

RESOLUTION NO. 2024-308

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 SYSTEM TO SERVE DIGITAL MEDIA CENTER OF THE PGA TOUR LOCATED OFF PALM VALLEY ROAD.

RECITALS

WHEREAS, PGA TOUR, Inc., a foreign Not For Profit corporation, has executed and presented to the County an Easement for Utilities associated with the water system to serve Digital Media Center of the PGA TOUR, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, PGA TOUR, Inc., a foreign Not For Profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Digital Media Center of the PGA TOUR, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, J. B. Coxwell Contracting, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Digital Media Center of the PGA TOUR, 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 6th day of August, 2024.

AUG 09 2024

Rendition Date _____

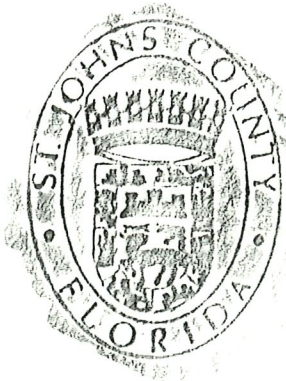
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: _____
Sarah Arnold, Chair

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

Robin L. Platt

Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 27th day of March 2024 by PGA TOUR, Inc., with an address of 1 PGA TOUR BLVD. Ponte Vedra Beach, Florida 32082, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that

Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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

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

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

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

Signed, sealed and delivered In the presence of:

Jennifer Fulton
Witness

Jennifer Fulton
Print Name

1 PGA TOUR Blvd
Ponte Vedra Beach, FL 32082
Witness Address REQUIRED BUSINESS OR PERSONAL

Therese Lee
Witness

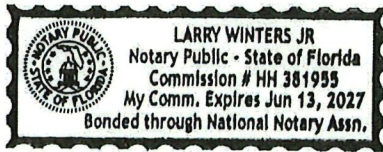
Therese Lee
Print Name

1 PGA TOUR Blvd
Ponte Vedra Beach, FL 32082
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]
Its: Chief Legal Officer

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of MARCH, 2024, by LEONARD D. BROWN, JR. as CHIEF LEGAL OFFICER for PGA TOUR, INC.



[Signature]
Notary Public
My Commission Expires: JUNE 13, 2027

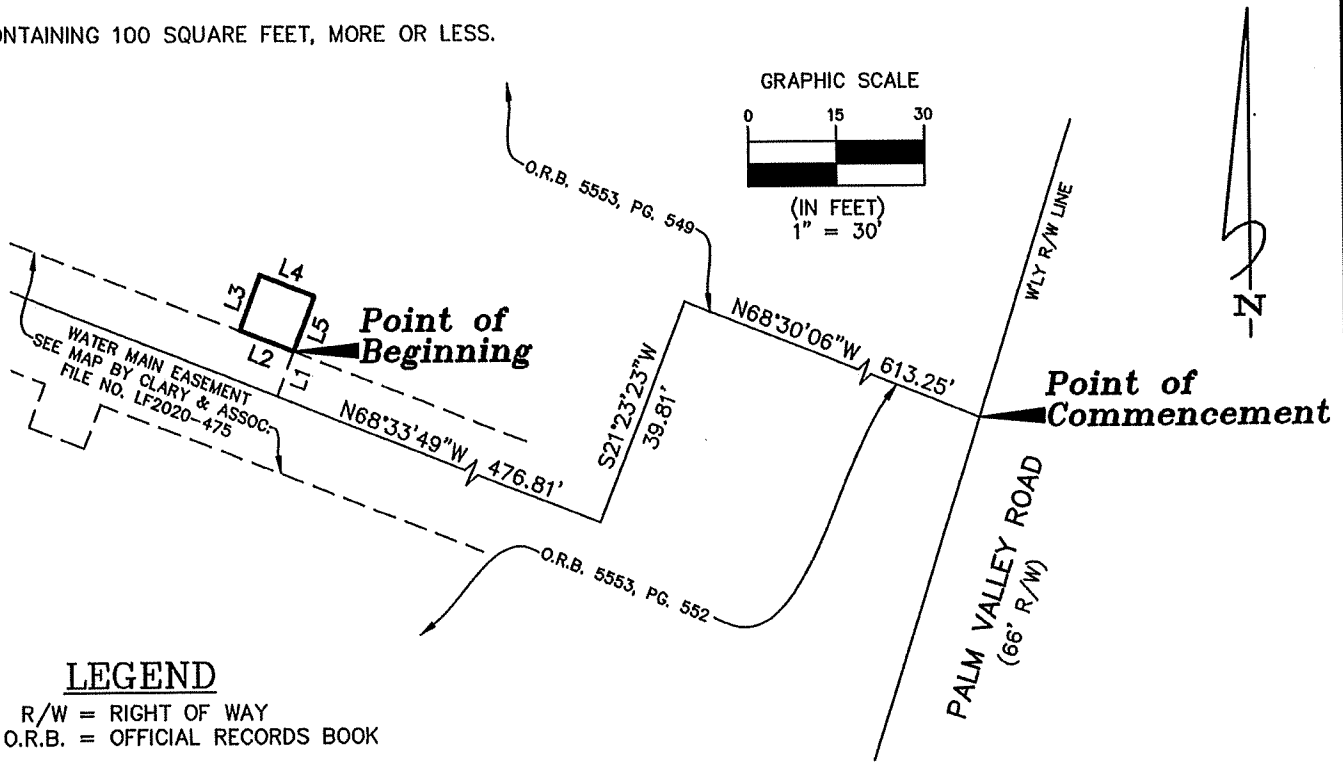
Personally Known or Produced Identification
Type of Identification Produced

MAP SHOWING

A PORTION SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD (A 66 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5553, PAGE 552 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY AND SOUTHERLY, ALONG SAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5553, PAGE 552, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 68°30'06" WEST, 613.25 FEET; COURSE NO. 2: SOUTH 21°23'23" WEST, 39.81 FEET; COURSE NO. 3: NORTH 68°33'49" WEST, 476.81 FEET; THENCE NORTH 21°26'11" EAST, 8.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 68°56'17" WEST, 10.00 FEET; THENCE NORTH 21°03'43" EAST, 10.00 FEET; THENCE SOUTH 68°56'17" EAST, 10.00 FEET; THENCE SOUTH 21°03'43" WEST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 100 SQUARE FEET, MORE OR LESS.



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON N'LY LINE OF O.R.B. 5553, PG. 552 AS N68°30'06"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°26'11"E	8.00'
L2	N68°56'17"W	10.00'
L3	N21°03'43"E	10.00'
L4	S68°56'17"E	10.00'
L5	S21°03'43"W	10.00'

JOB NO. 2024-155

DRAFTER MJC

DATE 3-11-24

CHECKED BY: MTN

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

[Signature]
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM



BILL OF SALE
UTILITY IMPROVEMENTS
for

Digital Media Center of the PGA TOUR

PGA TOUR, INC., with an address of 1 PGA TOUR Boulevard, Ponte Vedra Beach, FL 32082, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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 **Digital Media Center of the PGA TOUR**"

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 27th day of February, 2024.

WITNESS:



Witness Signature

Jennifer Fulton

Print Witness Name

OWNER:




Owner's Signature

Leonard D. Brown Jr.

Print Owner'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 27th day of FEBRUARY, 2024, by LEONARD D. BROWN, JR as CHIEF LEGAL OFFICER for PGA TOUR, INC.



Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "A" to the Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	PGA Digital Media Center
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	Roca Pointe

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
4in PVC - DR18 - National	LF	13.00 \$ 170.63	\$ 2,218.19
6in PVC - DR18 - National	LF	51.00 \$ 41.56	\$ 2,119.56
10in PVC - DR 18 - National	LF	136.00 \$ 82.70	\$ 11,247.20
Water Valves (Size and Type)			
4in American Flow Controls Gate Valve	EA	2.00 \$ 1,353.00	\$ 2,706.00
6in American Flow Controls Gate Valve	EA	1.00 \$ 1,677.00	\$ 1,677.00
10in American Flow Controls Gate Valve	EA	2.00 \$ 3,510.00	\$ 7,020.00
Hydrants Assembly (Size and Type)			
6in Fire Hydrant Assembly - Waterous	EA	1.00 \$ 4,284.00	\$ 4,284.00
Sevices (Size and Type)			
FDC Fire Connection	EA	1.00 \$ 3,586.00	\$ 3,586.00
Total Water System Cost			\$ 34,857.95



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$34,857.95 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 3-18-2024 to **PGA TOUR, INC. and TOURNAMENT PLAYERS ASSN., INC.** to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR **Digital Media Center of the PGA TOUR**”

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 27 of March '24.

WITNESS:

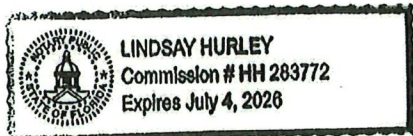
Janet Taylor
Witness Signature
Janet Taylor
Print Witness Name

OWNER:

[Signature]
Lienor's Signature
Chris Blank (C.O.O.)
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 18th day of March, 2023, by Chris Blank as Chief Operating Officer for JB Coxwell Contracting, Inc.



Lindsay Hurley
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A" to the Final Release of Lien
St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: PGA Digital Media Center
Contractor: J.B. Coxwell Contracting, Inc.
Developer: Roca Pointe

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4in PVC - DR18 - National	LF	13.00	\$ 170.63	\$ 2,218.19
6in PVC - DR18 - National	LF	51.00	\$ 41.56	\$ 2,119.56
10in PVC - DR 18 - National	LF	136.00	\$ 82.70	\$ 11,247.20
Water Valves (Size and Type)				
4in American Flow Controls Gate Valve	EA	2.00	\$ 1,353.00	\$ 2,706.00
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Sevices (Size and Type)				
FDC Fire Connection	EA	1.00	\$ 3,586.00	\$ 3,586.00
Total Water System Cost				\$ 34,857.95



WARRANTY
UTILITY IMPROVEMENTS

Date: 3-18-2024
Project Title: Digital Media Center of PGA
TOUR
St. Johns County, Florida

FROM: J.B. Coxwell Contracting, Inc.
6741 Lloyd Road W.
Jacksonville, Fl, 32254

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

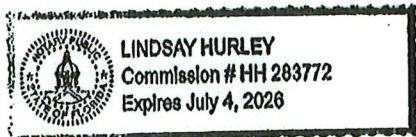
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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: [Signature]
Contractor's Signature
Chris Blank
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 18th day of March, 2023, by Chris Blank as Chief Operating officer for JB Coxwell Contracting, Inc.



Lindsay Hurley
Notary Public
My Commission Expires: July 4th, 2026

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

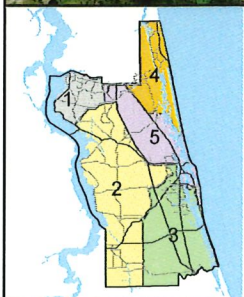
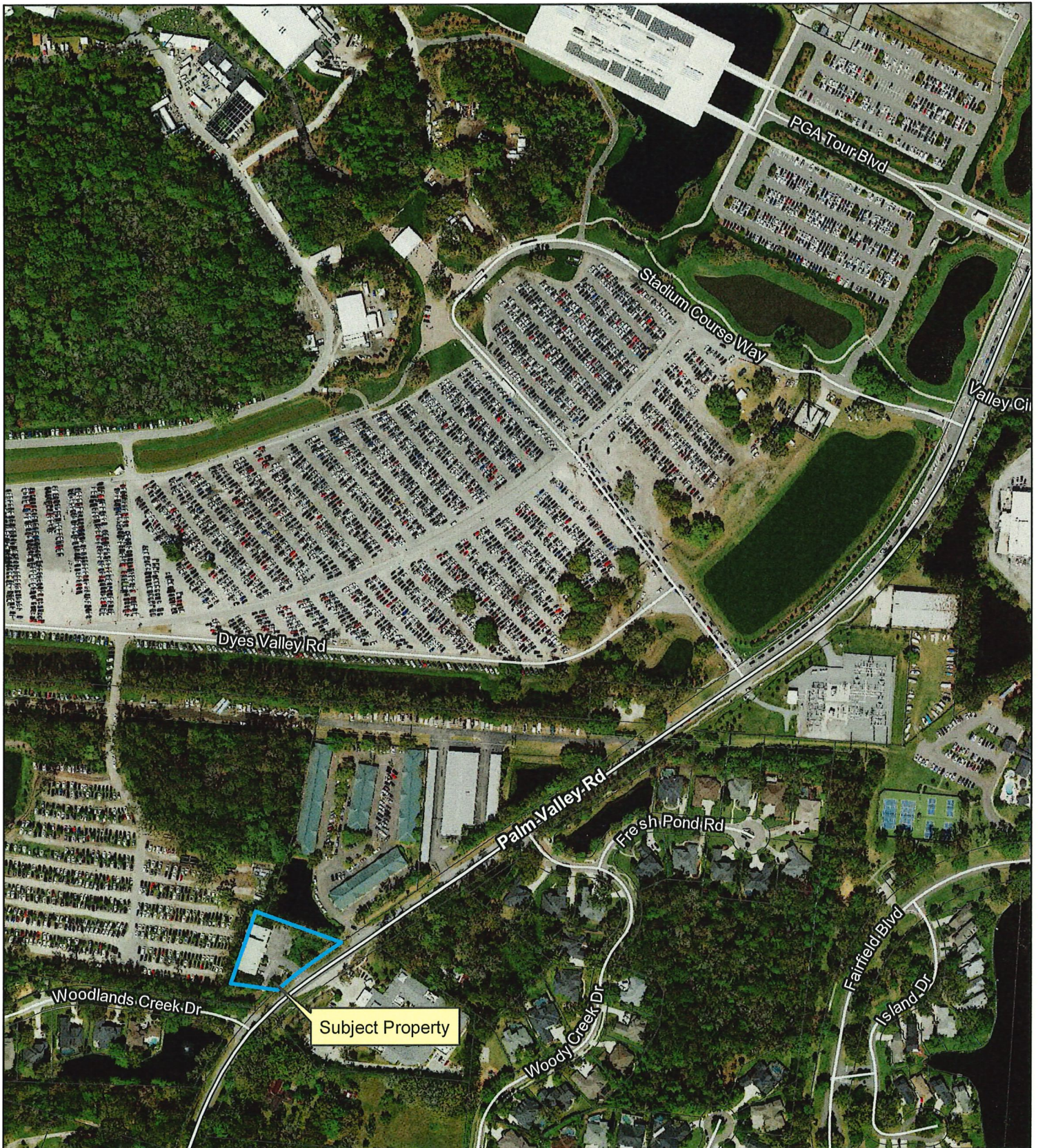
I N T E R O F F I C E M E M O R A N D U M

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: June 13, 2024
SUBJECT: Digital Media Center of the PGA TOUR (ASBUILT2024000049)

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 Digital Media Center of the PGA TOUR.

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: 6/20/2024

Digital Media Center
of the PGA TOUR

Easement, 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 herein.