

RESOLUTION NO. 2024- 354

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 NORTH WEST TD, LLC, LOCATED OFF OF PACETTI ROAD AND MEADOWLARK LANE.

RECITALS

WHEREAS, North West TD, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve North West TD, LLC, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, North West TD, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve North West TD, LLC, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt, Inc., a Florida Profit Corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at North West TD, LLC, 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.

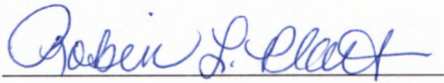
PASSED AND ADOPTED this 3rd day of September, 2024.

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

By: _____
Sarah Arnold, Chair

Rendition Date SEP 03 2024

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



Deputy Clerk



Exhibit "A" to the Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 16 day of FEBRUARY, 2024 by NORTH WEST TA, LLC, with an address of 1546 SW 16 ST. T. LAKEWORTH FL, 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:

[Signature]
Witness Signature 1540 SW 16th St
Ft. FL 33312

KATRIN RATASEP
Print Name

[Signature]
Witness Signature 11500 NW 29th Manor
Sunrise, FL 33323

Karla Cox
Print Name

By: [Signature]

Print Name: MICHAEL MAY

Its: MANAGING MEMBER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 20th day of
FEBRUARY, 2024 by
MICHAEL MAY as MANAGING MEMBER
for NORTH WEST TD, LLC.



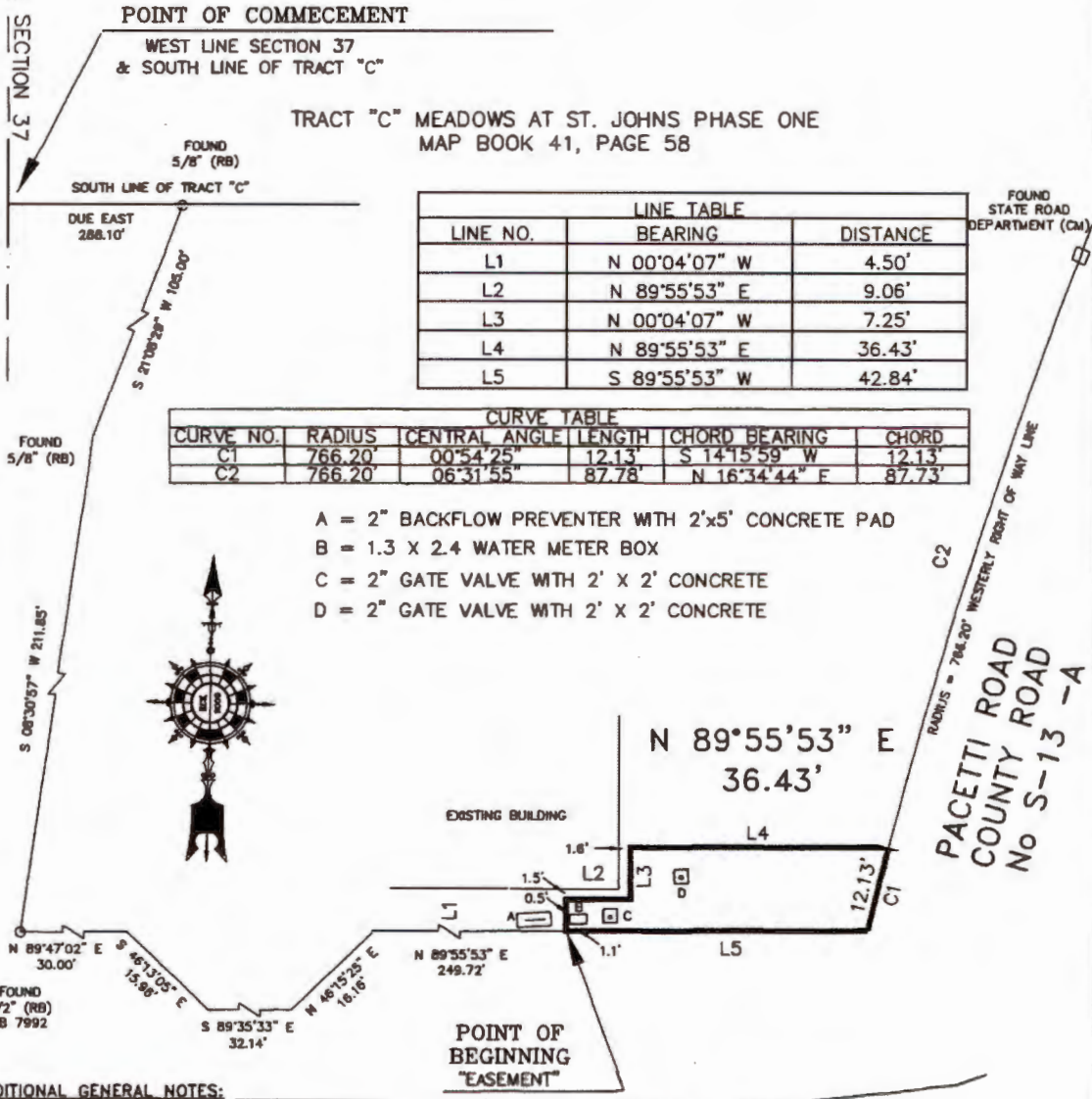
[Signature]
Notary Public
My Commission Expires: JUNE 29, 2025

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to the Easement

MAP SHOWING LEGAL DESCRIPTION OF

PART OF THE ANDRES PACETTI DONATION, SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (SEE SHEET 2 O 2 OR COMPLETE LEGAL DESCRIPTION)



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N 00°04'07" W	4.50'
L2	N 89°55'53" E	9.06'
L3	N 00°04'07" W	7.25'
L4	N 89°55'53" E	36.43'
L5	S 89°55'53" W	42.84'

CURVE TABLE					
CURVE NO.	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD
C1	766.20'	00°54'25"	12.13'	S 14°15'59" W	12.13'
C2	766.20'	06°31'55"	87.78'	N 16°34'44" E	87.73'

- A = 2" BACKFLOW PREVENTER WITH 2'x5' CONCRETE PAD
- B = 1.3 X 2.4 WATER METER BOX
- C = 2" GATE VALVE WITH 2' X 2' CONCRETE
- D = 2" GATE VALVE WITH 2' X 2' CONCRETE

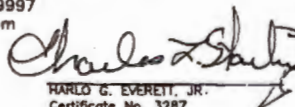
ADDITIONAL GENERAL NOTES:

- 5.) Assumed due east on the south line of tract "C" Meadows at Saint Johns Phase One
- 6.) (CM) = CONCRETE MONUMENT
- 7.) (RB) = REBAR

ASPHALT PAVEMENT

SHEET 1 OF 2

REVISED 03/04/2024 TO REMOVE AREA OF EASEMENT FROM AROUND "ITEM A".

<p>LEGEND:</p> <ul style="list-style-type: none"> □ CONCRETE MONUMENT ○ IRON PIPE OR ROD O/E OVERHEAD ELECTRIC O/T OVERHEAD TELEPHONE X CROSS-CUT IN CONCRETE X-X FENCE 	<p style="text-align: center;">ECK LAND SURVEYORS, INC.</p> <p style="text-align: center;">1660 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-9997 email: office@ecklandsurveyors.com LB 7992</p> <p style="text-align: center;">RECORDS SINCE 1881</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1.) This is a: MAP AND DESCRIPTION 2.) No abstract of Title furnished. 3.) Not abstracted for easements. 4.) Basis of Bearings: SEE 5.) ABOVE <p style="text-align: right;">  HARLO G. EVERETT, JR. Certificate No. 3287 CHARLES L. STARLING Certificate No. 4579 Professional Surveyors & Mappers State of Florida </p> <p style="text-align: center;">Not valid unless Surveyor's Official Seal is embossed hereon.</p>
<p>As best determined from an inspection of Flood Insurance Rate Map: _____, the lands/house surveyed lie in Zone _____</p>	<p>SCALE: 1" = 20' DATE: 02/22/2024 FIELD BOOK 767 PAGE 73 DRAFTSMAN: CLS ORDER # 2022-81-6-A</p>

MAP SHOWING LEGAL DESCRIPTION OF

PART OF THE ANDRES PACETTI DONATION, SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 37 AND THE SOUTH LINE OF TRACT "C", MEADOWS AT SAINT JOHNS PHASE ONE, AS RECORDED IN MAP BOOK 41, PAGES 58 THROUGH 66 OF SAID ST. JOHNS COUNTY; THENCE DUE EAST, 288.10 FEET, ALONG THE SOUTH LINE OF SAID TRACT "C"; THENCE SOUTH 21°08'29" WEST, 105.00 FEET; THENCE SOUTH 08°30'57" WEST, 211.85 FEET; THENCE NORTH 89°47'02" EAST, 30.00 FEET; THENCE SOUTH 46°13'05" EAST, 15.96 FEET; THENCE SOUTH 89°35'33" EAST, 32.14 FEET; THENCE NORTH 46°15'25" EAST 16.16 FEET; THENCE NORTH 89°55'53" EAST, 249.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'07" WEST, 4.50 FEET; THENCE NORTH 89°55'53" EAST, 9.06 FEET; THENCE NORTH 00°04'07" WEST, 7.25 FEET; THENCE NORTH 89°55'53" EAST, 36.43 FEET TO A NON TANGENT INTERSECTION WITH A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 766.20 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD / COUNTY ROAD NO. S-13-A; THENCE SOUTHWESTERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE 0 12.13 FEET, ALONG A CHORD BEARING AND DISTANCE OF SOUTH 14°15'59" WEST, 12.13 FEET, TO A NON TANGENT INTERSECTION WITH A LINE; THENCE DEPART FROM SAID WESTERLY RIGHT OF WAY LINE AND RUN WESTERLY ALONG LAST SAID LINE, SOUTH 89°55'53" WEST, 42.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 451 SQUARE FEET, AND OR 0.01 ACRES MORE OR LESS.

SHEET 2 OF 2

REVISED 03/04/2024 TO REMOVE AREA OF EASEMENT FROM AROUND "ITEM A".


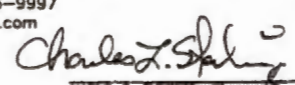
<p>LEGEND:</p> <p><input type="checkbox"/> CONCRETE MONUMENT</p> <p><input type="checkbox"/> IRON PIPE OR ROD</p> <p>O/E OVERHEAD ELECTRIC</p> <p>O/T OVERHEAD TELEPHONE</p> <p>X CROSS-CUT IN CONCRETE</p> <p>X-X FENCE</p> <p>As best determined from an inspection of Flood Insurance Rate Map: _____, the lands/house surveyed lie in Zone _____</p>	<div style="text-align: center;">  <p>ECK LAND SURVEYORS, INC.</p> <p>1660 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-9997 email: office@ecklandsurveyors.com LB 7992</p> <p>RECORDS SINCE 1881</p> </div> <p>GENERAL NOTES:</p> <p>1.) This is a: _____</p> <p>2.) No abstract of Title furnished.</p> <p>3.) Not abstracted for easements.</p> <p>4.) Basis of Bearings: _____</p> <p align="right">  HAROLD G. EVERETT, JR. Certificate No. 3287 CHARLES L. STARLING Certificate No. 4579 Professional Surveyors & Mappers State of Florida </p> <p align="center">Not valid unless Surveyor's Official Seal is embossed hereon.</p>
<p>SCALE: 1" = 20' DATE: 02/22/2024 FIELD BOOK 767 PAGE 73 DRAFTSMAN: CLS ORDER # 2022-81-6-A</p>	

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

PROJECT: North West TD, LLC, DBA Pacetti Road Self Storage

3645 Pacettie Road, St. Augustine, FL 32092

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 25th of MARCH, 2024.

WITNESS:

KATRIN RATASSEPP

Witness Signature

KATRIN RATASSEPP

Witness Print Name

OWNER:

Michael May

Owner Signature

Michael May, Managing Member for North West TD, LLC

Owner Print Name

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 25th day of MARCH, 2024, by

MICHAEL MAY as MANAGING MEMBER for NORTH WEST TD, LLC.

KATRIN RATASSEPP

Notary Public

My Commission Expires: JUNE 29, 2025



Personally appeared with original identification
Type of Identification Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Northwest TD LLC.
 Contractor: Vallencourt Inc.
 Developer: Oden Hardy

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR-18	LF	45	\$ 149.27	\$ 6,717.15
2" Poly	LF	15	\$ 100.20	\$ 1,503.00
8"x2" Tee	Ea	1	\$ 750.00	\$ 750.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
2" Gate Valve	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Water Meter	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 12,470.15



Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum
\$12,470.15

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
 Water labor, services or materials furnished through
2/13/24 to NW TD Storage LLC
 Date (Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
 NW TD Storage LLC**

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 23rd day of April,
 2024.

WITNESS:

Bradley Marquart
 Witness Signature
Bradley Marquart
 Print Witness Name

CONTRACTOR:

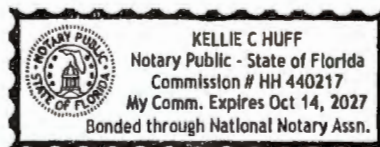
David Vallencourt
 Lienor's Signature
David Vallencourt
 Print Lienor's Name

STATE OF FLORIDA
 COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical
 presence or online notarization, this 23 day of April, 2024, by
David Vallencourt as CEO for
Vallencourt Inc

Kellie C Huff
 Notary Public
 My Commission Expires: 10/14/27

Personally Known or Produced Identification
 Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Northwest TD LLC.
 Contractor: Vallencourt Inc.
 Developer: Oden Hardy

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR-18	LF	45	\$ 149.27	\$ 6,717.15
2" Poly	LF	15	\$ 100.20	\$ 1,503.00
8"x2" Tee	Ea	1	\$ 750.00	\$ 750.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
2" Gate Valve	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Water Meter	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 12,470.15

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

Date: 2/13/2024
Project Title: Northwest TD LLC
FROM: Vallencourt Inc.
Contractor's Name
Address: 1555 Kingsley Ave, Suite 302
Orange Park FL, 32073

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.

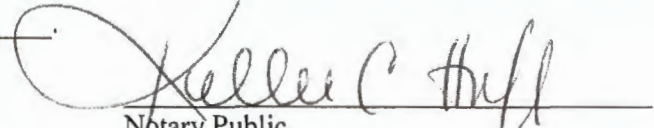
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:
David Vallencourt
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 14 day of February, 2024, by David Vallencourt as CEO for Vallencourt Inc


Notary Public
My Commission Expires: 10/14/27

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

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 29, 2024
SUBJECT: North West TD LLC (ASBULT 2024000043)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of North West TD LLC.

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 Area



2023 Aerial Imagery
Date: 8/1/2024

North West TD, LLC
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.