

RESOLUTION NO. 2024-186

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, SEWER AND SEWER FORCE MAINS SYSTEMS TO SERVE TERRA PINES RESERVE SUBDIVISION PHASE 1B LOCATED OFF STATE ROAD 208.

RECITALS

WHEREAS, Terra Pines Community Association, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement for Utilities associated with the water, sewer and sewer force mains systems to serve Terra Pines Reserve Subdivision Phase 1B, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Terra Pines-South, 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, sewer and sewer force mains systems to serve Terra Pines Reserve Subdivision Phase 1B, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, W. Gardner, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Terra Pines Reserve Subdivision Phase 1B, 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 7th day of May, 2024.

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

Rendition Date MAY 09 2024

By: _____

Sarah Arnold, Chair

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

Robin L. Platt

Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 18th day of July, 2023 by **TERRA PINES COMMUNITY ASSOCIATION, INC.**, a Maryland corporation, with an address of 506 Main Street, Suite 300, Gaithersburg, MD 20878, 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

KRISTA A. DAVISSON
Print Name

[Signature]
Witness

JUSTIN GROSS
Print Name

By: [Signature]
Michael J. Natelli, General Manager

STATE OF MARYLAND
COUNTY OF Hodgson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of July, 2023, by Michael J. Natelli as General Manager for Terra Pines-South, LLC.

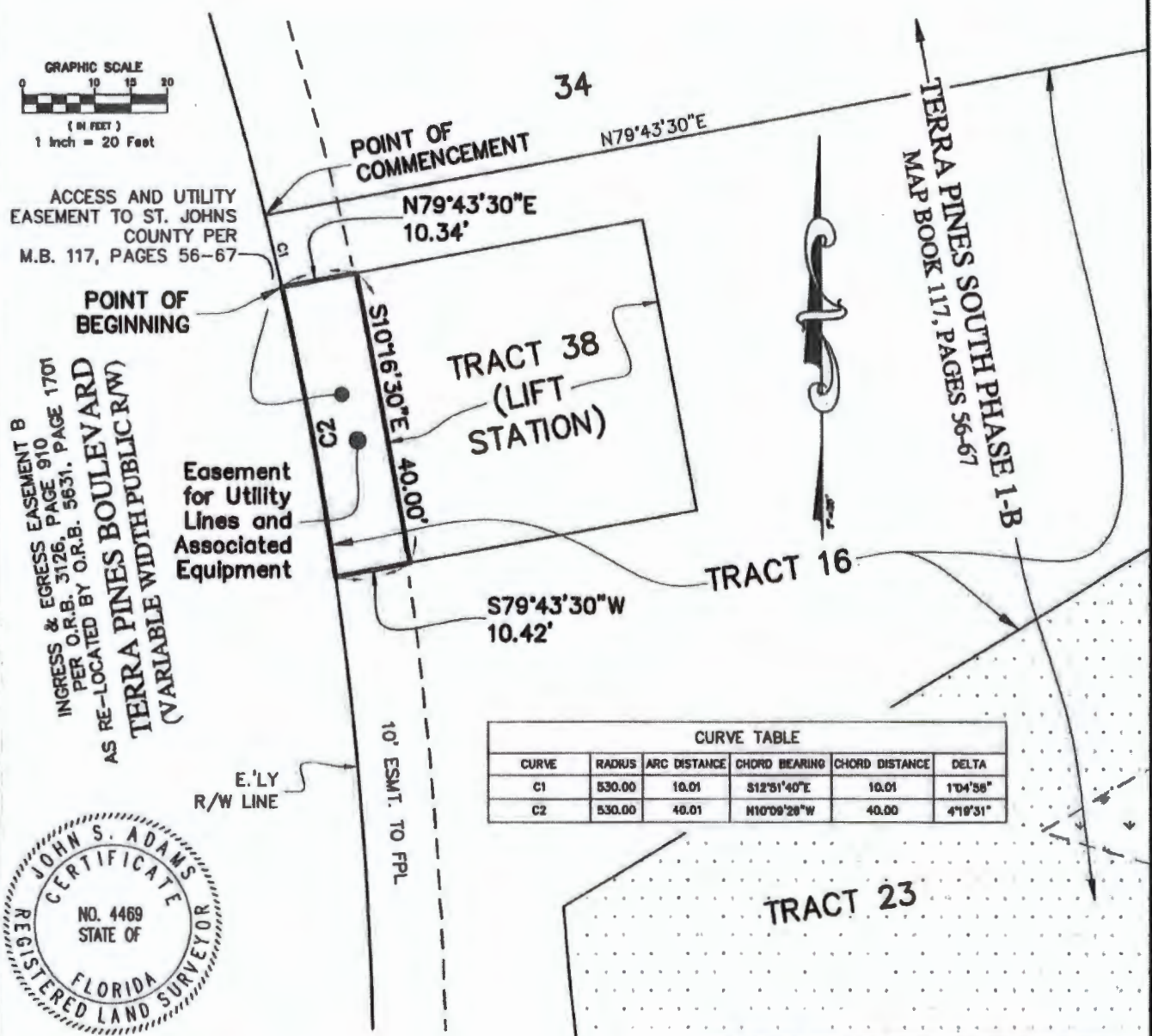
[Signature]
Notary Public
My Commission Expires: 11-19-2025



Personally Known or Produced Identification
Type of Identification Produced

SKETCH & DESCRIPTION

PROPOSED EASEMENT FOR UTILITY LINES AND ASSOCIATED EQUIPMENT



CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	530.00	10.01	S12°51'40"E	10.01	1°04'58"
C2	530.00	40.01	N10°09'28"W	40.00	4°18'31"



THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 3 SHEETS. CERTIFIED TO: CRD TERRA PINES, LLC

PREPARED FOR: CRD TERRA PINES, LLC

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
 GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
 CERTIFICATE OF AUTHORIZATION LB #6991

COPYRIGHT © 2023

LEGEND:
 CRL - BENCH MARK CERTIFICATION
 ELEV. - BENCH MARK ELEVATION
 FPL - DENOTES FLORIDA POWER & LIGHT CO
 LB/ - DENOTES LICENSE BUSINESS NUMBER
 M.B. - DENOTES MAP BOOK
 N.T.S. - DENOTES NOT TO SCALE
 N/A - DENOTES NOT APPLICABLE/AVAILABLE
 P.I. - DENOTES POINT
 R/W - DENOTES RIGHT OF WAY



I HEREBY CERTIFY, that this Sketch & Description was made under my responsible direction and complies with the latest Standards of Practice as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 5J-17 F.A.C.; Pursuant to Section 472.027, Florida statutes, subject to all notes and notations shown hereon.

NOTATION:
 The Sketch & Description hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.
 This Sketch & Description is prepared and certified for the exclusive use of the client named hereon and the Sketch & Description and any copies thereof are not valid without the digital signature or the original raised seal of a Florida licensed surveyor and mapper.

F.I.R.M. FLOOD ZONE:	N/A	ELEVATION:	N/A
PANEL NO.:	N/A		
FB/PC:	N/A		
DATE:	7/18/23	SCALE:	1"=20'
PROJECT NO.:	2213-22-001	REVISION:	
DRAWN BY: JSA		CHECKED BY: JSA	
SHEET 1 OF 3			

John S. Adams
 Digitally signed by John S. Adams
 Date: 2023.07.18 15:29:54 -0400'

N/A
 FIELD WORK COMPLETED
 MAP ORIGINALLY SIGNED
 JULY 16, 2023
 JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

SKETCH & DESCRIPTION

PROPOSED EASEMENT FOR UTILITY LINES AND ASSOCIATED EQUIPMENT

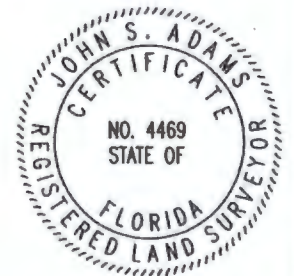
DESCRIPTION: EASEMENT FOR UTILITY LINES AND ASSOCIATED EQUIPMENT:

A parcel of land covering a portion Tract 16, TERRA PINES SOUTH PHASE ONE-B, according to Map Book 117, pages 56 through 67, of the Public Records of St. Johns County, Florida, being the same lands as those contained in Access And Utility Easement to St. Johns County, lying immediately west of Tract 38, said TERRA PINES SOUTH PHASE ONE-B; said parcel being more particularly described as follows:

COMMENCE at the Southwesterly corner of Lot 34, said TERRA PINES SOUTH PHASE ONE-B; thence along the Easterly right-of-way line of Terra Pines Boulevard, (a variable width right-of-way according to said TERRA PINES SOUTH PHASE ONE-B), Southerly along the arc of a curve concave to the West and having a radius of 530.00 feet, subtended by a chord bearing and distance of S12°51'40"W, 10.01 feet, an arc distance of 10.01 feet to the Northwesterly corner of said Access And Utility Easement, and the POINT OF BEGINNING; thence along the Northerly line of said Access And Utility Easement, N79°43'30"E, 10.34 feet to the Northwesterly corner of said Tract 38; thence along the Westerly line thereof, S10°16'30"E, 40.00 feet to the Southwesterly corner of said Tract 38; thence along the Southerly line of said Access And Utility Easement, S79°43'30"W, 10.42 feet to a point on said Easterly right-of-way line of Terra Pines Boulevard, said point being on a curve concave to the West and having a radius of 530.00 feet; thence Northerly along said right-of-way line and along the arc of said curve, subtended by a chord bearing and distance of N10°09'26"W, 40.00 feet, an arc distance of 40.01 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.01 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.



THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 3 SHEETS. CERTIFIED TO: CRD TERRA PINES, LLC

PREPARED FOR: CRD TERRA PINES, LLC



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
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LEGEND:
CERT. - DENOTES CERTIFICATION
ESMT - DENOTES EASEMENT
FL - DENOTES FLORIDA POWER & LIGHT CO.
LB# - DENOTES LICENSE BUSINESS NUMBER
M.B. - DENOTES MAP BOOK
N.T.S. - DENOTES NOT TO SCALE
N/A - DENOTES NOT APPLICABLE/AVAILABLE
P.L. - DENOTES ANGLE POINT
R/W - DENOTES RIGHT OF WAY

I HEREBY CERTIFY, that this Sketch & Description was made under my responsible direction and complies with the latest Standards of Practice as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 53-17 F.A.C.; Pursuant to Section 472.027, Florida statutes, subject to all notes and notations shown hereon.

N/A JULY 18, 2023
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
JOHN S. ADAMS, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 4469

NOTATION:
The Sketch & Description hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.
This Sketch & Description is prepared and certified for the exclusive use of the client named hereon and the Sketch & Description and any copies thereof are not valid without the digital signature or the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: JSA CHECKED BY: JSA

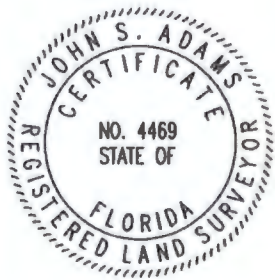
F.I.R.M. FLOOD ZONE: N/A ELEVATION: N/A
PANEL NO.: N/A
FB/PG: N/A
DATE: 7/18/23 SCALE: N/A
PROJECT NO.: 2213-22-001 REVISION:
SHEET 2 OF 3

SKETCH & DESCRIPTION

PROPOSED BASEMENT FOR UTILITY LINES AND ASSOCIATED EQUIPMENT

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE S.'LY LINE OF SAID LOT 34 AS BEING N79°43'30"E AS PER SAID PLAT.
2. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
3. THIS SKETCH AND DESCRIPTION IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SKETCH AND DESCRIPTION AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SKETCH AND DESCRIPTION THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE DIGITAL OR EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SKETCH AND DESCRIPTION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
6. THIS SKETCH AND DESCRIPTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
7. THIS IS NOT A SURVEY.



THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 3 SHEETS.
CERTIFIED TO: CRD TERRA PINES, LLC

PREPARED FOR: CRD TERRA PINES, LLC

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

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JOHN S. ADAMS, P.L.S.
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DRAWN BY: JSA CHECKED BY: JSA

F.I.R.M. FLOOD ZONE:	N/A	ELEVATION:	N/A
PANEL NO.:	N/A		
FB/PG:	N/A		
DATE:	7/18/23	SCALE:	N/A
PROJECT NO.:	2213-22-001	REVISION:	
SHEET		3	OF 3

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

PROJECT: TERRA PINES PHASE 1B

Terra Pines - South LLC 306 Main Street Suite 300 Gaithersburg MD
Owners Name and Address, (the "Seller") 20879

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 _____ of _____, 20_____.

WITNESS:

Meredith Sweitzer
Witness Signature

Meredith Sweitzer
Witness Print Name

OWNER:

Brian Massengill
Owner Signature

Brian Massengill
Owner Print Name

STATE OF North Carolina
COUNTY OF Wake

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 24 day of May, 2023, by Brian Massengill as Authorized Person for Terra Pines-South, LLC.

Sally Claire Griffith
Notary Public Sally Claire Griffith
My Commission Expires: 11/7/2026

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A"

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

Project Name: Terra Pines Phase 1B
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR-11	LF	371	\$ 116.93	\$ 43,381.03
10" PVC	LF	1,957	\$ 55.49	\$ 108,593.93
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	3	\$ 6,529.18	\$ 19,587.54
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	5	\$ 6,881.99	\$ 34,409.95
2" Flushing	Ea	1	\$ 1,418.78	\$ 1,418.78
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	20	\$ 1,164.71	\$ 23,294.20
Single Water Service	Ea	2	\$ 856.46	\$ 1,712.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 232,398.35

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

Project Name: Terra Pines Phase 1B
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
Offsite 8" HDPE	LF	419	\$ 80.02	\$ 33,528.38
Onsite 4" PVC	LF	220	\$ 19.58	\$ 4,307.60
Onsite 6" PVC	LF	3117	\$ 24.63	\$ 76,771.71
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valve	Ea	3	\$ 2,235.60	\$ 6,706.80
4" Gate Valve	Ea	1	\$ 1,780.99	\$ 1,780.99
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	1861	\$ 45.34	\$ 84,377.74
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
4" PVC	EA	40	\$ 1,373.67	\$ 54,946.80
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Receiving Manhole	EA	1	\$ 12,975.96	\$ 12,975.96
B Lined Manhole	EA	1	\$ 12,195.07	\$ 12,195.07
A Manhole	EA	7	\$ 4,974.18	\$ 34,819.26
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 82,435.48	\$ 82,435.48
Process Piping	Lump Sum	1	\$ 57,251.33	\$ 57,251.33
Process Structure	Lump Sum	1	\$ 58,248.35	\$ 58,248.35
Process Electrical Equipment	Lump Sum	1	\$ 47,261.92	\$ 47,261.92
Other Improvements	Lump Sum	1	\$ 44,596.54	\$ 44,596.54
Total Sewer System Cost				\$ 612,203.93



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

The undersigned lienor, in consideration of the sum
\$844,602.28

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

5/5/2023 to Terra Pines-South, LLC
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Terra Pines Phase 1B

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 5th day of May, 2023.

WITNESS:
[Signature]
Witness Signature
Judson Cutts
Print Witness Name

OWNER:
[Signature]
Lienor's Signature
THOMAS F UNGER
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 5 day of May, 2023, by
Thomas Unger as Executive Vice President for
W. Gardner, LLC

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

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A"

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

Project Name: Terra Pines Phase 1B
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	3	\$ 6,529.18	\$ 19,587.54
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	5	\$ 6,881.99	\$ 34,409.95
2" Flushing	Ea	1	\$ 1,418.78	\$ 1,418.78
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	20	\$ 1,164.71	\$ 23,294.20
Single Water Service	Ea	2	\$ 856.46	\$ 1,712.92
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 232,398.35

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Terra Pines Phase 1B
Contractor:	W. Gardner, LLC
Developer:	Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
Offsite 8" HDPE	LF	419	\$ 80.02	\$ 33,528.38
Onsite 4" PVC	LF	220	\$ 19.58	\$ 4,307.60
Onsite 6" PVC	LF	3117	\$ 24.63	\$ 76,771.71
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
6" Gate Valve	Ea	3	\$ 2,235.60	\$ 6,706.80
4" Gate Valve	Ea	1	\$ 1,780.99	\$ 1,780.99
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	1861	\$ 45.34	\$ 84,377.74
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
4" PVC	EA	40	\$ 1,373.67	\$ 54,946.80
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Receiving Manhole	EA	1	\$ 12,975.96	\$ 12,975.96
B Lined Manhole	EA	1	\$ 12,195.07	\$ 12,195.07
A Manhole	EA	7	\$ 4,974.18	\$ 34,819.26
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 82,435.48	\$ 82,435.48
Process Piping	Lump Sum	1	\$ 57,251.33	\$ 57,251.33
Process Structure	Lump Sum	1	\$ 58,248.35	\$ 58,248.35
Process Electrical Equipment	Lump Sum	1	\$ 47,261.92	\$ 47,261.92
Other Improvements	Lump Sum	1	\$ 44,596.54	\$ 44,596.54
Total Sewer System Cost				\$ 612,203.93

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

Date: 05/05/2023
Project Title: Terra Pines Phase 1B
FROM: W. Gardner, LLC
Contractor's Name
Address: 4929 Atlantic Blvd.
Jacksonville, FL 32207

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

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

THOMAS F UNGER
Print Contractor's Name

Thomas F Unger
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 5 day of May, 20 23, by Thomas Unger as Executive Vice President for W. Gardner, LLC.

Michelle Glass-O'Brien
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: March 11, 2024
SUBJECT: Terra Pines Reserve Subdivision Phase 1B (ASBULT2023000092)

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 Terra Pines Reserve Subdivision Phase 1B.

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



2023 Aerial Imagery

Date: 3/25/2024

**Terra Pines Reserve
Subdivision Phase 1B**

**Easement for Utilities,
Bill of Sale, 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.