

504
RESOLUTION NO. 2024-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE EASEMENTS FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE SILVER MEADOWS ROAD LOCATED OFF SILVERLEAF PARKWAY.

RECITALS

WHEREAS, certain property owners have executed and presented to the County Easements for Utilities associated with the water and reuse systems to serve Silver Meadows Road, attached hereto as Exhibits “A”, “B” and “C”, incorporated by reference and made a part hereof; and

WHEREAS, Land Planners Development II, Inc., a Florida 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 reuse systems to serve Silver Meadows Road, attached hereto as Exhibit “D”, incorporated by reference and made a part hereof; and

WHEREAS, Davie Underground, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silver Meadows Road, attached hereto as Exhibits “E” and “F”, 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 “G” 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, 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 Easements 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 19th day of November, 2024.

Rendition Date NOV 19 2024

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

By: _____

Krista Joseph, Chairman

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

Cystal Smith
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this ____ day of May, 2024, by Land Planners Development II, Inc., a Florida corporation, with an address of 50 Silver Forest Drive, Suite 200, St. Augustine, FL 32092, 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, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replacc and remove pipes and mains constituting the underground water distribution system and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and/or reuse 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. This easement is for water and/or 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.

(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/or reuse 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) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the 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:

[Signature]
Witness

Tania Ven Kooz
Print Name

50 Silver Forest Dr Ste 200

St. Augustine, FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness

Sherry Kehoe
Print Name


50 Silver Forest Dr Ste 200

St. Augustine FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]
Its: Vice President

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of May, 2024, by -
Kimberly S Bryan as Vice President for Land Planners Development II Inc.

 BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

[Signature]
Notary Public
My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

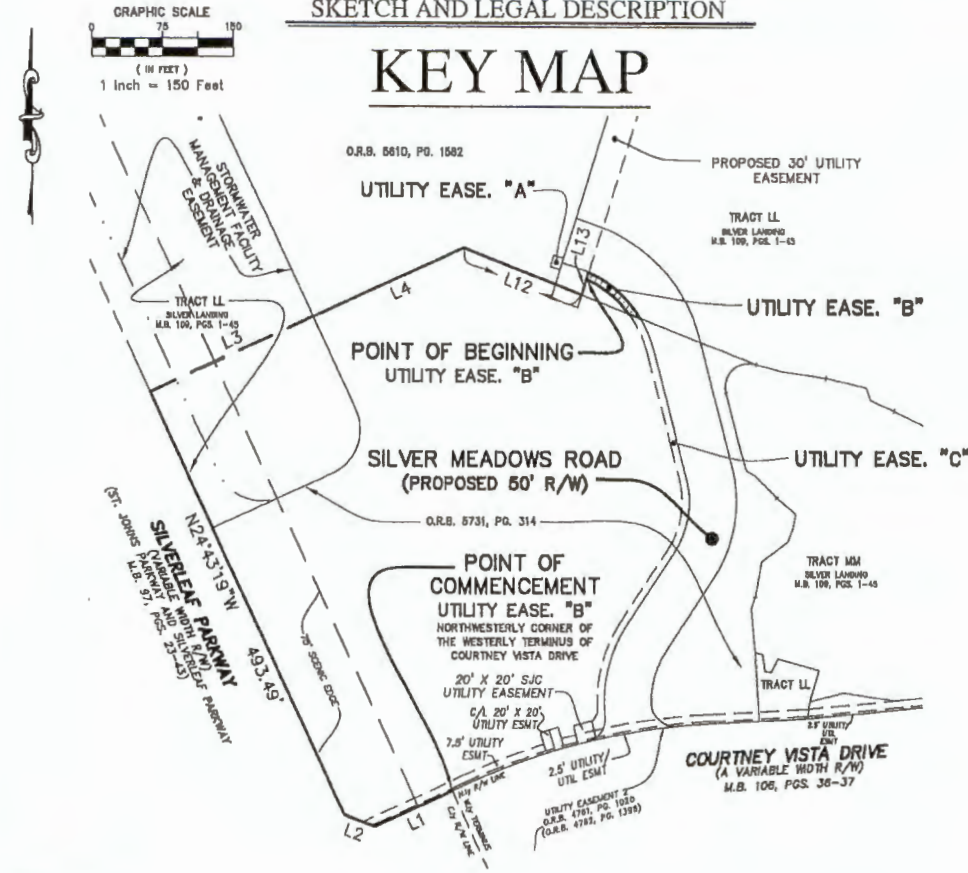
EASEMENT AREA

Silverleaf Storage Utility Easement B as defined on attached dated
04/24/24 pages 1 through 3

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

KEY MAP



- LEGEND:**
- L - DENOTES NUMBER
 - IND. - DENOTES NUMBER
 - N - DENOTES NORTH
 - S - DENOTES SOUTH
 - E - DENOTES EAST
 - W - DENOTES WEST
 - LS - DENOTES LICENSED BUSINESS
 - LS - DENOTES LICENSED SURVEYOR
 - RLS - DENOTES REGISTERED LAND SURVEYOR
 - P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
 - LLC - DENOTES LIMITED LIABILITY COMPANY
 - IND. - DENOTES INCORPORATED
 - CORP. - DENOTES CORPORATION
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PG - DENOTES PAGE
 - MB - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY

General Notes:

1. Bearings shown hereon are based upon the easterly right of way line of silverleaf parkway according to map of St. Johns Parkway and Silverleaf Parkway as recorded in map book 97, pages 23-43; having a bearing of N24°43'19"W, as determined by the Global Navigation Satellite System (Florida State Plane - East Zone - NAD 83).
2. Additions, deletions and/or any written information added to this map and/or report is prohibited and is not authorized by the signing surveyor.
3. This sketch and legal description is being provided solely for the use of the current parties and no certification has been created, express or implied to copies of this sketch and legal description and is not transferable. Any copies of this sketch and legal description that are used in any subsequent transactions shall be null and void if they do not bear the embossed raised seal of the signing surveyor. The use of such non-embossed documents releases the signing surveyor of any further claims of liability of any subsequent transactions and is only valid up to 60 days after the initial signing date.
4. Dimensions are in feet and decimal parts thereof.
5. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to or pursued by the undersigned, other than those shown hereon. Easements or restrictions of record other than those shown hereon may exist.
6. This sketch and legal description is only for the lands as described. It is not a certificate of title, zoning, easements or freedom of encumbrances.
7. This sketch and legal description is based on information as provided by the client.

Line Table		
Line #	Length	Bearing
L1	91.00'	S65°16'41"W
L2	35.36'	N89°43'19"W
L3	190.00'	N65°16'41"E
L4	178.57'	N65°16'41"E
L12	135.64'	S68°23'49"E
L13	17.77'	N17°09'58"E

NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - UTILITY Easement "B"

SCALE 1" = 150'	DATE 4/24/24	DRAWN DBG	CALCED DBG	CHECKED TPH
JOB No. 2318-23-001				

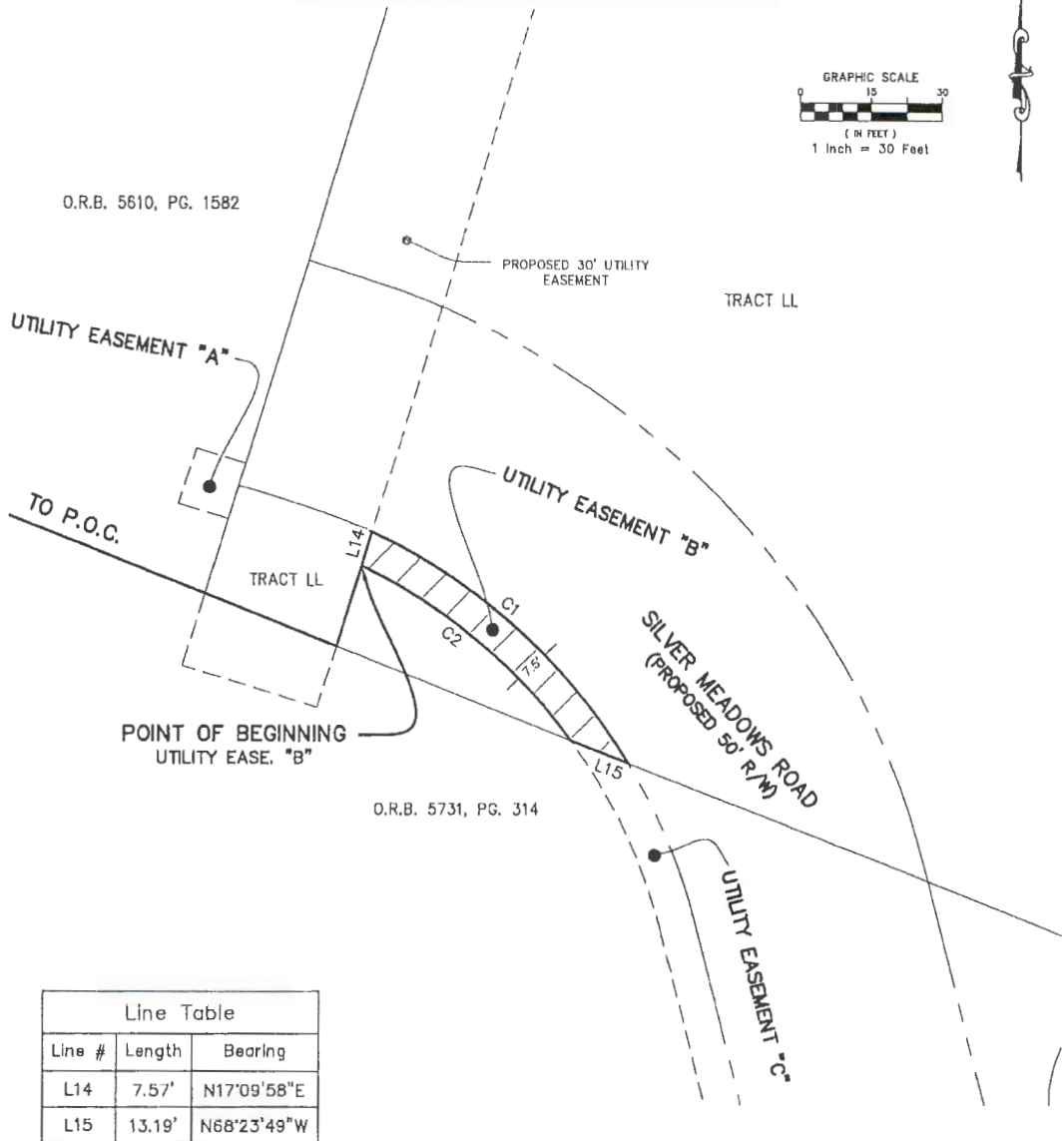
I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

BARTRAM TRAIL SURVEYING, INC.
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258
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Thomas P. Hughes
 THOMAS P. HUGHES, JR.
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA # L.S. 3507
 CERTIFICATE OF AUTHORIZATION No. LB 8991

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



Line Table		
Line #	Length	Bearing
L14	7.57'	N17°09'58"E
L15	13.19'	N68°23'49"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C1	125.00'	034°18'08"	74.84'	73.72'	S48°21'33"E
C2	117.50'	028°42'09"	58.86'	58.25'	N50°41'20"W

- LEGEND:**
- NO. - DENOTES NUMBER
 - N. - DENOTES NORTH
 - S. - DENOTES SOUTH
 - E. - DENOTES EAST
 - W. - DENOTES WEST
 - LS - DENOTES LICENSED SURVEYOR
 - RLS - DENOTES REGISTERED LAND SURVEYOR
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 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PD - DENOTES PAGE
 - MB - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY
 - P.O.C. - DENOTES POINT OF COMMENCEMENT

NOTE:

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Birchmier Construction

Silverleaf Storage - UTILITY Easement "B"

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

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F:\WP2\Birchmier Construction - Silverleaf Storage\1218-23-01 Silverleaf Storage - 7.5ft Utility Easement.dwg

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

UTILITY EASEMENT "B"

A PARCEL OF LAND BEING A PORTION OF TRACT "LL", AS DEPICTED ON SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF THE WESTERLY TERMINUS OF COURTNEY VISTA DRIVE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 36 AND 37, OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLEAF PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON ST. JOHNS PARKWAY AND SILVERLEAF PARKWAY, A PLAT RECORDED IN MAP BOOK 97, PAGES 23 THROUGH 43, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S65°16'41"W, 91.00 FEET; 2) N69°43'19"W, 35.36 FEET; 3) N24°43'19"W, 493.49 FEET; THENCE N65°16'41"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 190.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, AS DEPICTED ON SAID SILVER LANDING, AND THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582, THENCE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582 THE FOLLOWING TWO (2) COURSES: 1) CONTINUE N65°16'41"E, 176.57 FEET, 2) S68°23'49"E AND ALONG THE PROLONGATION OF SAID SOUTHERLY LINE, 135.64 FEET TO A POINT ON THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 5731, PAGE 314 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON THE EASTERLY LINE OF A 30 FEET UTILITY EASEMENT; THENCE ALONG SAID EASTERLY LINE N17°09'58"E, 17.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N17°09'58"E ALONG SAID LINE, 7.57 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SILVER MEADOWS ROAD (A PROPOSED 50 FEET RIGHT OF WAY); THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S48°21'33"E, 73.72 FEET, AN ARC DISTANCE OF 74.84 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5731, PAGE 314; THENCE ALONG SAID NORTHERLY LINE N68°23'49"W, 13.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 117.50 FEET; THENCE DEPART SAID LINE AND RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N50°41'20"W, 58.25 FEET, AN ARC DISTANCE OF 58.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 502 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - UTILITY Easement "B"

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F:\PJ21\Birchmier Construction - Silverleaf Storage\2316-23-001 Silverleaf Storage - 7.5K Utility Easement.dwg

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 1 day of May, 2024, by Land Planners Development II, Inc., a Florida corporation, with an address of 50 Silver Forest Drive, Suite 200, St. Augustine, FL 32092, 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, alienate, 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 reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and/or reuse 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. This easement is for water and/or 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.

(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/or reuse 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) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the 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.

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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

By: Kimberly S Bryan
Its: Vice President

Tania Ven Roor
Print Name

50 Silver Forest Dr. Ste 200
St. Augustine FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness

Stevy Kehoe
Print Name

50 Silver Forest Dr Ste 200
St. Augustine FL 32092
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of May, 2024, by -
Kimberly S Bryan as Vice President for Land Planners Development II Inc.



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

Beverly L. Cunningham
Notary Public
My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

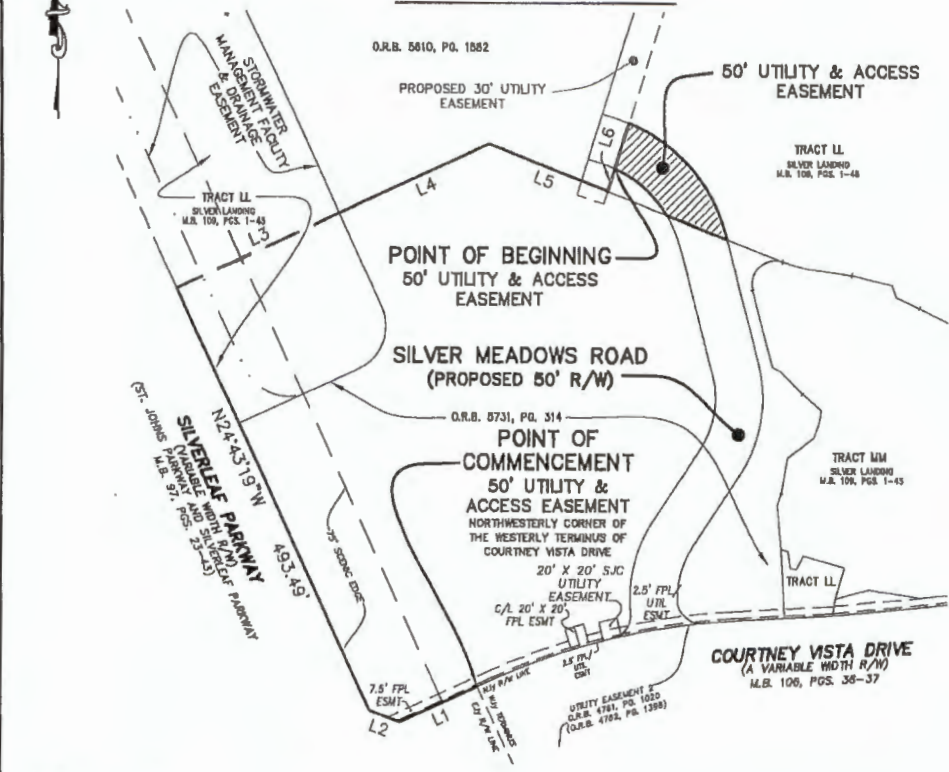
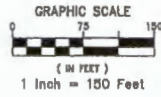
EASEMENT AREA

Silverleaf Storage Utility 50' Utility Easement as defined on attached dated 04/24/24 pages 1 through 3

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

KEY MAP



- LEGEND:**
- A - DENOTES NUMBER
 - H - DENOTES NORTH
 - S - DENOTES SOUTH
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 - MS - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY

General Notes:

1. Bearings shown hereon are based upon the easterly right of way line of silverleaf parkway according to map of St. Johns Parkway and Silverleaf Parkway as recorded in map book 97, pages 23-43; having a bearing of N24°43'19"W, as determined by the Global Navigation Satellite System (Florida State Plane - East Zone - NAD 83).
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3. This sketch and legal description is being provided solely for the use of the current parties and no certification has been created, express or implied to copies of this sketch and legal description and is not transferable. Any copies of this sketch and legal description that are used in any subsequent transactions shall be null and void if they do not bear the embossed raised seal of the signing surveyor. The use of such non-embossed documents releases the signing surveyor of any further claims of liability of any subsequent transactions and is only valid up to 60 days after the initial signing date.
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NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Brahmiller Construction

Silverleaf Storage - 50' Utility Easement

SCALE 1" = 150'	DATE 4/24/24	DRAWN DBG	CALCED DBG	CHECKED TPH
JOB No. 2318-23-001				

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 150 COUNTY ROAD 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258
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I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 6J-17, Florida Administrative Code and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

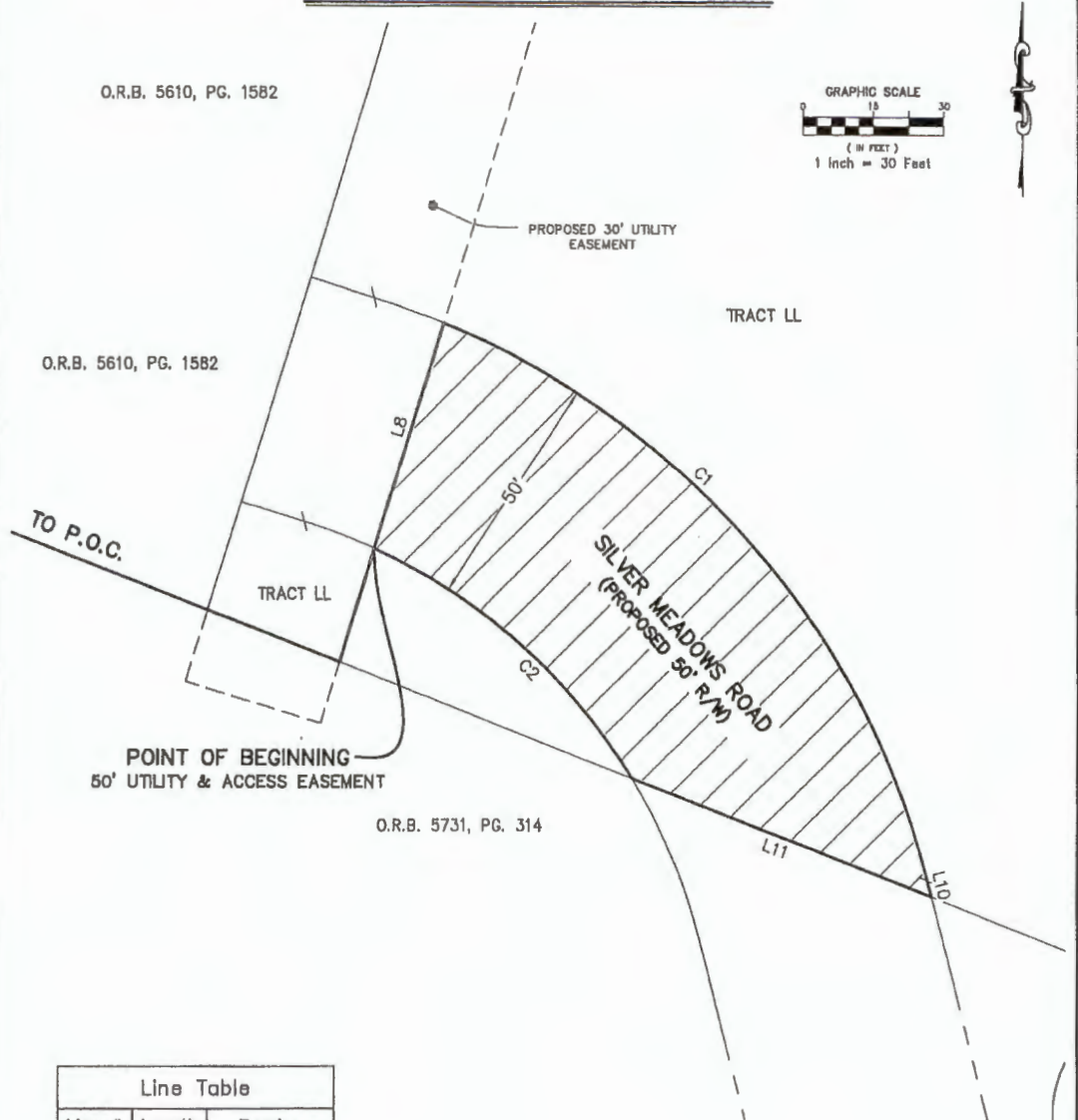
Thomas P. Hughes

THOMAS P. HUGHES, JR.
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA # L.S. 3507
 CERTIFICATE OF AUTHORIZATION No. LB 6991

P:\V23\Brahmiller Construction - Silverleaf Storage\2318-23-001 Silverleaf Storage - 50' Utility & Access Easement\Tract L1.dwg

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



Line Table		
Line #	Length	Bearing
L8	50.29'	N17°09'58"E
L10	3.48'	S14°12'40"E
L11	68.39'	N68°23'49"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C1	175.00'	053°23'56"	163.10'	157.26'	S40°54'37"E
C2	125.00'	034°18'08"	74.84'	73.72'	N48°21'33"W

- LEGEND:
- # - DENOTES NUMBER
 - N.D. - DENOTES NUMBER
 - N - DENOTES NORTH
 - S - DENOTES SOUTH
 - E - DENOTES EAST
 - W - DENOTES WEST
 - LB - DENOTES LICENSED BUSINESS
 - LS - DENOTES LICENSED SURVEYOR
 - RLS - DENOTES REGISTERED LAND SURVEYOR
 - P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
 - L.L.C. - DENOTES LIMITED LIABILITY COMPANY
 - INC. - DENOTES INCORPORATED
 - CORP. - DENOTES CORPORATION
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PS - DENOTES PAGE
 - M/B - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY
 - P.O.C. - DENOTES POINT OF COMMENCEMENT

NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - 50' Utility Easement

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

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THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

50' UTILITY & ACCESS EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT "LL", AS DEPICTED ON SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF THE WESTERLY TERMINUS OF COURTNEY VISTA DRIVE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 36 AND 37, OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLEAF PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON ST. JOHNS PARKWAY AND SILVERLEAF PARKWAY, A PLAT RECORDED IN MAP BOOK 97, PAGES 23 THROUGH 43, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S65°16'41"W, 91.00 FEET; 2) N69°43'19"W, 35.36 FEET; 3) N24°43'19"W, 493.49 FEET; THENCE N65°16'41"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 190.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, AS DEPICTED ON SAID SILVER LANDING, AND THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582, THENCE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582 THE FOLLOWING TWO (2) COURSES: 1) CONTINUE N65°16'41"E, 176.57 FEET, 2) S68°23'49"E AND ALONG THE PROLONGATION OF SAID SOUTHERLY LINE, 135.64 FEET TO A POINT ON THE NORTHERLY LINE OF OFFICIAL RECORDS BOOK 5731, PAGE 314 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON THE EASTERLY LINE OF A 30 FEET UTILITY EASEMENT; THENCE ALONG SAID EASTERLY LINE N17°09'58"E, 25.34 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N17°09'58"E ALONG SAID LINE, 50.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 175.00 FEET; THENCE DEPART SAID LINE AND RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S40°54'37"E, 157.26 FEET, AN ARC DISTANCE OF 163.10 FEET; THENCE S14°12'40"E, 3.48 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5731, PAGE 314; THENCE N68°23'49"W ALONG SAID LINE, 68.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET; THENCE DEPART SAID LINE AND RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N48°21'33"W, 73.72 FEET, AN ARC DISTANCE OF 74.84 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 6,092 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

NOTE.

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birmingham Construction

Silverleaf Storage - 50' Utility Easement

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

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Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 18th day of June, 2024, by The Church of Jesus Christ of Latter-Day Saints, a Utah Corporation sole, with an address of 50 E. North Temple Street, 12th Floor, Salt Lake City, UT 84150, 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, alienate, 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 reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and/or reuse 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. **As a result, the ingress and egress area is noted on the attached and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or 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/or reuse 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) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the 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:

Kimber L. Schuenman
Witness

Kimber L. Schuenman
Print Name

50 E. North Temple St.

SLC, UTAH 84150
Witness Address REQUIRED BUSINESS OR PERSONAL

Ireta Ringer
Witness

Ireta Ringer
Print Name

50 E. North Temple St.

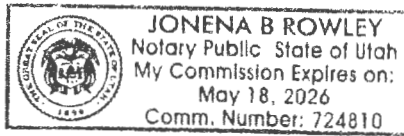
SLC, UT 84150
Witness Address REQUIRED BUSINESS OR PERSONAL


By: Joseph Howe JK
Its: AUTHORIZED AGENT

STATE OF UTAH
COUNTY OF Salt Lake

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

Joseph D. Lowe as AUTHORIZED AGENT
for The Church of Jesus Christ of Latter-day Saints,
a Utah Corporation sole.




Notary Public
My Commission Expires: 5-18-26

Personally Known or Produced Identification
Type of Identification Produced

Date: 08/10/2022
Receipt Number: 9576219
Amount Paid: \$17.00

RECEIVED
AUG 10 2022

CERTIFICATE OF AUTHORITY

Utah Div. of Corp. & Comm. Code

I, RUSSELL M. NELSON, do hereby certify (a) that I am the President of The Church of Jesus Christ of Latter-day Saints, a global Christian faith and spiritual body, and by virtue of such office I am the incumbent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints; (b) that I am the person designated in the Articles of Incorporation of said corporation to sign and execute deeds and other instruments in writing and transact all business of said corporation pursuant to the provisions of Section 16-7-8 of the Utah Code Annotated, 1953, as amended; and (c) that, pursuant to said Section 16-7-8, I hereby designate and appoint JOSEPH D. LOWE as an agent authorized and empowered for and in behalf of said corporation sole to take the following actions for transactions whose dollar value does not exceed \$5,000,000:

- (1) To execute deeds, easements and other instruments, purchase, sale, architectural, construction, repair, maintenance and other contracts, promissory notes, mortgages, bills of sale, assignments, notices, reports, title documents and other documents relating to the acquisition, purchase, sale, exchange, development, use, lease, maintenance, repair, improvement, taxation, encumbrance and release thereof, or other disposition of real and personal property of any kind;
- (2) To execute, file and prosecute building permit applications, petitions, complaints and protests relating to real and personal property of any kind; and
- (3) To execute instruments, proxies, voting trusts, voting agreements and other documents relating to water rights and stock in water, canal and irrigation companies.

DATED and EXECUTED this 9 day of August, 2022 at Salt Lake City, Utah.

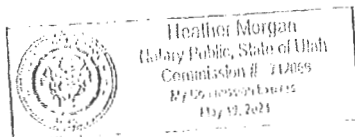
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

By Russell M. Nelson
Russell M. Nelson, Incumbent

UNITED STATES OF AMERICA)
STATE OF UTAH : ss.
COUNTY OF SALT LAKE)

On the 9 day of August, 2022, personally appeared before me, Russell M. Nelson, personally known to me to be the President of The Church of Jesus Christ of Latter-day Saints, and acknowledged to me that he signed the foregoing instrument as the incumbent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

Heather Morgan
NOTARY PUBLIC in and for said County and State

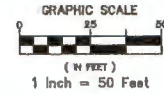


AUG 10 '22 AM 9:50

EXHIBIT "A"
EASEMENT AREA

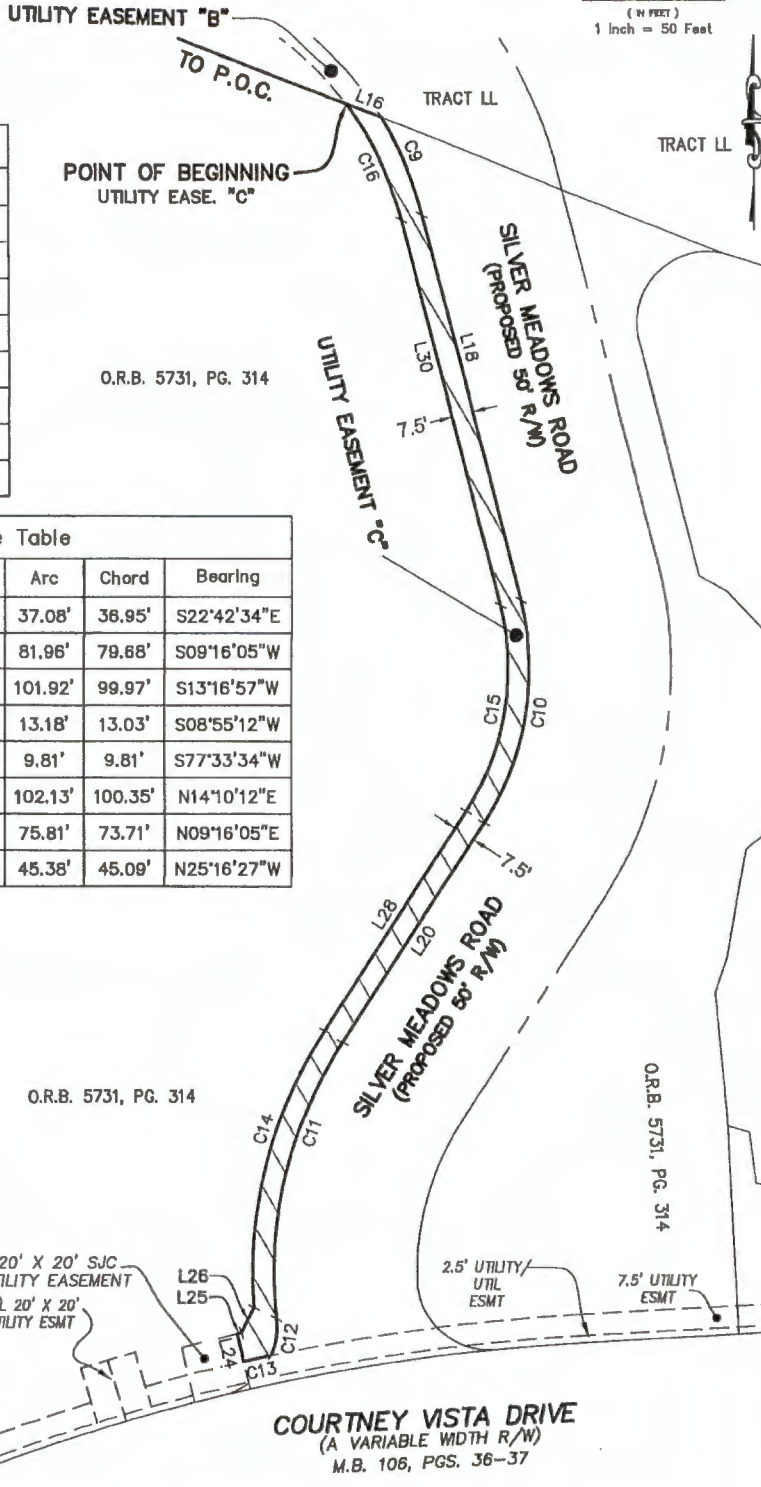
THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



Line Table		
Line #	Length	Bearing
L16	13.19'	S68°23'49"E
L18	139.44'	S14°12'40"E
L20	91.71'	S32°44'50"W
L24	10.00'	N13°38'37"W
L25	1.48'	N76°21'23"E
L26	10.08'	N27°13'04"E
L28	91.71'	N32°44'50"E
L30	139.44'	N14°12'40"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C9	125.00'	018°59'50"	37.08'	36.95'	S22°42'34"E
C10	100.00'	046°57'29"	81.96'	79.68'	S09°16'05"W
C11	150.00'	038°55'46"	101.92'	99.97'	S13°16'57"W
C12	25.00'	030°12'16"	13.18'	13.03'	S08°55'12"W
C13	710.00'	000°47'31"	9.81'	9.81'	S77°33'34"W
C14	157.50'	037°09'15"	102.13'	100.35'	N14°10'12"E
C15	92.50'	046°57'29"	75.81'	73.71'	N09°16'05"E
C16	117.50'	022°07'36"	45.38'	45.09'	N25°16'27"W



- LEGEND:**
- # - DENOTES NUMBER
 - NBL - DENOTES NUMBER
 - N - DENOTES NORTH
 - S - DENOTES SOUTH
 - E - DENOTES EAST
 - W - DENOTES WEST
 - LB - DENOTES LICENSED BUSINESS
 - LS - DENOTES LICENSED SURVEYOR
 - RLS - DENOTES REGISTERED LAND SURVEYOR
 - P.L.S. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
 - L.L.C. - DENOTES LIMITED LIABILITY COMPANY
 - INC. - DENOTES INCORPORATED
 - CORP. - DENOTES CORPORATION
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PG - DENOTES PAGE
 - MB - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY
 - P.O.C. - DENOTES POINT OF COMMENCEMENT

NOTE:
THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - UTILITY Easement "C"

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258
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Thomas P. Hughes

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THIS IS NOT A SURVEY

UTILITY EASEMENT "C"

A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 5731, PAGE 314 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "LL", AS DEPICTED ON SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF THE WESTERLY TERMINUS OF COURTNEY VISTA DRIVE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 36 AND 37, OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLEAF PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON ST. JOHNS PARKWAY AND SILVERLEAF PARKWAY, A PLAT RECORDED IN MAP BOOK 97, PAGES 23 THROUGH 43, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S65°16'41"W, 91.00 FEET; 2) N69°43'19"W, 35.36 FEET; 3) N24°43'19"W, 493.49 FEET; THENCE N65°16'41"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 190.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, AS DEPICTED ON SAID SILVER LANDING, AND THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 5610, PAGE 1582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582 THE FOLLOWING TWO (2) COURSES: 1) CONTINUE N65°16'41"E, 176.57 FEET, 2) S68°23'49"E AND ALONG THE PROLONGATION OF SAID SOUTHERLY LINE, 189.76 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5731, PAGE 314 AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY LINE S68°23'49"E, 13.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SILVER MEADOWS ROAD (A PROPOSED 50 FEET RIGHT OF WAY); THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S22°42'34"E, 36.95 FEET, AN ARC DISTANCE OF 37.08 FEET; 2) S14°12'40"E, 139.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 100.00 FEET; 3) SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S09°16'05"W, 79.68 FEET, AN ARC DISTANCE OF 81.96 FEET; 4) S32°44'50"W, 91.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 150.00 FEET; 5) SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S13°16'57"W, 99.97 FEET, AN ARC DISTANCE OF 101.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET; 6) SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S08°55'12"W, 13.03 FEET, AN ARC DISTANCE OF 13.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 710.00 FEET, SAID POINT ALSO BEING A POINT LYING ON THE NORTHERLY LINE OF THAT CERTAIN 7.5' UTILITY EASEMENT OF SAID TRACT LL; THENCE WESTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S77°33'34"W, 9.81 FEET, AN ARC DISTANCE OF 9.81 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 20'X20' SJC UTILITY EASEMENT OF SAID TRACT LL; THENCE ALONG SAID LINE N13°38'37"W, 10.00 FEET; THENCE DEPART SAID LINE N76°21'23"E, 1.48 FEET; THENCE N27°13'04"E, 10.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 157.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N14°10'12"E, 100.35 FEET, AN ARC DISTANCE OF 102.13 FEET; THENCE N32°44'50"E, 91.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 92.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N09°16'05"E, 73.71 FEET, AN ARC DISTANCE OF 75.81 FEET; THENCE N14°12'40"W, 139.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 117.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N25°16'27"W, 45.09 FEET, AN ARC DISTANCE OF 45.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 3,585 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - UTILITY Easement "C"

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106

GREEN COVE SPRINGS, FL 32043

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Thomas P. Hughes

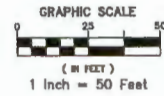
F:\1\23\Birchmier Construction - Silverleaf Storage\2318-23-001_Silverleaf Storage - 7.5ft Utility Easement.dwg

EXHIBIT "B"

INGRESS/EGRESS AREA

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION

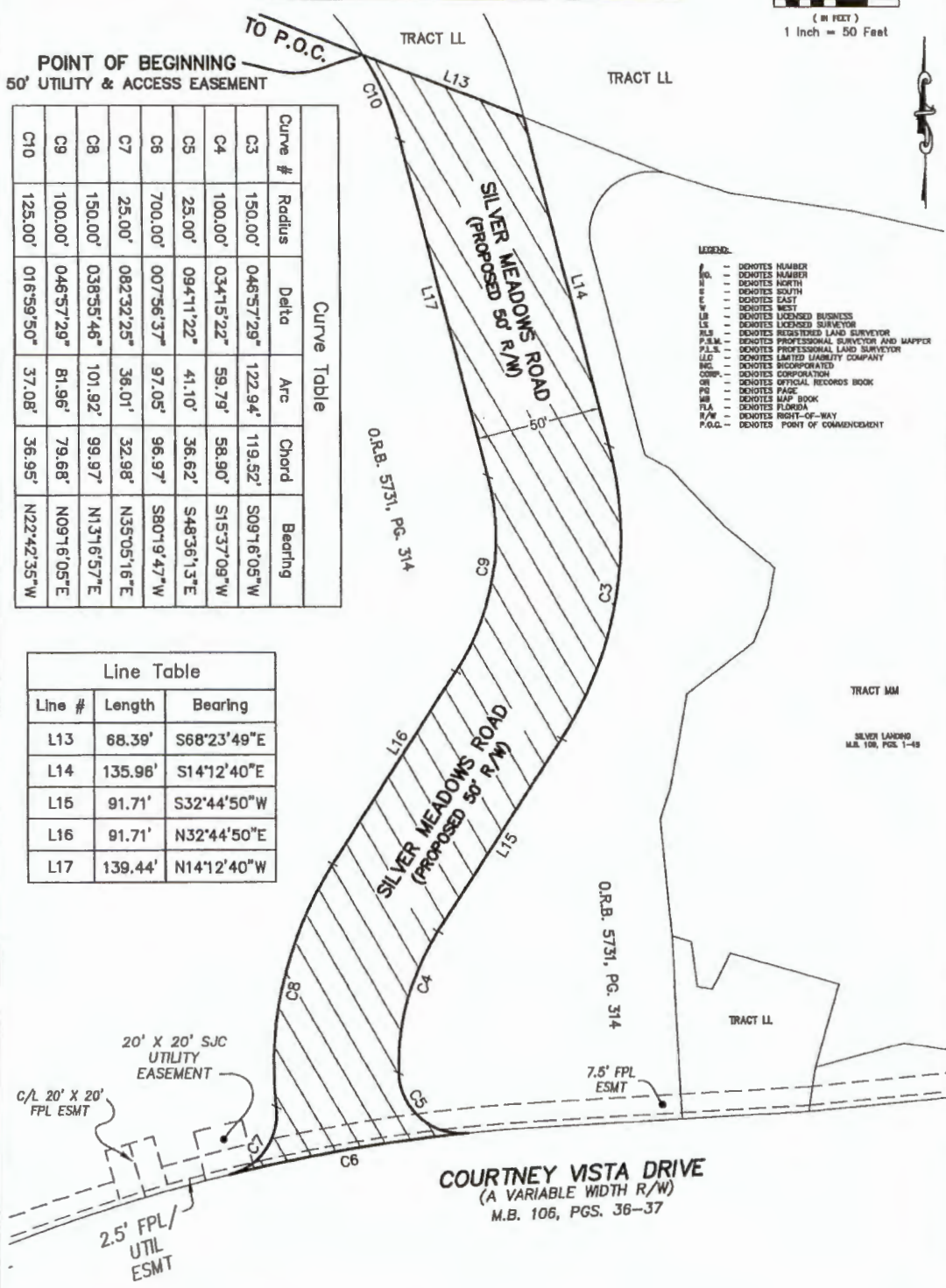


POINT OF BEGINNING
50' UTILITY & ACCESS EASEMENT

Curve #	Radius	Delta	Arc	Chord	Bearing
C3	150.00'	046°57'29"	122.94'	119.52'	S09°16'05"W
C4	100.00'	034°15'22"	59.79'	58.90'	S15°37'09"W
C5	25.00'	094°11'22"	41.10'	36.62'	S48°36'13"E
C6	700.00'	007°56'37"	97.05'	96.97'	S80°19'47"W
C7	25.00'	082°32'25"	36.01'	32.98'	N35°05'16"E
C8	150.00'	038°55'46"	101.92'	99.97'	N13°16'57"E
C9	100.00'	046°57'29"	81.96'	79.68'	N09°16'05"E
C10	125.00'	016°59'50"	37.08'	36.95'	N22°42'35"W

Line #	Length	Bearing
L13	68.39'	S68°23'49"E
L14	135.96'	S14°12'40"E
L15	91.71'	S32°44'50"W
L16	91.71'	N32°44'50"E
L17	139.44'	N14°12'40"W

- LEGEND:
- DENOTES NUMBER
 - DENOTES NUMBER
 - DENOTES NORTH
 - DENOTES SOUTH
 - DENOTES EAST
 - DENOTES WEST
 - DENOTES LICENSED BUSINESS
 - DENOTES LICENSED SURVEYOR
 - DENOTES REGISTERED LAND SURVEYOR
 - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - DENOTES PROFESSIONAL LAND SURVEYOR
 - DENOTES LIMITED LIABILITY COMPANY
 - DENOTES INCORPORATED
 - DENOTES CORPORATION
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES PAGE
 - DENOTES MAP BOOK
 - DENOTES FLORIDA
 - DENOTES RIGHT-OF-WAY
 - DENOTES POINT OF COMMENCEMENT



NOTE:
THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

P:\P23\Birchmier Construction - Silverleaf Storage\2318-23-01 Silverleaf Storage - Access Easement.dwg

Birchmier Construction

Silverleaf Storage - 50' Utility & Access Easement

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258
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Thomas P. Hughes

Sheet 2 of 3

THIS IS NOT A SURVEY

50' UTILITY & ACCESS EASEMENT

A PARCEL OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 5731, PAGE 314 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "LL", AS DEPICTED ON SILVER LANDING, A PLAT RECORDED IN MAP BOOK 109, PAGES 1 THROUGH 45, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF THE WESTERLY TERMINUS OF COURTNEY VISTA DRIVE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 36 AND 37, OF SAID PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLEAF PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON ST. JOHNS PARKWAY AND SILVERLEAF PARKWAY, A PLAT RECORDED IN MAP BOOK 97, PAGES 23 THROUGH 43, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S65°16'41"W, 91.00 FEET; 2) N69°43'19"W, 35.36 FEET; 3) N24°43'19"W, 493.49 FEET; THENCE N65°16'41"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 190.00 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT, AS DEPICTED ON SAID SILVER LANDING, AND THE SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 5610, PAGE 1582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5610, PAGE 1582 THE FOLLOWING TWO (2) COURSES: 1) CONTINUE N65°16'41"E, 176.57 FEET, 2) S68°23'49"E AND ALONG THE PROLONGATION OF SAID SOUTHERLY LINE, 202.94 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 5731, PAGE 314 AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY LINE S68°23'49"E, 68.39 FEET; THENCE DEPART SAID LINE S14°12'40"E, 135.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S09°16'05"W, 119.52 FEET, AN ARC DISTANCE OF 122.94 FEET; THENCE S32°44'50"W, 91.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S15°37'09"W, 58.90 FEET, AN ARC DISTANCE OF 59.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S48°36'13"E, 36.62 FEET, AN ARC DISTANCE OF 41.10 FEET TO A POINT OF CUSP, SAID POINT BEING A POINT LYING ON THE NORTHERLY LINE OF COURTNEY VISTA DRIVE (A VARIABLE WIDTH R/W) ACCORDING TO PLAT OF COURTNEY VISTA DRIVE AS RECORDED IN MAP BOOK 106, PAGE 37, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 700.00 FEET; THENCE WESTERLY ALONG SAID LINE AND ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S80°19'47"W, 96.97 FEET, AN ARC DISTANCE OF 97.05 FEET TO A POINT OF CUSP, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPART SAID LINE AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N35°05'16"E, 32.98 FEET, AN ARC DISTANCE OF 36.01 FEET TO A POINT OF CUSP, SAID POINT BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N13°16'57"E, 99.97 FEET, AN ARC DISTANCE OF 101.92 FEET; THENCE N32°44'50"E, 91.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N09°16'05"E, 79.68 FEET, AN ARC DISTANCE OF 81.96 FEET; THENCE N14°12'40"W, 139.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N22°42'35"W, 36.95 FEET, AN ARC DISTANCE OF 37.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 22,972 SQUARE FEET OR 0.53 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

NOTE:

THIS SURVEY CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

Birchmier Construction

Silverleaf Storage - 50' Utility & Access Easement

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106

GREEN COVE SPRINGS, FL 32043

(904) 284-2224 FAX (904) 284-2258

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

PROJECT: Silverleaf Roadway RWCONST 22-11

Land Planners Development II Inc., 50 Silver Forest Drive, Suite 200, 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 30 of April, 2024.

WITNESS:

[Signature]

Witness Signature

Stevy Kehce

Witness Print Name

OWNER:

[Signature]

Owner Signature

Kimberly S Bryan, VP

Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of XX physical presence or _____ online notarization, this 30 day of April, 2024, by

Kimberly S Byran as Vice President for

Land Planners Development II, Inc.

[Signature]

Notary Public

My Commission Expires: 11/20/2027

Personally Known or Produced Identification
Type of Identification Produced



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

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

Project Name:

SILVER LEAF ROADWAY

Contractor:

DAVE UNDERGROUND INC

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	552	\$ 15. ⁰⁰	\$ 8280. ⁰⁰
6" DR18 PVC	LF	41	\$ 12. ⁰⁰	\$ 492. ⁰⁰
10" HDPE	LF	39	\$ 18. ⁰⁰	\$ 702. ⁰⁰
2" Poly	LF	43	\$ 7. ⁰⁰	\$ 301. ⁰⁰
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" GATE VALVE	Ea	2	\$ 750. ⁰⁰	\$ 1500. ⁰⁰
8" GATE VALVE	Ea	3	\$ 920. ⁰⁰	\$ 2760. ⁰⁰
8" TAPPING VALVE	Ea	1	\$ 1100. ⁰⁰	\$ 1100. ⁰⁰
4" GATE VALVE	Ea	1	\$ 580. ⁰⁰	\$ 580. ⁰⁰
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYD 6"	Ea	1	\$ 2800. ⁰⁰	\$ 2800. ⁰⁰
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
6" FIRE MAIN	Ea	1	\$ 2500. ⁰⁰	\$ 2500. ⁰⁰
2" WATER	Ea	1	\$ 950. ⁰⁰	\$ 950. ⁰⁰
1 1/2" WATER	Ea	1	\$ 750. ⁰⁰	\$ 750. ⁰⁰
	Ea		\$ -	\$ -
Total Water System Cost				\$22,715.⁰⁰

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

Project Name:

SILVER LEAF ROADWAY

Contractor:

DAVIS UNDERGROUND INC

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
<i>2" Poly</i>	LF	<i>79</i>	<i>\$ 7.⁰⁰</i>	<i>\$ 553.⁰⁰</i>
<i>4" DR 18 PVC</i>	LF	<i>601</i>	<i>\$ 10.⁰⁰</i>	<i>\$ 6,010.⁰⁰</i>
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
<i>2" GATE VALVE</i>	Ea	<i>2</i>	<i>\$ 50.⁰⁰</i>	<i>\$ 100.⁰⁰</i>
<i>4" TAPPING VALVE</i>	Ea	<i>1</i>	<i>\$ 750.⁰⁰</i>	<i>\$ 750.⁰⁰</i>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
<i>2" Poly</i>	Ea	<i>2</i>	<i>\$ 950.⁰⁰</i>	<i>\$ 1900.⁰⁰</i>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 9,313.⁰⁰



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

The undersigned lienor, in consideration of the sum 32,028.00

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

May 14 2024 to LAND PLANNERS DEVELOPMENT 11 INC
Date (Developer's/Owner's Name)

to the following described property: 134 SILVER MEADOW

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

PROJECT NAME SILVERLEAF ROADWAY

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 14 day of MAY, 20 24.

WITNESS: [Signature]
Witness Signature
FRANK CALABRELLA
Print Witness Name

CONTRACTOR: [Signature]
Lienor's Signature
DAVID R. BRUNO
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 14 day of MAY, 20 24, by DAVID R. BRUNO as V.P. for DAVID UNDERGROUND INC.

[Signature]
Notary Public
My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced

County of Duval, State of Florida
(Personally Known To Me)



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

Project Name:
Contractor:
Developer:

SILVER LEAF ROADWAY
DAVE UNDERGROUND INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF	552	\$ 15. ⁰⁰	\$ 8280. ⁰⁰
6" DR18 PVC	LF	41	\$ 12. ⁰⁰	\$ 492. ⁰⁰
10" HDPE	LF	39	\$ 18. ⁰⁰	\$ 702. ⁰⁰
2" Poly	LF	43	\$ 7. ⁰⁰	\$ 301. ⁰⁰
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" GATE VALVE	Ea	2	\$ 750. ⁰⁰	\$ 1500. ⁰⁰
8" GATE VALVE	Ea	3	\$ 920. ⁰⁰	\$ 2760. ⁰⁰
8" TAPPING VALVE	Ea	1	\$ 1100. ⁰⁰	\$ 1100. ⁰⁰
4" GATE VALVE	Ea	1	\$ 580. ⁰⁰	\$ 580. ⁰⁰
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYD 6"	Ea	1	\$ 2800. ⁰⁰	\$ 2800. ⁰⁰
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
6" FIRE MAIN	Ea	1	\$ 2500. ⁰⁰	\$ 2500. ⁰⁰
2" WATER	Ea	1	\$ 950. ⁰⁰	\$ 950. ⁰⁰
1 1/2" WATER	Ea	1	\$ 750. ⁰⁰	\$ 750. ⁰⁰
	Ea		\$ -	\$ -
Total Water System Cost				\$22,715.⁰⁰

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

Project Name:

SILVER LEAF ROADWAY

Contractor:

DAVIS UNDERGROUND INC

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
<i>2" Poly</i>	LF	<i>79</i>	<i>\$ 7.⁰⁰</i>	<i>\$ 553.⁰⁰</i>
<i>4" DR 18 PVC</i>	LF	<i>601</i>	<i>\$ 10.⁰⁰</i>	<i>\$ 6,010.⁰⁰</i>
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
<i>2" GATE VALVE</i>	Ea	<i>2</i>	<i>\$ 50.⁰⁰</i>	<i>\$ 100.⁰⁰</i>
<i>4" TAPPING VALVE</i>	Ea	<i>1</i>	<i>\$ 750.⁰⁰</i>	<i>\$ 750.⁰⁰</i>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
<i>2" Poly</i>	Ea	<i>2</i>	<i>\$ 950.⁰⁰</i>	<i>\$ 1900.⁰⁰</i>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				<i>\$ 9,313.⁰⁰</i>

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

Date: 4/29/2024
Project Title: Silverleaf Storage Roadway
FROM: Davie Underground Inc.
Contractor's Name
Address: PO Box 512
Callahan, FL. 32011

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 R. Bruno

Print Contractor's Name


Contractor's Signature

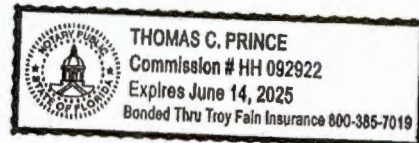
STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 29 day of April, 2024, by
David R Bruno as VP for
Davie Underground Inc.


Notary Public
My Commission Expires: 6/14/25

Personally Known or Produced Identification
Type of Identification Produced

County of Duval, State of Florida
(Personally Known To Me)





**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: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: October 17, 2024
SUBJECT: Silver Meadows Road (ASBULT 2024000103)

St. Johns County Utility Department has reviewed and approved the Easements, 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 Silver Meadows Road.

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.



Easement Areas

Silverleaf Pkwy

Courtney Vista Dr



2023 Aerial Imagery

Date: 10/23/2024

Silver Meadows Road
Easements, 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.