

**RESOLUTION NO. 2024-212**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE ASSIGNMENT OF EASEMENT, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE OFFSITE SEWER SYSTEM TO SERVE HAMMOCK OAKS SUBDIVISION.**

**RECITALS**

**WHEREAS**, Arbor Mill at Mill Creek Homeowners Association, Inc., a Florida not-for-profit corporation granted to RKS of Florida, LLC, a Florida limited liability company (“RKS”), an Easement for Utilities recorded in Official Record Book 5166, page 134, of the public records of St. Johns County, Florida, to provide offsite sewer service to Hammock Oaks Subdivision. A copy of the recorded easement is attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, RKS has executed and presented to St. Johns County (“County”) a Non-Exclusive Assignment of Easement, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, assigning its easement rights to the County as intended in said easement; and

**WHEREAS**, AMH HB Hammock Oaks Venture, LLC has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the Hammock Oaks offsite sewer system, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, W. Gardner, LLC has executed and presented to the County a Final Release of Lien and a Warranty for worked performed for the offsite sewer system to serve Hammock Oaks Subdivision, attached hereto as Exhibits “D” and “E”, 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 “F”, 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 Non-Exclusive Assignment of Easement, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. The Clerk is instructed to record the original Non-Exclusive Assignment of Easement and Final Release of Lien and file the Bill of Sale and Warranty in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

**PASSED AND ADOPTED** this 21st day of May, 2024.

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

Rendition Date MAY 23 2024

By:   
\_\_\_\_\_  
Sarah Arnold, Chair

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

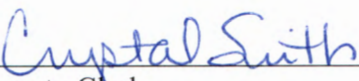
By:   
\_\_\_\_\_  
Deputy Clerk



Exhibit "A" to Resolution

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

John T. Dekle, PL  
3679 Saint Johns Avenue  
Jacksonville, FL 32205

**EASEMENT FOR UTILITIES**

THIS EASEMENT FOR UTILITIES executed and given this 4th day of December, 2020, by, ARBOR MILL AT MILL CREEK HOMEOWNERS ASSOCIATION, INC, a Florida non-profit corporation whose address is 7400 Baymeadows Way, Suite 317, Jacksonville, Florida 32256 (the "Grantor"), to RKS OF FLORIDA LLC, a Florida limited liability company with an address of 161 Hampton Pt Drive, Suite 1, St. Augustine, Fl. 32092 (the "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:

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 odor control piping, above ground odor control equipment, associated electrical and control panels, and appurtenances as may be necessary or convenient for the operation of the underground 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 to be the paved parking lot for the community center and the portion of the northeast corner of the Recreational Tract adjacent to the unpaved boat/RV parking lot. 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.

1. 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, and which does not interfere 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.

2. 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.

3. 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.

4. 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.

5. Grantee, by acceptance of this Easement, hereby agrees to maintain the odor control pipe and equipment located within the Easement Area.

6. 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.

7. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns. It is the intent for the Grantee to construct and dedicate the Utility Lines and associated equipment to St Johns County. St Johns County will be assigned the easement rights herein upon successful acceptance of the Utility Lines and associated equipment by the Board of County Commissioners. This

easement does not obligate the County to accept the Utility Lines and associated equipment.

8. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered In the presence of:

Witness: Kela L. Stelzig  
Name: Kela L. Stelzig

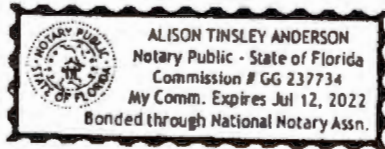
Witness: Laura Pridgeon  
Name: LAURA PRIDGEON

ARBOR MILL AT MILL CREEK  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida non-profit corporation

By: Jeffrey C. Stelzig  
Name: JEFFREY C. STELZIG  
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF ST. JOHN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of December, 2020, by Jeffrey Cline Stelzig as President for Arbor Mill at Mill Creek Homeowners Association, Inc., a Florida non-profit corporation.



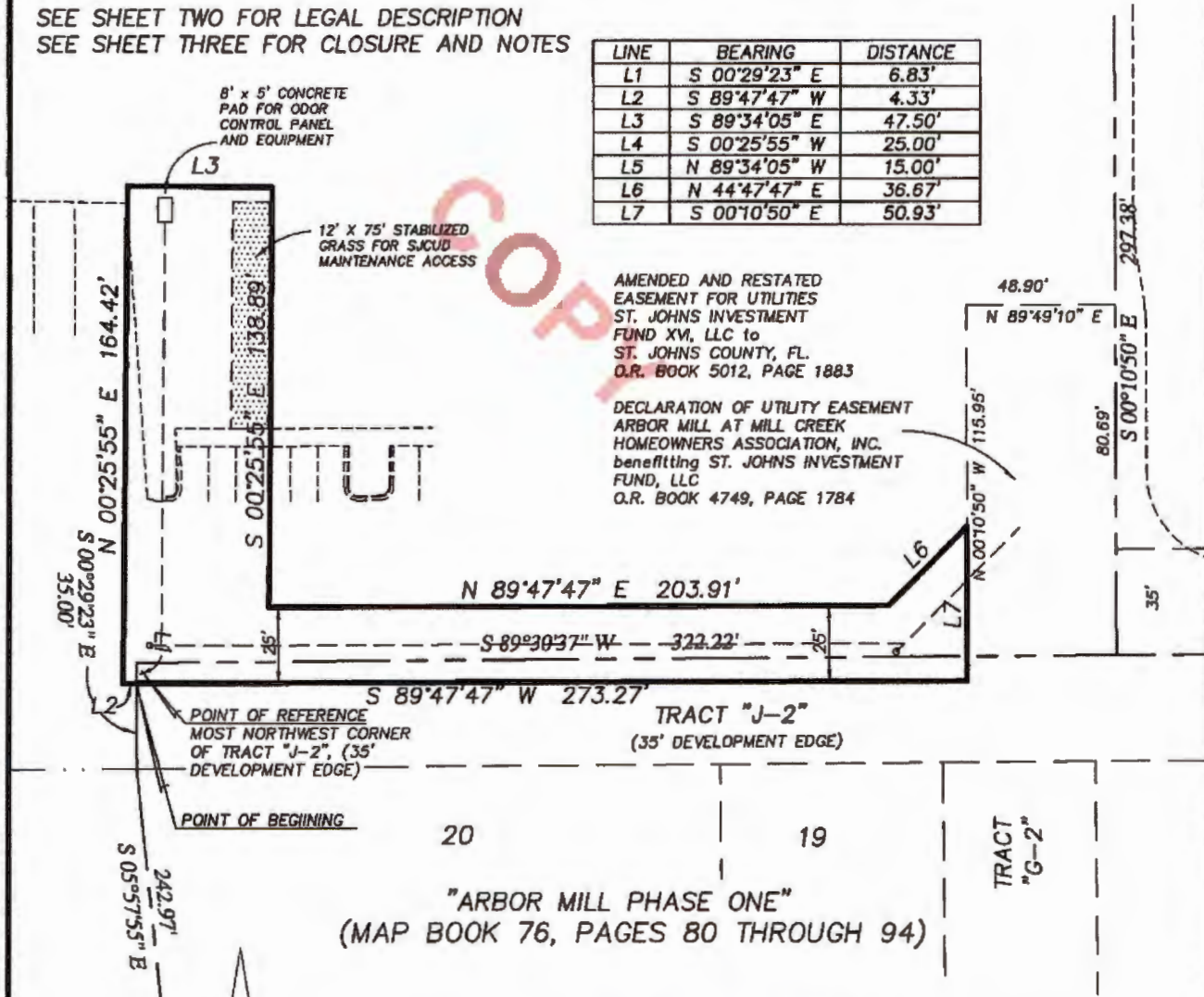
Anderson  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Personally Known \_\_\_\_\_ or  
Produced Identification X  
Type of Identification Produced  
FLDL

MAP SHOWING SKETCH OF

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, OVER A PORTION OF TRACT "J-2", (35' DEVELOPMENT EDGE), AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS DESCRIBED IN THAT QUIT CLAIM DEED FROM RKS OF FLORIDA, LLC TO ARBOR CREEK HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 4638, PAGE 1847, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

SEE SHEET TWO FOR LEGAL DESCRIPTION  
SEE SHEET THREE FOR CLOSURE AND NOTES

LINE	BEARING	DISTANCE
L1	S 00°29'23" E	6.83'
L2	S 89°47'47" W	4.33'
L3	S 89°34'05" E	47.50'
L4	S 00°25'55" W	25.00'
L5	N 89°34'05" W	15.00'
L6	N 44°47'47" E	36.67'
L7	S 00°10'50" E	50.93'

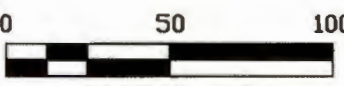
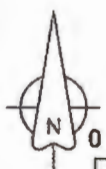


AMENDED AND RESTATED  
EASEMENT FOR UTILITIES  
ST. JOHNS INVESTMENT  
FUND XVI, LLC to  
ST. JOHNS COUNTY, FL.  
O.R. BOOK 5012, PAGE 1883

DECLARATION OF UTILITY EASEMENT  
ARBOR MILL AT MILL CREEK  
HOMEOWNERS ASSOCIATION, INC.  
benefitting ST. JOHNS INVESTMENT  
FUND, LLC  
O.R. BOOK 4749, PAGE 1784

POINT OF REFERENCE  
MOST NORTHWEST CORNER  
OF TRACT "J-2", (35'  
DEVELOPMENT EDGE)

POINT OF BEGINNING



Prepared By:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

JONATHON B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600

JOB No. 50717  
SKETCH DATE: SEPTEMBER 11, 2020  
CAD FILE NAME: ARBOR MILL/UTILITY EASEMENT  
EXTENSION/ODOR CONTROL EASEMENT.Dwg  
REVISED, JANUARY 22, 2021

EXHIBIT "A"

SHEET TWO (2) of THREE (3) SHEETS

## MAP SHOWING SKETCH OF

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER A PORTION OF TRACT "J-2", (35' DEVELOPMENT EDGE), AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS DESCRIBED IN THAT QUIT CLAIM DEED FROM RKS OF FLORIDA, LLC TO ARBOR CREEK HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 4638, PAGE 1847, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWEST CORNER OF SAID TRACT "J-2", (35' DEVELOPMENT EDGE); AND RUN THENCE, SOUTH 00°29'23" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "J-2", (35' DEVELOPMENT EDGE), A DISTANCE OF 6.83 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°47'47" WEST, A DISTANCE OF 4.33 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 00°25'55" EAST, A DISTANCE OF 164.42 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 89°34'05" EAST, A DISTANCE OF 47.50 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 00°25'55" WEST, A DISTANCE OF 138.89 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 89°47'47" EAST, A DISTANCE OF 203.91 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 44°47'47" EAST, A DISTANCE OF 36.67 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF THAT AMENDED AND RESTATED EASEMENT FOR UTILITIES, GRANTED FROM ST. JOHNS INVESTMENT FUND XVI, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 1883 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 00°10'50" EAST, ALONG THE AFORESAID WESTERLY BOUNDARY OF SAID EASEMENT, A DISTANCE OF 50.93 FEET, TO A POINT LYING IN THE TRACT "J-2", (35' DEVELOPMENT EDGE), AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 89°47'47" WEST, A DISTANCE OF 273.27 FEET, TO THE POINT OF BEGINNING.

Prepared By:

**A & J Land Surveyors, Inc.**

5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736

MAP SHOWING SKETCH OF

ODOR CONTROL EASEMENT  
 ARBOR MILL AT ST. JOHNS  
 ST. JOHNS COUNTY, FLORIDA

Closure Report  
 Fri Jan 22 10:05:11 2021

Northing	Easting	Bearing	Distance
2053646.644	489173.740	S 89°47'47" W	4.325
2053646.629	489169.415	N 00°25'55" E	164.416
2053811.040	489170.655	S 89°34'05" E	47.500
2053810.682	489218.153	S 00°25'55" W	138.888
2053671.798	489217.106	N 89°47'47" E	203.908
2053672.523	489421.013	N 44°47'47" E	36.672
2053698.546	489446.852	S 00°10'50" E	50.931
2053647.615	489447.012	S 89°47'47" W	273.274

Closure Error Distance > 0.00000  
 Total Distance > 919.915  
 Polyline Area: 13,882.4 sq ft, 0.31 acres

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT "J-2", (35' DEVELOPMENT EDGE), AS S 89°30'37" W, AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION LINE RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED BY A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.
- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

Prepared By:  
**A & J Land Surveyors, Inc.**  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736



**NON-EXCLUSIVE ASSIGNMENT OF EASEMENT**

*M* **THIS ASSIGNMENT OF EASEMENT** is given as of the 28<sup>th</sup> day of March, 2024, by **RKS OF FLORIDA LLC**, a Florida limited liability company, whose mailing address is 161 Hampton Pt Drive, Suite 1, St. Augustine, Florida 32092, ("Assignor") to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Assignee").

**RECITALS:**

A. Assignor is the owner and holder of certain utility easement rights pursuant to an Easement for Utilities recorded in Official Records Book 5166, page 134, of the public records of St. Johns County, Florida.

B. Assignor desires to assign its easement rights to Assignee as set forth herein.


**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Assignee, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:


1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. Assignor does hereby assign and convey to Assignee, its successors and assigns, the easement rights held by Assignor over, under, upon, and across that certain real property described in Exhibit "A", attached hereto and by reference incorporated herein.
3. The easement rights assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easement so long as such use does not unduly interfere with Assignee's use of said easement.

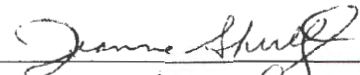
IN WITNESS WHEREOF, this Assignment has been executed as of the date first above written.

Signed, sealed and delivered  
In the presence of:

**ASSIGNOR:**  
RKS of Florida LLC, a Florida limited  
liability company

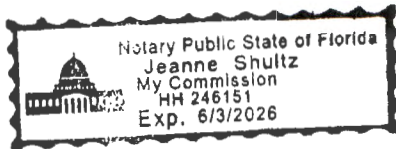
  
Print Name Christine Fowler


By:   
Print Name: Samuel B. Crozier  
Title: Manager

  
Print Name Jeanne Shultz

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>TH</sup> day of MARCH, 2024, by Samuel B. Crozier, as MANAGER for RKS of Florida LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.



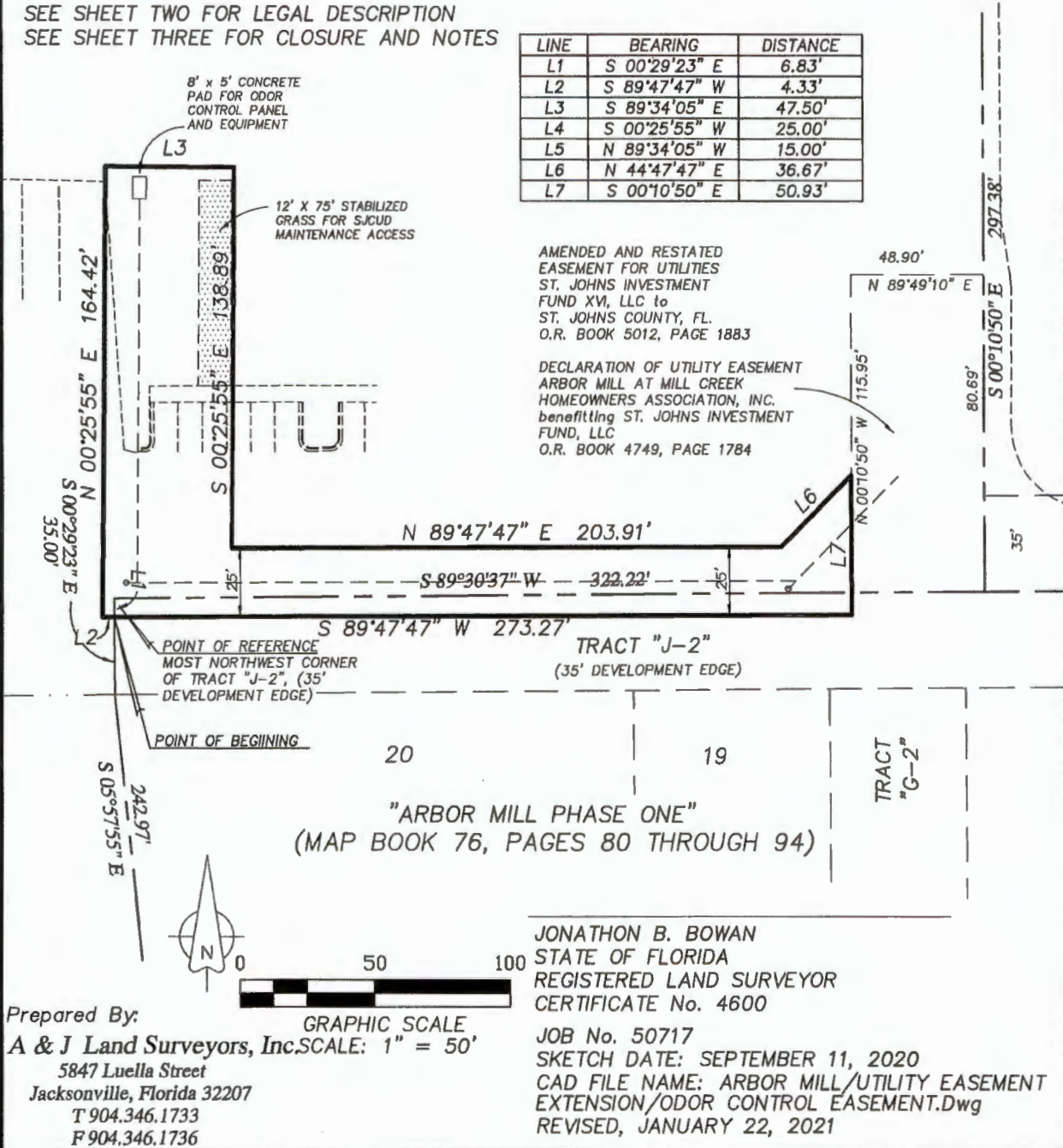
  
Notary Public  
My commission expires: 06/03/2026

MAP SHOWING SKETCH OF

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, OVER A PORTION OF TRACT "J-2", (35' DEVELOPMENT EDGE), AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS DESCRIBED IN THAT QUIT CLAIM DEED FROM RKS OF FLORIDA, LLC TO ARBOR CREEK HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 4638, PAGE 1847, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

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L7	S 00°10'50" E	50.93'



Prepared By:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

GRAPHIC SCALE  
SCALE: 1" = 50'

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Prepared By:

**A & J Land Surveyors, Inc.**

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736

## MAP SHOWING SKETCH OF

ODOR CONTROL EASEMENT  
ARBOR MILL AT ST. JOHNS  
ST. JOHNS COUNTY, FLORIDA

Closure Report  
Fri Jan 22 10:05:11 2021

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2053810.682	489218.153	S 00°25'55" W	138.888
2053671.798	489217.106	N 89°47'47" E	203.908
2053672.523	489421.013	N 44°47'47" E	36.672
2053698.546	489446.852	S 00°10'50" E	50.931
2053647.615	489447.012	S 89°47'47" W	273.274

Closure Error Distance > 0.00000  
Total Distance > 919.915  
Polyline Area: 13,882.4 sq ft, 0.31 acres

## GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT "J-2", (35' DEVELOPMENT EDGE), AS S 89°30'37" W, AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION LINE RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED BY A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.
- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUA. OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

Prepared By:

A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
**for**

**Hammock Oaks (Minorcan Mill) offsite force main**

AMH HB Hammock Oaks Venture, LLC 23975 Park Sorrento, Suite 300 Calabasas, CA 91302 (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 Hammock Oaks (Minorcan Mill) Offsite force Main"

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 31 of April 2012

**WITNESS:**

**OWNER:**

Romanus D. Dobbins

T. RAD EDWARDS

Witness Signature

Owner's Signature

Romanus Dobbins

T. RAD EDWARDS

Print Witness Name

Print Owner's Name

of  
C

STATE OF ~~FLORIDA~~ Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of August, 2020, by Aelam Edwards as VP of land development for bill of sale. AMH HB Hammocks Creek Venture, LLC

[Signature]  
Notary Public  
My Commission Expires: 12-2-25

Personally Known or Produced Identification  
Type of Identification Produced Drivers License

Clayton Oliver  
Notary Public  
Fulton County, GA  
Exp. December 2nd, 2025

EXHIBIT "A"



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

Project Name: Hammock Oaks (Minorcan Mill)  
 Contractor: W. Gardner, LLC  
 Developer: American Homes 4 Rent

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" DR-11 Directional Drill	LF	352	\$ 84.90	\$ 29,884.80
4" PVC DR-18	LF	1192	\$ 14.32	\$ 17,069.44
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	1	\$ 1,187.78	\$ 1,187.78
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Laterals (Size and Type)</b>				
6" SDR26 PVC Condensation Line	LF	427	\$ 27.66	\$ 11,810.82
	EA			\$ -
	EA			\$ -
	EA			\$ -
<b>Manholes (Size and Type)</b>				
0-6 foot deep Type A (Lined)	EA	1	\$ 6,045.29	\$ 6,045.29
Odor Control	EA	1	\$ 42,288.89	\$ 42,288.89
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements-Odor Control	Lump Sum	1	\$ 33,785.72	\$ 33,785.72
<b>Total Sewer System Cost</b>				<b>\$ 142,072.74</b>





**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

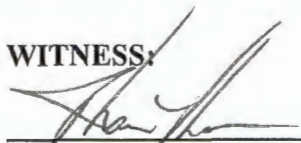
The undersigned lienor, in consideration of the sum \$142,072.74 One Hundred Forty-Two Seventy-Two Dollar & 74/100 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 31, 2021 to AMH Development, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR MINORCAN MILL OFFSITE”

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 18 of 10, 21.

WITNESS:



Witness Signature

SHAWN THOMAS

Print Witness Name

OWNER:



Lienor's Signature

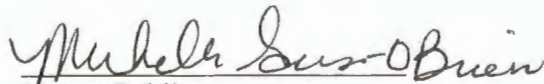
ELLIOT JONES

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 18<sup>th</sup> day of October, 2021, by

Elliot Jones as President  
for W. Gardner, LLC.



Notary Public

My Commission Expires: 7/22/2025

Personally Known or Produced Identification  
Type of Identification Produced

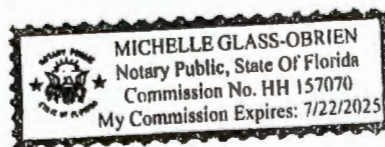


EXHIBIT "A"



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

Project Name: Hammock Oaks (Minorcan Mill)  
 Contractor: W. Gardner, LLC  
 Developer: American Homes 4 Rent

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	1	\$ 1,187.78	\$ 1,187.78
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
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	LF			\$ -
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	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
				\$ -
				\$ -
				\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum			\$ -
Process Piping	Lump Sum			\$ -
Process Structure	Lump Sum			\$ -
Process Electrical Equipment	Lump Sum			\$ -
Other Improvements-Odor Control	Lump Sum	1	\$ 33,785.72	\$ 33,785.72
<b>Total Sewer System Cost</b>				<b>\$ 142,072.74</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: October 18, 2021

Project Title: Minorcan Mill (Hammock  
Oaks) Offsite St. Johns County, Florida

FROM: W. Gardner, LLC  
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:**

A handwritten signature in black ink, appearing to read "E. Jones", written over a horizontal line.

Contractor's Signature

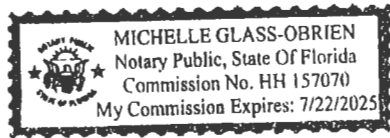
Elliot Jones

Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of October, 2021, by

Elliot Jones as 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

## Exhibit "F" to Resolution



### 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:** September 11, 2023  
**SUBJECT:** Hammock Oaks Subdivision (Minorcan Mill) Offsite – Arbor Mill Phase One

Please present the Non-Exclusive Assignment of 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 Hammock Oaks Subdivision (Minorcan Mill) Offsite – Arbor Mill Phase One.

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: 4/24/2024

Non-Exclusive Assignment of Easement  
Bill of Sale, Release of Lien and Warranty  
Hammock Oaks Subdivision



Land Management  
Systems  
(904) 209-0790

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