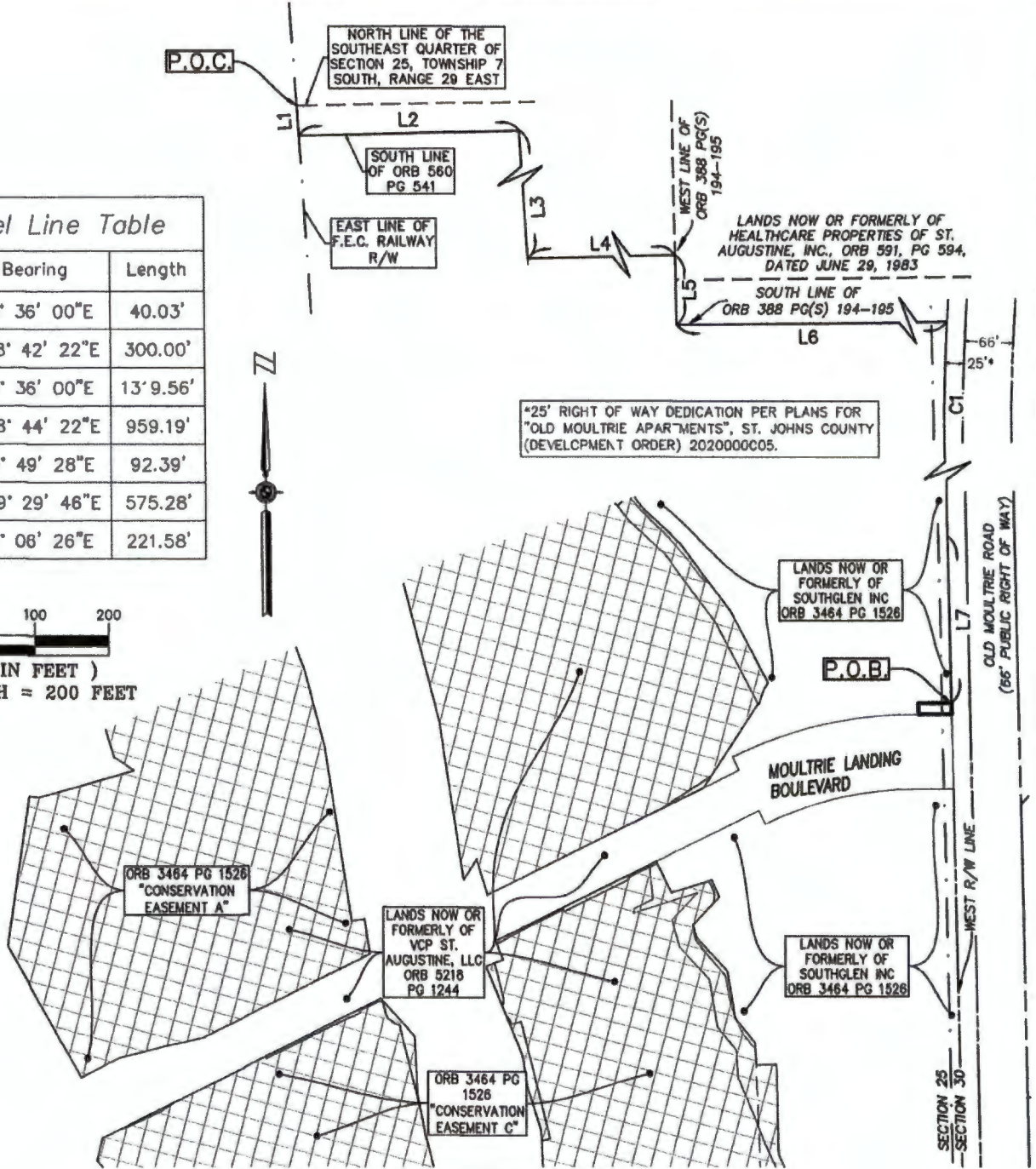
REVISION:	DATE:	BY:

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 www.SAM.biz (904) 886-7174 FAX

# SKETCH AND DESCRIPTION

Line#	Bearing	Length
L1	S3° 36' 00"E	40.03'
L2	N88° 42' 22"E	300.00'
L3	S3° 36' 00"E	13' 9.56'
L4	N88° 44' 22"E	959.19'
L5	S0° 49' 28"E	92.39'
L6	N89° 29' 46"E	575.28'
L7	S1° 08' 26"E	221.58'

0 100 200  
 ( IN FEET )  
 1 INCH = 200 FEET



Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63

JOB No. 21-065  
 FILE No. A-497  
 PARTY CHIEF: N/A  
 F.B. N/A  
 DRAWN BY: D. TRABA  
 CHECKED BY: J. THOMAS  
 SURVEY DATE N/A

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  
 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
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CAD FILE: \\saminc\JA2\PROJECTS-P\21\21-065 Old Moultrie Apartments for Buckhaven\DWG\21-065 OLD MOULTRIE UTILITY EASEMENT.dwg



Exhibit "B" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: Old Moultrie Apartments

VCP St. Augustine, LLC - 2110 Powers Ferry Road Suite 150, Atlanta, GA  
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: 30339

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 30<sup>th</sup> of June, 2023.

WITNESS:

[Signature]

Witness Signature

Carol Stone

Witness Print Name

OWNER:

[Signature]

Owner Signature

Trace McCreary

Owner Print Name

STATE OF Georgia

COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 30<sup>th</sup> day of June, 2023, by

Trace McCreary as Manager for  
VCP St. Augustine LLC  
2110 Powers Ferry Road St. 150  
Atlanta, GA 30339

[Signature]  
Notary Public  
My Commission Expires: May 11, 2025

Personally Known or Produced Identification  
Type of Identification Produced





Exhibit "A"  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Old Moultrie Apartments  
 Contractor: Powers Development Group, Inc.  
 Developer: VCP St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" PVC DR-18	LF	620	\$ 88.11	\$ 54,628.20
10" HDPE DR-11	LF	1380	\$ 99.04	\$ 136,675.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	6	\$ 1,562.72	\$ 9,376.32
10" Gate Valve	Ea	1	\$ 7,381.95	\$ 7,381.95
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 208,061.67</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Old Moultrie Apartments  
 Contractor: Powers Development Group, Inc.  
 Developer: VCP St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10" PVC DR-18	LF	440	\$ 99.95	\$ 43,978.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
10" Gate Valve	Ea	1	\$ 2,189.07	\$ 2,189.07
0.7	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$ 46,167.07</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$254,228.74 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3/30/2023 to VCP St. Augustine to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Old Moultrie Apartments” . . .

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 17 of March 2023

**WITNESS:**

\_\_\_\_\_  
Witness Signature

Nickolas Krull

\_\_\_\_\_  
Print Witness Name

**OWNER:**

\_\_\_\_\_  
Lienor's Signature

Gabriel Powes

\_\_\_\_\_  
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 17 day of March, 2023, by

Gabriel Powes as President  
for Powers Development Group, Inc.

\_\_\_\_\_  
Notary Public

My Commission Expires: 9/20/25

Personally Known or Produced Identification  
Type of Identification Produced

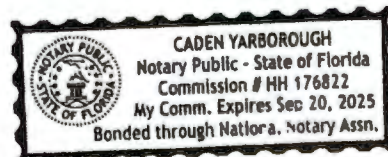




Exhibit "A"  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Old Moultrie Apartments  
 Contractor: Powers Development Group, Inc.  
 Developer: VCP St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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10" HDPE DR-11	LF	1380	\$ 99.04	\$ 136,675.20
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	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 208,061.67</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Old Moultrie Apartments  
 Contractor: Powers Development Group, Inc.  
 Developer: VCP St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
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	Ea	0.7	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
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6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$ 46,167.07</b>

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

Date: 3/17/2023  
Project Title: Old Moultrie Apartments  
FROM: Powers Development Group, Inc.  
Contractor's Name  
Address: 4811 Atlantic Blvd.  
Suite 3  
Jacksonville, FL 32207

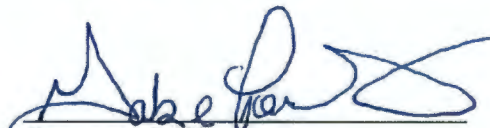
TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

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.

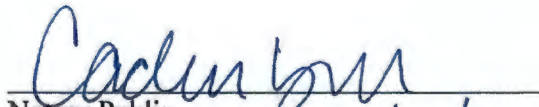
Contractor:

Gabriel Powers  
Print Contractor's Name

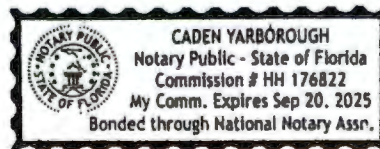
  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 17 day of March, 2023, by Gabriel Powers as President for Powers Development Group, Inc.

  
Notary Public  
My Commission Expires: 09/20/25

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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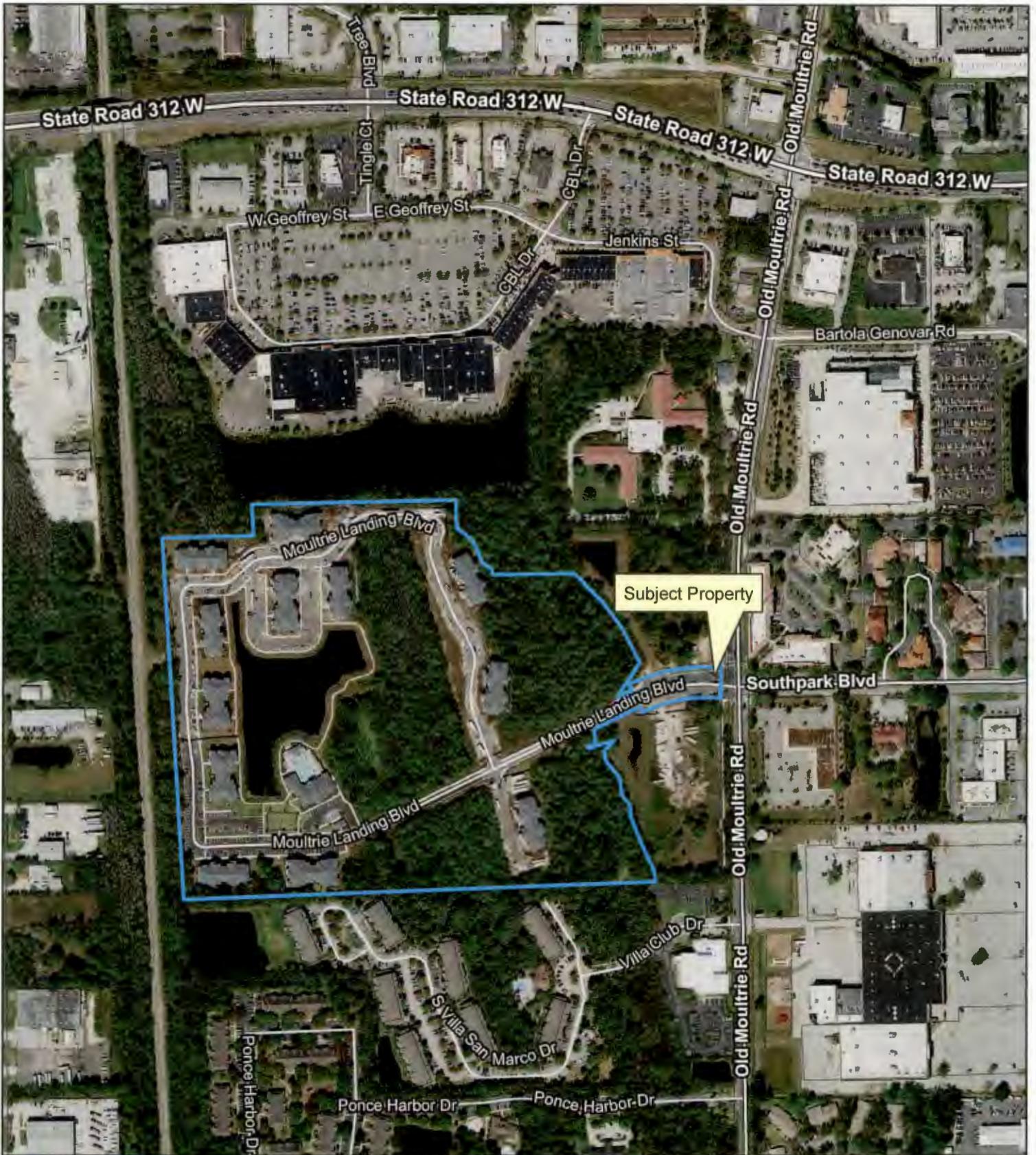
**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** March 12, 2024  
**SUBJECT:** Old Moultrie Apartments (ASBULT2023000023)

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 Old Moultrie Apartments.

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: 3/19/2024

**Old Moultrie  
Apartments**

**Easement for Utilities,  
Bill of Sale with  
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 hereon.