

**RESOLUTION NO. 2024-307**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, ACCOMPANYING BILLS OF SALE, FINAL RELEASES OF LIEN AND WARRANTIES ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE BAPTIST HEALTH EMERGENCY DEPARTMENT – ST. AUGUSTINE LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Baptist Health Properties, Inc., a Florida Not For Profit Corporation, has executed and presented to the County two Easements for Utilities associated with the water, sewer and reuse systems to serve Baptist Health Emergency Department – St. Augustine, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Baptist Health Properties, Inc., a Florida Not For Profit Corporation, has executed and presented to the County two Bills of Sale with Schedules of Values conveying all personal property associated with the water, sewer and reuse systems to serve Baptist Health Emergency Department – St. Augustine, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, V. J. Usina Contracting, Inc., a Florida corporation, has executed and presented to the County two Final Releases of Lien and Warranties for work performed at Baptist Health Emergency Department – St. Augustine, attached hereto as Exhibits “E” and “F” and “G” and “H”, 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 “I” 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 Easements for Utilities, Bills of Sale, Final Releases of Lien and Warranties, 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 Easements for Utilities and Final Releases of Lien and file the Warranties and Bills of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 6th day of August, 2024.

**AUG 09 2024**

Rendition Date \_\_\_\_\_

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

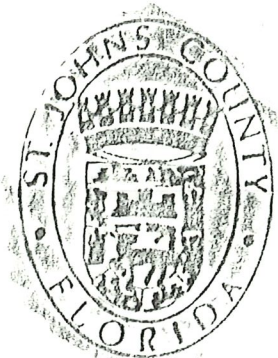
By: \_\_\_\_\_

Sarah Arnold, Chair

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

*Robin L. Platt*

Deputy Clerk



This Instrument prepared by:  
Baptist Health Properties, Inc.  
841 Prudential Drive, Suite 1602  
Jacksonville, Florida 32207

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 25 day of January, 2024, by Baptist Health Properties, Inc., with an address of 841 Prudential Drive, Suite 1602 Jacksonville, Florida 32207, 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 meter(s) and reuse meter(s) 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 reuse 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 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) REUSE SYSTEM - The Grantee shall maintain all reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.



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

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

Signed, sealed and delivered  
In the presence of:

Jill R White  
Witness

Jill R White  
Print Name

841 Prudential Dr., Ste 1602  
Jacksonville, FL 32207

Witness Address REQUIRED BUSINESS OR PERSONAL

Lamie Moten  
Witness

LAMIE MOTEN  
Print Name

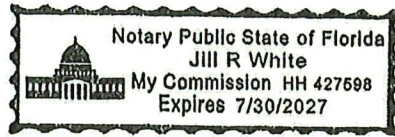
841 PRUDENTIAL DR., STE 1602  
JACKSONVILLE, FL 32207

Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]  
Its: VP

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of January, 2024, by Keith A. Tickell as VP for Baptist Health Properties, Inc.



Jill R White - Jill R White  
Notary Public  
My Commission Expires: 7-30-27

Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "A" to the Easement

A UTILITY EASEMENT OVER AN THROUGH A PORTION OF PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 5274, PAGE 1936 OF THE PUBLIC RECORDS OF ST. JOHNS, COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

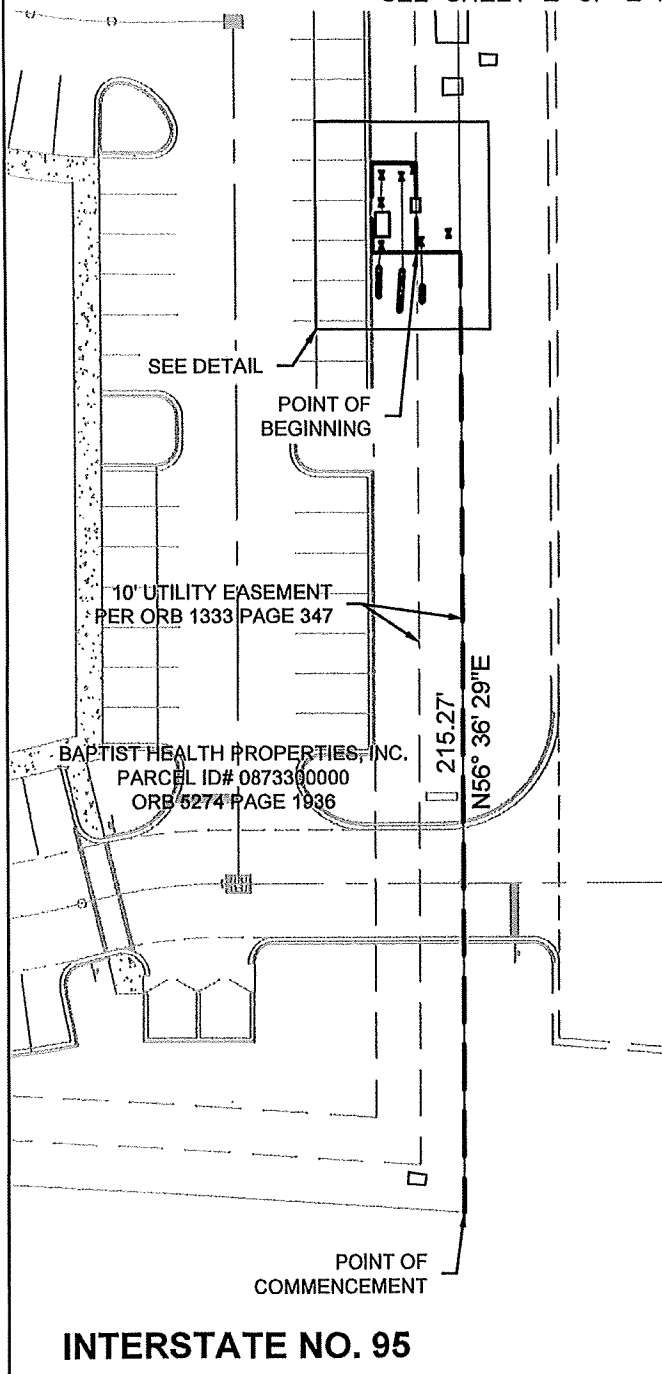
COMMENCE AT THE SOUTHERN BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5274, PAGE 1936 OF THE PUBLIC RECORDS OF ST. JOHNS, COUNTY FLORIDA, SAID POINT ALSO BEING A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF OUTLET CENTER DRIVE (A 90' RIGHT OF WAY AS CURRENTLY ESTABLISHED) AND THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE 95 (STATE ROAD 9) (A VARIABLE WIDTH RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE TRAVEL NORTH 56°36'29" EAST, 215.27 FEET TO A POINT ALONG THE RIGHT OF WAY OF OUTLET CENTER DRIVE; THENCE DEPART SAID RIGHT OF WAY AND TRAVEL NORTH 33°23'31" WEST, 10.00 FEET TO A POINT ALONG THE NORTHWESTERLY LINE OF AN UTILITY EASEMENT AS ESTABLISHED BY OFFICIAL RECORDS BOOK 1333, PAGE 347 THE POINT OF BEGINNING;

THENCE TRAVEL ALONG SAID NORTHWESTERLY NORTH 56°36'29" EAST, 20.00 FEET TO A POINT ALONG SAID UTILITY EASEMENT; THENCE DEPART SAID UTILITY EASEMENT AND TRAVEL NORTH 33°23'31" WEST, 10.00 FEET TO A POINT; THENCE TRAVEL SOUTH 56°36'29" WEST, 20.00 FEET TO A POINT; THENCE TRAVEL SOUTH 33°23'31" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.00 SQUARE FEET, MORE OR LESS.

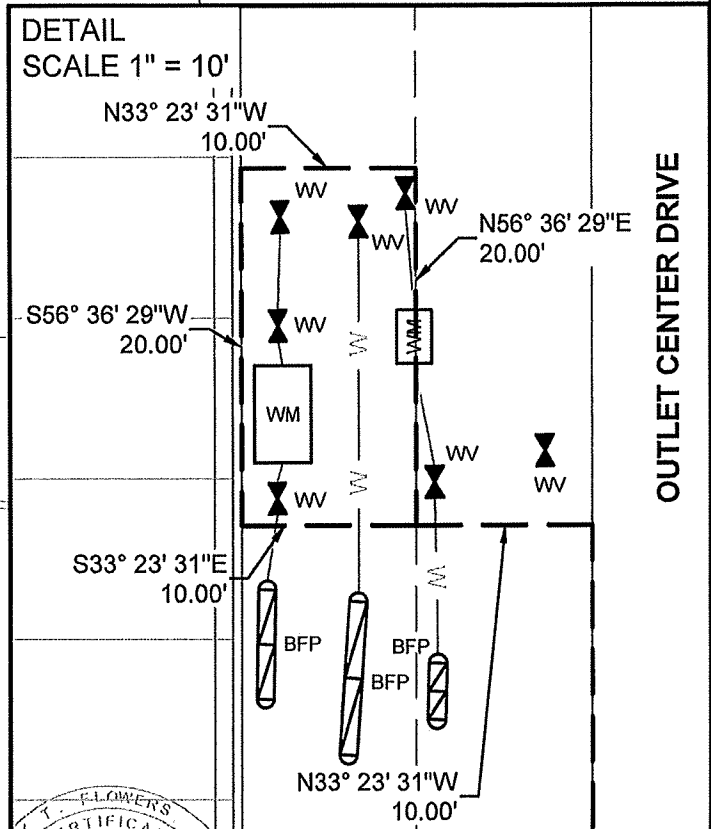
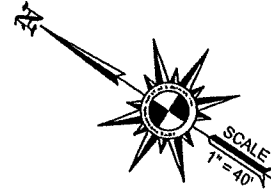
# MAP SHOWING SURVEY SKETCH

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



## LEGEND

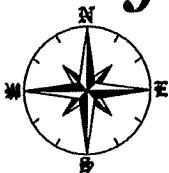
- BFP - DENOTES BACK FLOW PREVENTER
- WM - DENOTES WATER METER
- WV - WATER VALVE



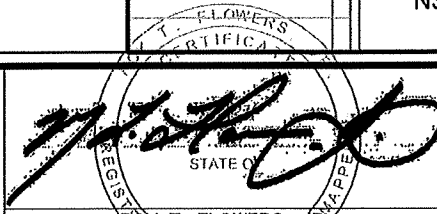
INTERSTATE NO. 95

**Cody's**

Professional  
Surveying &  
Mapping, Inc.



(904) 696-8840 Phone  
(904) 696-8841 Fax  
P.O. Box 7540  
Jacksonville, Florida, 32238



ROY T. FLOWERS, JR.  
FL REGISTRATION NO. 6271  
DATE OF SIGNATURE: JANUARY 4, 2024  
FLORIDA L.B. # 7347

PARTY CHIEF: TR
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: DECEMBER 7, 2023
PROJECT NUMBER: 10223
SHEET 1 OF 2
DRAWING NO.: 10223 EASEMENT.DWG

# MAP SHOWING SURVEY SKETCH

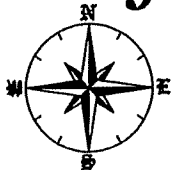
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THENCE TRAVEL ALONG SAID NORTHWESTERLY NORTH 56°36'29" EAST, 20.00 FEET TO A POINT ALONG SAID UTILITY EASEMENT; THENCE DEPART SAID UTILITY EASEMENT AND TRAVEL NORTH 33°23'31" WEST, 10.00 FEET TO A POINT; THENCE TRAVEL SOUTH 56°36'29" WEST, 20.00 FEET TO A POINT; THENCE TRAVEL SOUTH 33°23'31" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

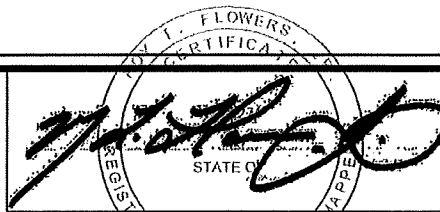
CONTAINING 200.00 SQUARE FEET, MORE OR LESS.

**Cody's**



**P**rofessional  
**S**urveying &  
**M**apping, Inc.

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P.O. Box 7540  
Jacksonville, Florida, 32238



ROY T. FLOWERS, JR.  
FL REGISTRATION NO. 6271  
DATE OF SIGNATURE: JANUARY 4, 2024  
FLORIDA L.B. # 7347

PARTY CHIEF: TR
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: DECEMBER 7, 2023
PROJECT NUMBER: 10223
SHEET 2 OF 2
DRAWING NO.: 10223 EASEMENT.DWG



Exhibit "B" to the Resolution

This Instrument prepared by:  
Baptist Health Properties, Inc.  
841 Prudential Drive, Suite 1602  
Jacksonville, Florida 32207

**EASEMENT FOR UTILITIES (REDUNDANT WATER MAIN)**

THIS EASEMENT executed and given this 18 day of April, 2024,  
by Baptist Health Properties, Inc., with an address of  
841 Prudential Drive, Suite 1602 Jacksonville, Florida 32207, 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 meter(s) and reuse meter(s) 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 reuse 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 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.

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:

Jill R White  
Witness

Jill R White  
Print Name

841 Prudential Dr.  
Address

Jacksonville, FL  
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]  
Witness

KARL HANSEN  
Print Name

841 PRUDENTIAL DR  
Address

JACKSONVILLE, FL 32207  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]  
Its: VICE PRESIDENT

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 April, 2024, by

Keith A. Tickell as VP  
for Baptist Health Properties.



Jill R White Jill R White  
Notary Public  
My Commission Expires: 7-30-2027

Personally Known or Produced Identification  
Type of Identification Produced

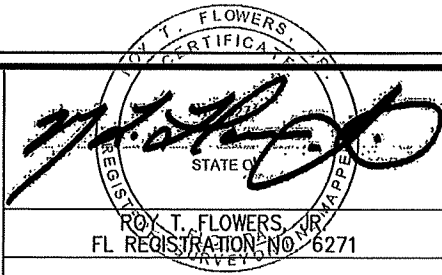
# MAP SHOWING SURVEY SKETCH

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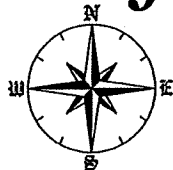
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THENCE CONTINUE ALONG SAID RIGHT OF WAY OF OUTLET MALL BOULEVARD NORTH 33°23'31" WEST, 20.00 FEET TO A POINT ALONG SAID RIGHT OF WAY; THENCE DEPART SAID RIGHT OF WAY AND TRAVEL ACROSS A UTILITY EASEMENT AS ESTABLISHED BY OFFICIAL RECORDS BOOK 1333, PAGE 347 SOUTH 56°36'29" WEST, 15.00 FEET TO A POINT; THENCE TRAVEL SOUTH 33°23'31" EAST, 15.00 FEET TO A POINT; THENCE TRAVEL ACROSS SAID UTILITY EASEMENT NORTH 56°36'29" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300.00 SQUARE FEET, MORE OR LESS.



**Cody's**



Professional  
Surveying &  
Mapping, Inc.

(904) 696-8840 Phone  
(904) 696-8841 Fax  
P.O. Box 7540  
Jacksonville, Florida, 32238

DATE OF SIGNATURE: MARCH 28, 2024

FLORIDA L.B. # 7347

PARTY CHIEF: RM
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: MARCH 27, 2024
PROJECT NUMBER: 10223
SHEET 2 OF 2
DRAWING NO.: 10223 EASEMENT2.DWG



# MAP SHOWING SURVEY SKETCH

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

10' UTILITY EASEMENT  
PER ORB 1333 PAGE 347

## REVISIONS

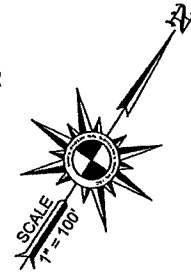
REVISED MARCH 28, 2024 - ADJUSTED  
EASEMENT LOCATION TO REFLECT LOCATION  
OF METER ASSEMBLY.

SEE DETAIL

POINT OF  
BEGINNING

## LEGEND

BFP - DENOTES BACK FLOW PREVENTER  
RED - DENOTES REDUCER  
WM - DENOTES WATER METER  
WV - WATER VALVE



BAPTIST HEALTH PROPERTIES, INC.  
PARCEL ID# 0873300000  
ORB 5274 PAGE 1936

OUTLET MALL BOULEVARD

## DETAIL

SCALE 1" = 10'

OUTLET MALL BOULEVARD

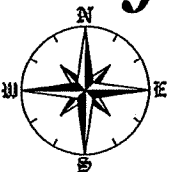
POINT OF  
BEGINNING

OUTLET CENTER DRIVE

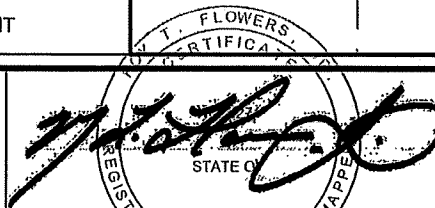
POINT OF  
COMMENCEMENT

**Cody's**

Professional  
Surveying &  
Mapping, Inc.



(904) 696-8840 Phone  
(904) 696-8841 Fax  
P.O. Box 7540  
Jacksonville, Florida, 32238



ROY T. FLOWERS, JR.  
FL REGISTRATION NO. 6271

DATE OF SIGNATURE: MARCH 28, 2024

FLORIDA L.B. # 7347

PARTY CHIEF: RM

FIELD BOOK & PAGE: N/A

CAD TECH: JKK

DATE OF SURVEY: MARCH 27, 2024

PROJECT NUMBER: 10223

SHEET 1 OF 2

DRAWING NO.: 10223 EASEMENT2.DWG

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

**PROJECT:** 6214-SA-ED - Baptist St Augustine Emergency and Imaging

Baptist Health Properties, Inc. 841 Prudential Dr, Suite 1602, Jacksonville, FL 32207

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 2 of January, 20 24.

**WITNESS:**

Jill R White  
Witness Signature

Jill R White  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

Keith A. Tickell  
Owner Print Name

STATE OF Florida

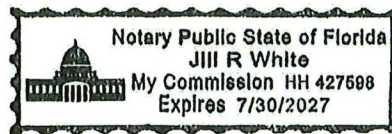
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 2 day of January, 20 24, by

Keith A. Tickell as VP for Baptist Health Properties, Inc.

Jill R White - Jill R White  
Notary Public  
My Commission Expires: 7-30-27

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name:	Baptist St. Augustine
Contractor:	VJ Usina Contracting, Inc.
Developer:	Perry McCall Construction, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR18 PVC	LF	375	\$ 37.23	\$ 13,961.25
3" DR21 PVC	LF	20	\$ 24.28	\$ 485.60
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	3	\$ 1,920.00	\$ 5,760.00
8"x6" Tapping Saddle and Valve	Ea	1	\$ 4,848.00	\$ 4,848.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 25,054.85</b>



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

**PROJECT:** Baptist Health Emergency Department - St. Johns County - Comm 22-109 (Redundant Water Main)

Baptist Health Properties, Inc. 841 Prudential Drive, Suite 1602, Jacksonville, Florida 32207

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 18 of April, 2024.

**WITNESS:**

Jill R White  
Witness Signature

Jill R. White  
Witness Print Name

**OWNER:**

[Signature]  
Owner Signature

Keith A. Tickell  
Owner Print Name

STATE OF Florida

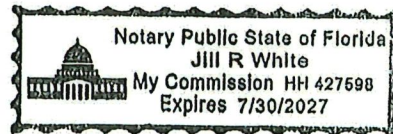
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of April, 2024, by

Keith A. Tickell as VP for Baptist Health Properties, Inc.

Jill R White Jill R White  
Notary Public  
My Commission Expires: 7-30-2027

Personally Known or Produced Identification  
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - WATER				
Project Name:	Baptist St. Augustine			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	Perry McCall Construction, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18 PVC	LF	20	\$ 82.35	\$ 1,647.00
3" DR21 PVC	LF	20	\$ 22.28	\$ 445.60
10" DR18 PVC	LF	5	\$ 66.44	\$ 332.20
12" DR18 PVC	LF	20	\$ 82.35	\$ 1,647.00
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	2	\$ 1,400.36	\$ 2,800.72
6" Gate Valve	Ea	1	\$ 1,818.69	\$ 1,818.69
10" Gate Valve	Ea	1	\$ 3,494.17	\$ 3,494.17
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
3" Meter Service with Vault	Ea	1	\$ 22,530.00	\$ 22,530.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 34,715.38</b>



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

Project Name:	Baptist St. Augustine			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	Perry McCall Construction, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18 PVC	LF	20	\$ 49.63	\$ 992.60
2" DR9	LF	16	\$ 20.57	\$ 329.12
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
2" Gate Valve	Ea.	3	\$ 1,757.49	\$ 5,272.47
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Irrigation Service	Ea	1	\$ 2,079.46	\$ 2,079.46
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>8,673.65</b>



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

The undersigned lienor, in consideration of the sum  
Forth-Three Thousand Three Hundred eighty-nine dollars and three cents (\$43,389.03)  
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or  
materials furnished through

January 8, 2024 to Baptist Health Properties, Inc.  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Baptist Health Emergency Department - St. Johns County - Comm 22-109  
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 8th day of January, 2024.

WITNESS:  
Melissa Payne  
Witness Signature  
Melissa Google  
Print Witness Name

CONTRACTOR:  
Crystal Durham  
Lienor's Signature  
Crystal Durham  
Print Lienor's Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 8th day of January, 2024, by  
Crystal Durham as Vice President for  
VJ Usina Contracting, Inc.

Madesyn Howard  
Notary Public  
My Commission Expires: 08/12/2027

Personally Known or Produced Identification  
Type of Identification Produced

**MADESYN HOWARD**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**NO. HH 408027**  
**MY COMMISSION EXPIRES AUG. 12, 2027**

ST. JOHNS COUNTY UTILITY DEPARTMENT				
ASSET MANAGEMENT				
SCHEDULE OF VALUES - WATER				
Project Name:	Baptist St. Augustine			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	Perry McCall Construction, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
12" DR18 PVC	LF	20	\$ 82.35	\$ 1,647.00
3" DR21 PVC	LF	20	\$ 22.28	\$ 445.60
10" DR18 PVC	LF	5	\$ 66.44	\$ 332.20
12" DR18 PVC	LF	20	\$ 82.35	\$ 1,647.00
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	2	\$ 1,400.36	\$ 2,800.72
6" Gate Valve	Ea	1	\$ 1,818.69	\$ 1,818.69
10" Gate Valve	Ea	1	\$ 3,494.17	\$ 3,494.17
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
3" Meter Service with Vault	Ea	1	\$ 22,530.00	\$ 22,530.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 34,715.38</b>

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

Project Name:	Baptist St. Augustine			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	Perry McCall Construction, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18 PVC	LF	20	\$ 49.63	\$ 992.60
2" DR9	LF	16	\$ 20.57	\$ 329.12
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
2" Gate Valve	Ea	3	\$ 1,757.49	\$ 5,272.47
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Irrigation Service	Ea	1	\$ 2,079.46	\$ 2,079.46
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 8,673.65</b>



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

The undersigned lienor, in consideration of the sum  
Twenty-five thousand fifty-four dollars and eighty-five cents (\$25,054.85)  
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or  
materials furnished through

March 29, 2024 \_\_\_\_\_ to Baptist Health Properties, Inc.  
Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Baptist Health Emergency Department - St. Johns County - Comm 22-109 (Redundant Water Main)

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 29th day of March, 2024.

WITNESS:  
Melissa Goope  
Witness Signature  
Melissa Goope  
Print Witness Name

CONTRACTOR:  
Crystal Durham  
Lienor's Signature  
Crystal Durham  
Print Lienor's Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 29th day of March, 2024, by  
Crystal Durham as Vice President for  
VJ Usina Contracting, Inc.

Madesyn Howard  
Notary Public  
My Commission Expires: 08/12/2027

Personally Known or Produced Identification  
Type of Identification Produced

**MADESYN HOWARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH 409027  
MY COMMISSION EXPIRES AUG. 12, 2027**



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

Project Name:	Baptist St. Augustine			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	Perry McCall Construction, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR18 PVC	LF	375	\$ 37.23	\$ 13,961.25
3" DR21 PVC	LF	20	\$ 24.28	\$ 485.60
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
3" Gate Valve	Ea	3	\$ 1,920.00	\$ 5,760.00
8"x6" Tapping Saddle and Valve	Ea	1	\$ 4,848.00	\$ 4,848.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 25,054.85</b>

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

Date: 1/8/2024  
Project Title: Baptist Health Emergency Department - St. Johns County - Comm 22-109  
FROM: VJ Usina Contracting, Inc  
Contractor's Name  
Address: 4669 Avenue A  
St Augustine, Florida 32095  
  
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:**

Crystal Durham  
Print Contractor's Name

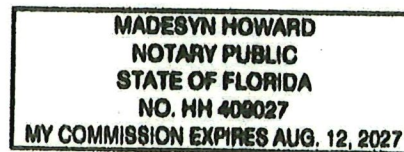
Crystal Durham  
Contractor's Signature

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ on-line notarization, this 8th day of January, 2024, by Crystal Durham as Vice President for VJ Usina Contracting, Inc.

Madesyn Howard  
Notary Public  
My Commission Expires: 08/12/2027

Personally Known or Produced Identification  
Type of Identification Produced



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

Date: 03/29/2024  
 Project Title: Baptist Health Emergency Department - St. Johns County - Comm 22-109 (Redundant Water Main)  
 FROM: VJ Usina Contracting, inc  
 Contractor's Name  
 Address: 4669 Avenue A  
St Augustine, Florida 32095

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:**

Crystal Durham

Print Contractor's Name

*Crystal Durham*

Contractor's Signature

STATE OF Florida

COUNTY OF St. Johns

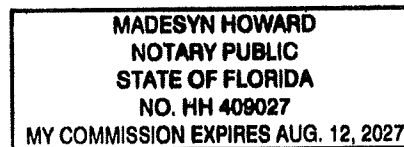
The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_  
 on-line notarization, this 29th day of March, 2024, by  
Crystal Durham as Vice President for  
VJ Usina Contracting, Inc.

*Madesyn Howard*

Notary Public

My Commission Expires: 01/21/2027

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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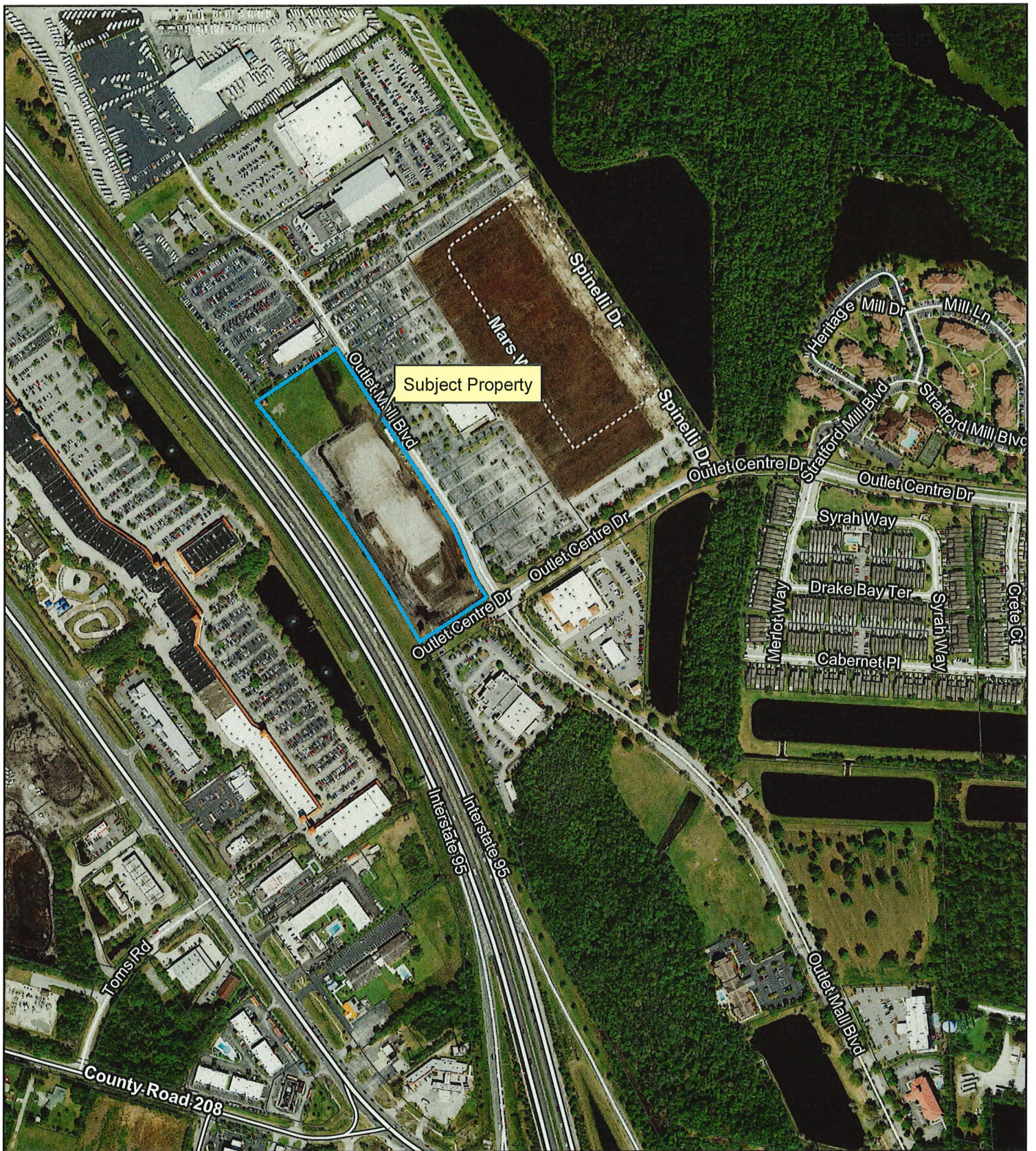
**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** June 17, 2024  
**SUBJECT:** Baptist Health Emergency Department – St. Augustine (ASBULT 2024000048)

Please present the Easements, Bills of Sale, Schedules of Values, Releases of Lien, and Warranties to the Board of County Commissioners (BCC) for final approval and acceptance of Baptist Health Emergency Department – St. Augustine.

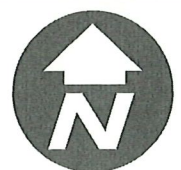
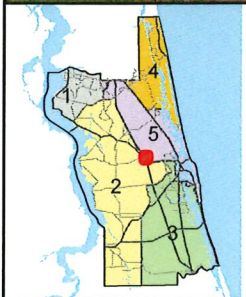
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.





Subject Property



2023 Aerial Imagery  
Date: 7/11/2024

Baptist Health  
Emergency Department  
- St. Augustine

Easements for Utilities,  
Bills of Sale with  
Schedules of Values,  
Final Releases of Lien  
and Warranties



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.