

**RESOLUTION NO. 2024-311**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE GRAND OAKS PHASE 1C UNIT 2A AT NATURELAND CIRCLE LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Toll Southeast LP Company, Inc., a foreign profit corporation, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Grand Oaks Phase 1C Unit 2A, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Toll Southeast LP Company, Inc., a foreign 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 and sewer systems to serve Grand Oaks Phase 1C Unit 2A, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Jax Utilities Management, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Grand Oaks Phase 1C Unit 2A, 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.

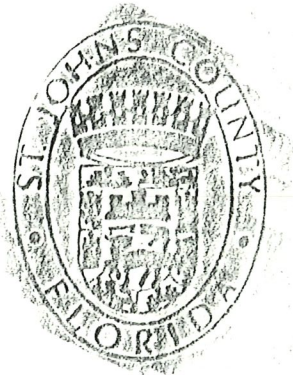
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date           AUG 09 2024          

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

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

Robin L. Platt  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 19<sup>th</sup> day of June, 2024 by TOLL SOUTHEAST LP COMPANY, INC., with an address of 40 Everest Lane, Suite 5, Saint Johns, FL 32259, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and gravity sewer collection system, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do

not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.


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

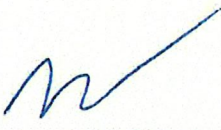
4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

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

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

Signed, sealed and delivered  
In the presence of:


  
Witness

By:  6/19/2011  
Its: Nathan Beidle DVP

Anstancel Harriford  
Print Name

40 Everest Lane Suite 5

St. Johns FL 32259  
Witness Address REQUIRED BUSINESS OR PERSONAL

  
Witness

Kristen Dretzman  
Print Name

40 Everest Ln. Suite 5

St. Johns, FL 32259  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FLORIDA  
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of June, 2024, by Nathan Beidle as Division vice President for Toll Southeast LP Company, Inc.



Brianna Walker  
Notary Public  
My Commission Expires: 10/21/25

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"  
EASEMENT AREA

June 19, 2024  
Page 1 of 2

Work Order No. 23-392.02  
File No. 129G-40.02

### Utility Easement 1

A portion of Section 35, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 1C-2, as described and recorded in Official Records Book 5417, page 1029, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Grand Oaks Phase 1C unit 2A, a plat recorded in Map Book 125, pages 8 through 11, of said Public Records; thence South  $12^{\circ}47'00''$  East, along the Westerly line of said Grand Oaks Phase 1C unit 2A, 120.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $12^{\circ}47'00''$  East, along said Westerly line, 60.00 feet to the Southwesterly corner thereof; thence South  $77^{\circ}13'00''$  West, 195.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 290.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $114^{\circ}52'28''$ , an arc length of 581.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}20'46''$  West, 488.83 feet; thence North  $12^{\circ}05'28''$  East, 51.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 380.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $88^{\circ}25'03''$ , an arc length of 586.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $56^{\circ}17'59''$  East, 529.93 feet; thence South  $79^{\circ}29'29''$  East, 415.06 feet to the point of curvature of a curve concave Northerly having a radius of 270.00 feet; thence Easterly along the arc of said curve, through a central angle of  $30^{\circ}29'58''$ , an arc length of 143.72 feet to a point lying on the Westerly line of Grand Oaks Phase 1C Unit 1, a plat recorded in Map Book 104, pages 74 through 77 of said Public Records, said arc being subtended by a chord bearing and distance of North  $85^{\circ}15'32''$  East, 142.03 feet; thence South  $19^{\circ}59'27''$  East, along said Westerly line and along a non-tangent line, 60.00 feet to a point on a non-tangent curve concave Northerly having a radius of 330.00 feet; thence Westerly departing said Westerly line and along the arc of said curve, through a central angle of  $30^{\circ}29'58''$ , an arc length of 175.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $85^{\circ}15'32''$  West, 173.60 feet; thence North  $79^{\circ}29'29''$  West, 415.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 320.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $88^{\circ}25'03''$ , an arc length of 493.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}17'59''$  West, 446.26 feet; thence South  $12^{\circ}05'28''$  West, 51.57 feet to the point of curvature of a curve concave Northeasterly having a radius of 230.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $114^{\circ}52'28''$ , an arc length of 461.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ}20'46''$  East, 387.69 feet; thence North  $77^{\circ}13'00''$  East, 195.00 feet to the Point of Beginning.

Containing 2.59 acres, more or less.



### Utility Easement 2

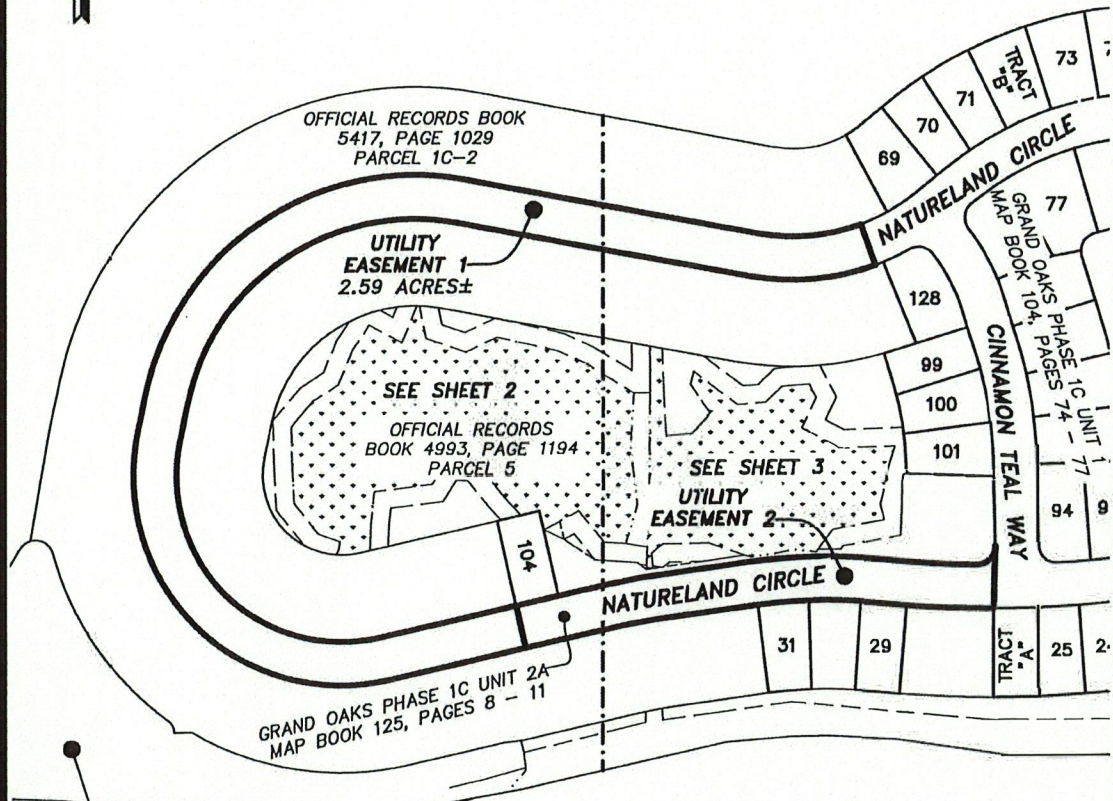
Together with a utility easement Over, upon and under the private right of way of Natureland Circle, a 60 foot right of way as depicted on the plat of Grand Oaks Phase 1C Unit 2A, recorded in Map Book 125, pages 8 through 11, of the Public Records of St. Johns County, Florida.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5417,  
PAGE 1029, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SECTION 35  
TOWNSHIP 6 SOUTH  
RANGE 28 EAST

OFFICIAL RECORDS BOOK  
4993, PAGE 1194  
PARCEL 6

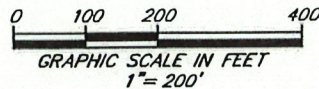


OFFICIAL RECORDS  
BOOK 4993, PAGE 1194  
PARCEL 2

OFFICIAL RECORDS  
BOOK 4864, PAGE 792

**LEGEND:**

- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY



**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF GRAND OAKS PHASE 1C UNIT 2A AS BEING SOUTH 12°47'00" EAST.

SHEET 1 OF 3

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
SURVEYING & MAPPING

Trusted  
Advisors,  
Creating  
Community.

14775 Old St. Augustine Rd.  
Jacksonville, Florida 32258  
Certificate of Authorization No: LB 3824

(904) 642-8550  
www.etmnc.com

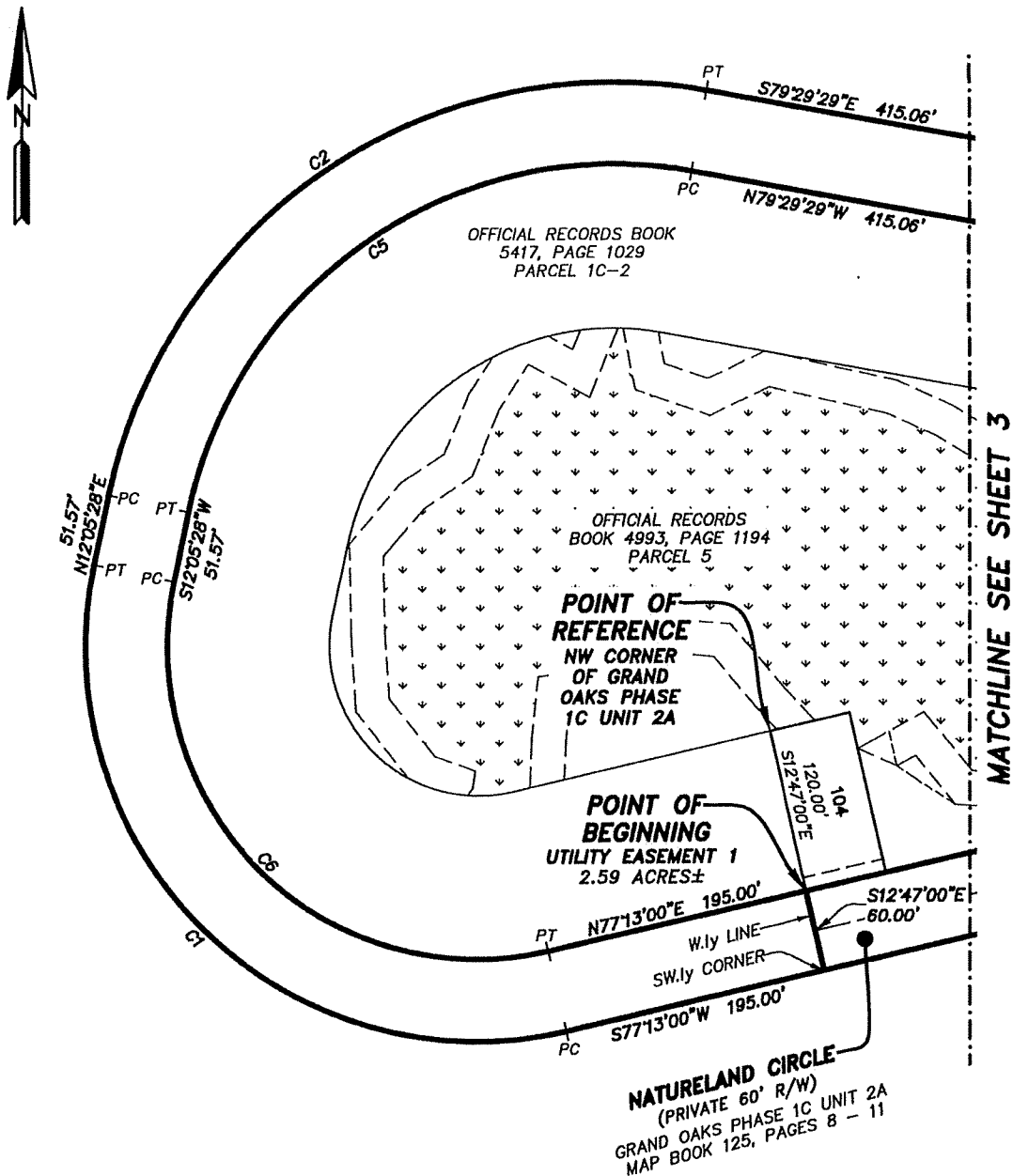


Digital Signature  
by: Bob L.  
Pittman, P.S.M.

SCALE: 1"=200'  
DATE: JUNE 19, 2024

**BOB L. PITTMAN**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA PSM No. 4827

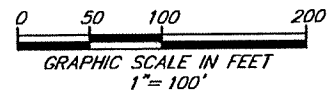
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5417,  
PAGE 1029, OF THE PUBLIC RECORDS OF SAID COUNTY.**



**LEGEND:**  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 C1 TABULATED CURVE DATA

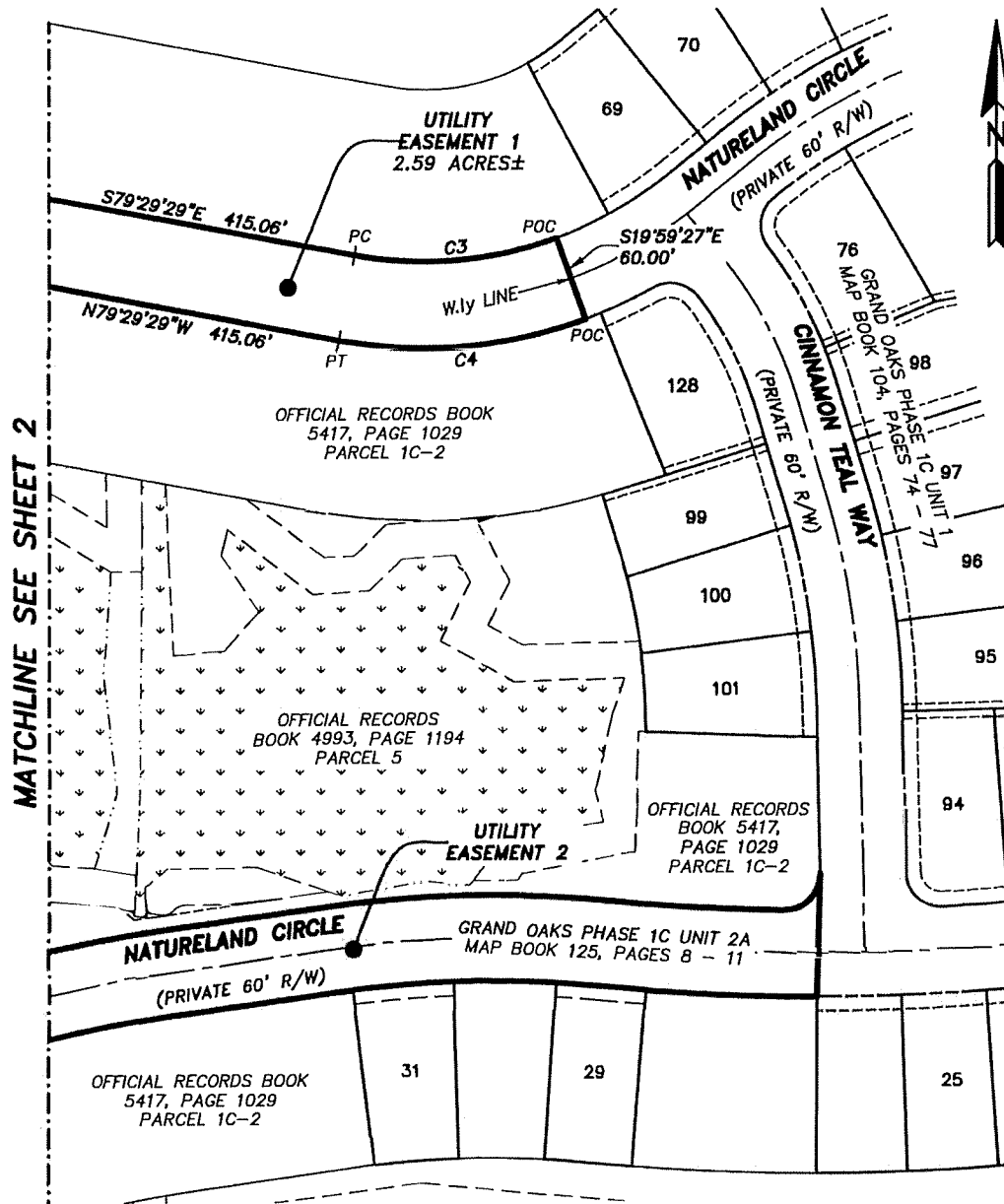
SHEET 2 OF 3  
 SEE SHEET 1 FOR GENERAL NOTES.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	290.00'	114°52'28"	581.43'	N45°20'46"W	488.83'
C2	380.00'	88°25'03"	586.41'	N56°17'59"E	529.93'
C5	320.00'	88°25'03"	493.82'	S56°17'59"W	446.26'
C6	230.00'	114°52'28"	461.14'	S45°20'46"E	387.69'



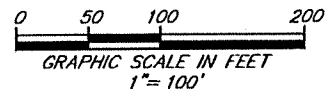
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 5624

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5417,  
PAGE 1029, OF THE PUBLIC RECORDS OF SAID COUNTY.**



**LEGEND:**  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
C1 TABULATED CURVE DATA

SHEET 3 OF 3  
SEE SHEET 1 FOR GENERAL NOTES.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	270.00'	30°29'58"	143.72'	N85°15'32"E	142.03'
C4	330.00'	30°29'58"	175.66'	S85°15'32"W	173.60'

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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

PROJECT: Grand Oaks Phase 1C Unit 2

Toll Southeast LP Company, Inc. 40 Everest Lane, Suite 5 St. Johns, FL 32259

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:

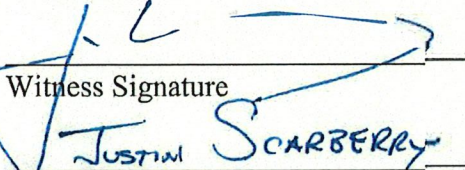
See "Exhibit A-Schedule of Values" for the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")


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 17<sup>th</sup> of July, 20<sup>23</sup>.

WITNESS:

OWNER:

  
Witness Signature  
Justin Scarberry  
Witness Print Name

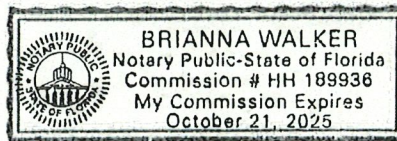
  
Owner Signature  
Nathan Beidle  
Owner Print Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 17<sup>th</sup> day of July, 20<sup>23</sup>, by Nathan Beidle as owner for Toll Southeast LP Company.

Brianna Walker  
Notary Public  
My Commission Expires: 10/21/25

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: GRAND OAKS PH 1C UNIT 2  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: Toll Southeast LP Company, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26	LF	2463	\$ 50.00	\$ 123,150.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR 26	EA	68	\$ 550.00	\$ 37,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	4	\$ 5,250.00	\$ 21,000.00
6-8 foot deep	EA	5	\$ 6,000.00	\$ 30,000.00
8-10 foot deep	EA	3	\$ 7,110.00	\$ 21,330.00
10-12 foot deep	EA	2	\$ 8,000.00	\$ 16,000.00
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			<b>Total Sewer System Cost</b>	<b>\$ 248,880.00</b>

*Exhibit "A" 1/3/21*

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

Project Name: GRAND OAKS PH 1C UNIT 2  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: Toll Southeast LP Company, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18	LF	2464	\$ 39.00	\$ 96,096.00
	LF		\$ -	\$ -
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" GATE VALVE	Ea	2	\$ 1,886.00	\$ 3,772.00
6" GATE VALVE	Ea	5	\$ 1,400.00	\$ 7,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
FIRE HYDRANT	Ea	5	\$ 3,500.00	\$ 17,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" SERVICES	Ea	65	\$ 600.00	\$ 39,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 163,368.00</b>

*E. Whit "A" Meyer*



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

The undersigned lienor, in consideration of the sum  
\$412,248.00

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed  
Water labor, services or materials furnished through  
June 28, 2023 to Toll Southeast LP Company, Inc  
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Grand Oaks Phase 1 Unit 2

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 28th day of June  
2023

WITNESS:

*[Signature]*  
Witness Signature  
Anne-Marie James  
Print Witness Name

CONTRACTOR:

*[Signature]*  
Lienor's Signature  
Thomas R. Johns  
Print Lienor's Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

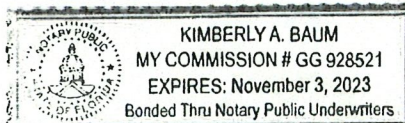
The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notification, this 28th day of June, 2023, by

Thomas R. Johns  
JAX (Utilities) Management

as Vice President for

*[Signature]*  
Notary Public  
My Commission Expires:

✓ Personally Known or Produced Identification Type of  
Identification Produced





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

Project Name: GRAND OAKS PH 1C UNIT 2  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: Toll Southeast LP Company, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26	LF	2463	\$ 50.00	\$ 123,150.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR 26	EA	68	\$ 550.00	\$ 37,400.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	4	\$ 5,250.00	\$ 21,000.00
6-8 foot deep	EA	5	\$ 6,000.00	\$ 30,000.00
8-10 foot deep	EA	3	\$ 7,110.00	\$ 21,330.00
10-12 foot deep	EA	2	\$ 8,000.00	\$ 16,000.00
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 248,880.00</b>

*Exhibit "A" 1/3/21*

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

Project Name: GRAND OAKS PH 1C UNIT 2  
 Contractor: JAX UTILITIES MANAGEMENT, INC.  
 Developer: Toll Southeast LP Company, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18	LF	2464	\$ 39.00	\$ 96,096.00
	LF		\$ -	\$ -
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" GATE VALVE	Ea	2	\$ 1,886.00	\$ 3,772.00
6" GATE VALVE	Ea	5	\$ 1,400.00	\$ 7,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
FIRE HYDRANT	Ea	5	\$ 3,500.00	\$ 17,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" SERVICES	Ea	65	\$ 600.00	\$ 39,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 163,368.00</b>

*Exhibit A*

Exhibit "D" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3E - CLOSEOUT - WARRANTY**

Date: APRIL 26, 2023  
Project Title: GRAND OAKS PHASE 1C UNIT 2  
FROM: JAX UTILITIES MANAGEMENT, INC.  
Contractor's Name  
Address: 5465 VERNA BLVD  
JACKSONVILLE, FL 32205


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

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

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

**Contractor:**

Thomas R. Johns  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_ on-line notarization, this 26th day of APRIL, 2023, by Thomas R. Johns as Vice President for Jax Utilities Management, Inc.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

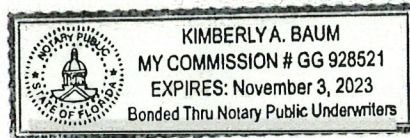


Exhibit "E" to the Resolution



**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 25, 2024  
**SUBJECT:** Grand Oaks Phase 1C Unit 1 (ASBULT 2021000021)

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 Grand Oaks Phase 1C Unit 1.

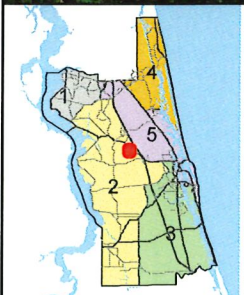
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Utility Easement 1

Utility Easement 2



2023 Aerial Imagery  
Date: 7/10/2024

Grand Oaks  
Phase 1C - Unit 2A

Easement, Bill of Sale,  
Final Release of Lien  
and Warranty



Land Management  
Systems  
(904) 209-0798

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