

RESOLUTION NO. 2024- 516

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES ASSOCIATED WITH THE SEWER SYSTEM AND A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND RECLAIMED WATER SYSTEMS TO SERVE REVERIE AT SILVERLEAF PHASE 1 - PARCEL 22C LOCATED OFF OF ST. JOHNS PARKWAY.

RECITALS

WHEREAS, certain property owners have executed and presented to the County Easements for Utilities associated with the sewer system to serve Reverie at Silverleaf Phase 1 – Parcel 22C, attached hereto as Exhibits “A” and “B”, 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, sewer and reclaimed water systems to serve Reverie at Silverleaf Phase 1 – Parcel 22C, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; and

WHEREAS, Florida Roads Contracting, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Reverie at Silverleaf Phase 1 – Parcel 22C, attached hereto as Exhibits “D” and “E”, 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 “F” 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 3rd day of December, 2024.

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

Rendition Date DEC 03 2024

By: 
Krista Joseph, Chair

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

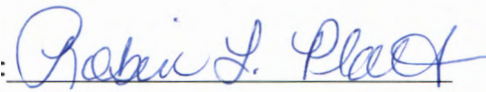
By: 
Deputy Clerk



Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 16 day of July, 2024 by White's Ford Timber LLC, with an address of 50 Silver Forest Dr, 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 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 gravity sewer collection system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground 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 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 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) 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.

2. 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.

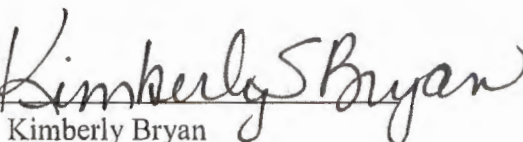
3. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

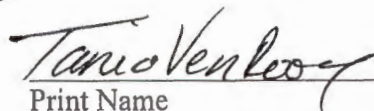
4. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

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.

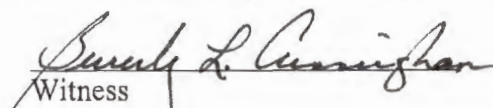
Signed, sealed and delivered
In the presence of:


Witness

By: 
Kimberly Bryan
Its: Vice President


Print Name

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


Witness

Beverly L. Cunningham
Print Name

50 Silver Forest Dr, Ste 200

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

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of July, 2024, by Kimberly Bryan as Vice President for White's Ford Timber LLC.



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



VISION • EXPERIENCE • RESULTS

www.elminc.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustline Road • Jacksonville, Florida 32258

February 23, 2023

Work Order No. 22-390.00

File No. 129A-36.00G

Parcel 22C Utility Easement 1

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

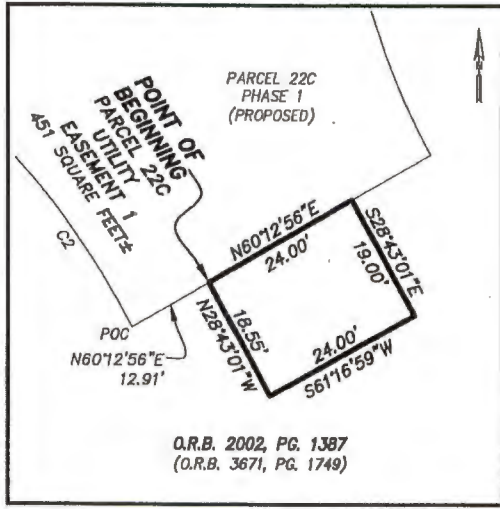
For a Point of Reference, commence at the Southwesterly corner of said Section 5, said corner lying on the Southerly line of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county; thence North $28^{\circ}35'28''$ East, along said Southerly line, 334.27 feet; thence Due East, continuing along said Southerly line, 1535.56 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 22C the following 5 courses: Course 1, thence North $14^{\circ}23'29''$ East, 805.74 feet; Course 2, thence North $02^{\circ}40'12''$ West, 305.76 feet; Course 3, thence North $08^{\circ}33'06''$ West, 322.06 feet; Course 4, thence North $26^{\circ}16'20''$ West, 384.17 feet; Course 5, thence North $45^{\circ}46'25''$ West, 290.47 feet; thence North $37^{\circ}46'06''$ East, departing said Easterly line, 200.42 feet to the point of curvature of a curve concave Southeasterly having a radius of 1200.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $16^{\circ}27'01''$, an arc length of 344.53 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $45^{\circ}59'37''$ East, 343.35 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 120.00 feet, through a central angle of $98^{\circ}02'12''$, an arc length of 205.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $76^{\circ}45'47''$ East, 181.18 feet; thence North $60^{\circ}12'56''$ East, along a non-tangent line, 12.91 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $60^{\circ}12'56''$ East, 24.00 feet; thence South $28^{\circ}43'01''$ East, 19.00 feet; thence South $61^{\circ}16'59''$ West, 24.00 feet; thence North $28^{\circ}43'01''$ West, 18.55 feet to the Point of Beginning.

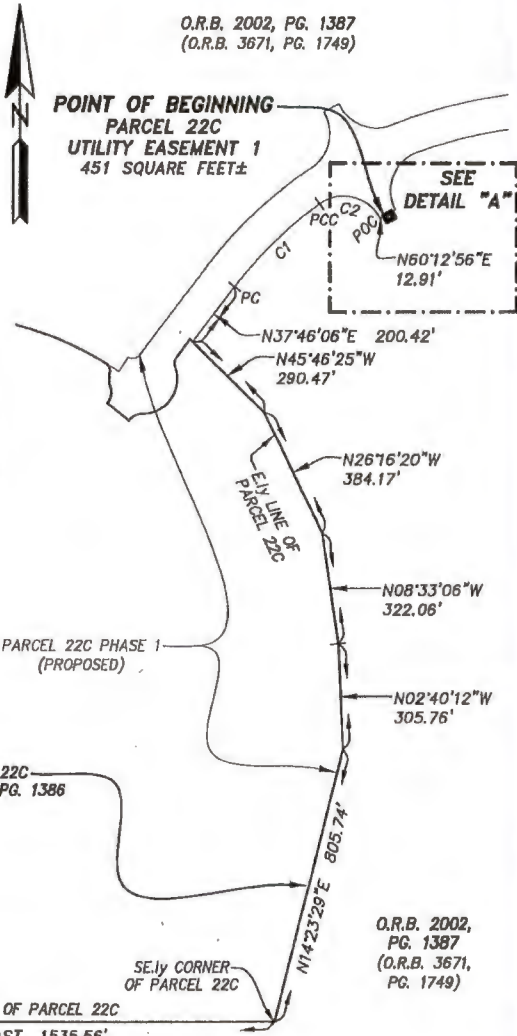
Containing 451 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



O.R.B. 2002, PG. 1387
(O.R.B. 3671, PG. 1749)



O.R.B. 2002, PG. 1387
(O.R.B. 3671, PG. 1749)

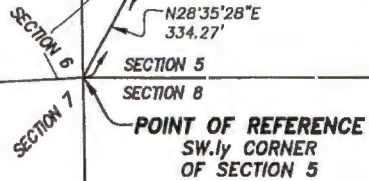
O.R.B. 2002,
PG. 1387
(O.R.B. 3671,
PG. 1749)

DETAIL "A"
(1"=20')

PARCEL 22C
PHASE 2
(PROPOSED)

PARCEL 22C PHASE 1
(PROPOSED)

PARCEL 22C
O.R.B. 5402, PG. 1386



- LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
POC POINT ON CURVE
C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1200.00'	18°27'01"	344.53'	N45°59'37"E	343.35'
C2	120.00'	98°02'12"	205.33'	S76°45'47"E	181.18'

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE SOUTHERLY LINE OF PARCEL 22C AS BEING DUE EAST.

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, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=400'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

February 23, 2023

Work Order No. 22-390.00

File No. 129A-36.00H

Parcel 22C Utility Easement 2

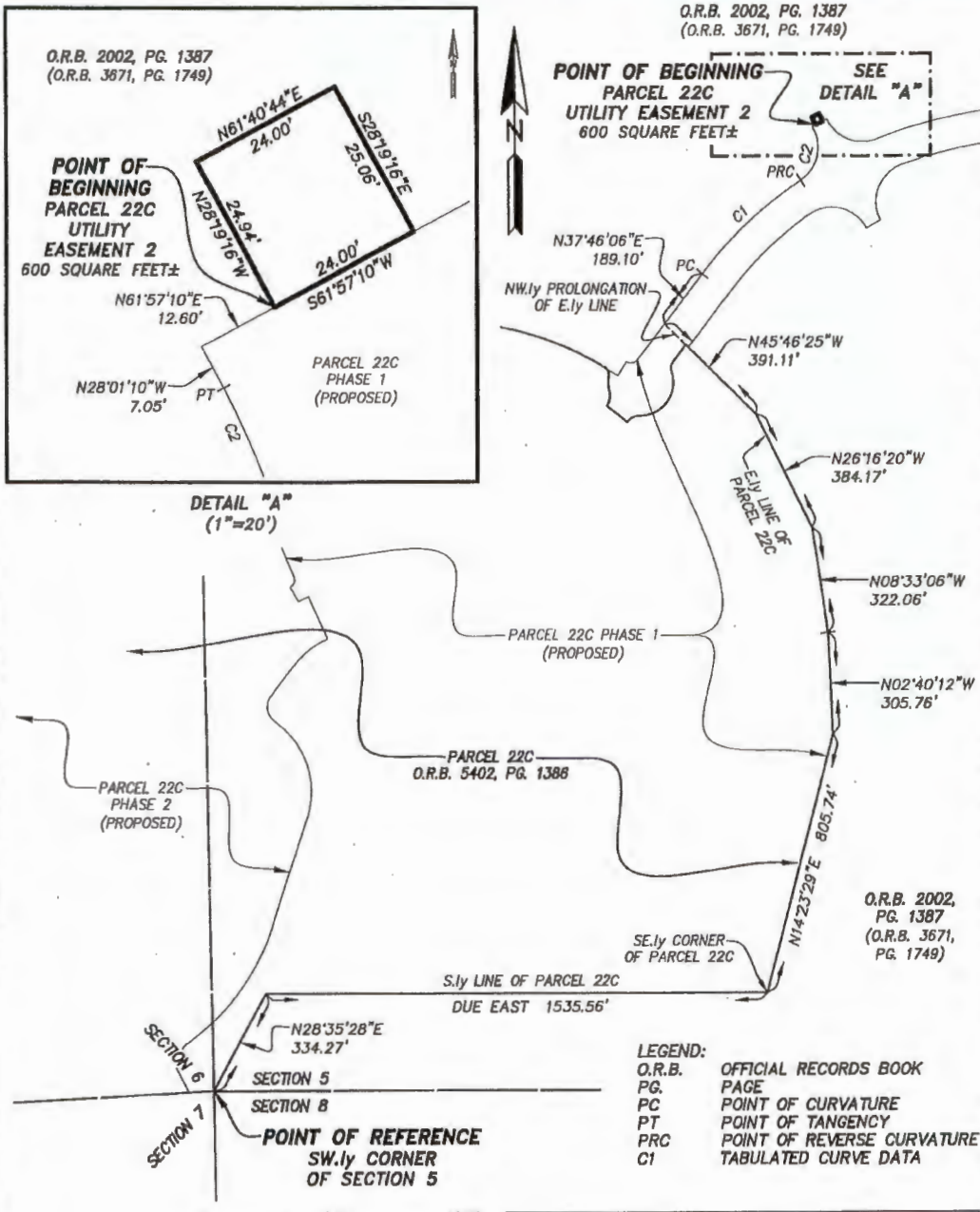
A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 5, said corner lying on the Southerly line of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county; thence North $28^{\circ}35'28''$ East, along said Southerly line, 334.27 feet; thence Due East, continuing along said Southerly line, 1535.56 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 22C the following 4 courses: Course 1, thence North $14^{\circ}23'29''$ East, 805.74 feet; Course 2, thence North $02^{\circ}40'12''$ West, 305.76 feet; Course 3, thence North $08^{\circ}33'06''$ West, 322.06 feet; Course 4, thence North $26^{\circ}16'20''$ West, 384.17 feet; thence North $45^{\circ}46'25''$ West, continuing along said Easterly line and its Northwesterly prolongation, 391.11 feet; thence North $37^{\circ}46'06''$ East, 189.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 1300.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $18^{\circ}18'30''$, an arc length of 415.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $46^{\circ}55'21''$ East, 413.64 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 120.00 feet, through a central angle of $84^{\circ}05'46''$, an arc length of 176.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}01'43''$ East, 160.74 feet; thence North $28^{\circ}01'10''$ West, 7.05 feet; thence North $61^{\circ}57'10''$ East, 12.60 feet to the Point of Beginning.

From said Point of Beginning, thence North $28^{\circ}19'16''$ West, 24.94 feet; thence North $61^{\circ}40'44''$ East, 24.00 feet; thence South $28^{\circ}19'16''$ East, 25.06 feet; thence South $61^{\circ}57'10''$ West, 24.00 feet to the Point of Beginning.

Containing 600 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE OF PARCEL 22C AS BEING DUE EAST.

GRAPHIC SCALE IN FEET
1" = 400'

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4155
Certificate of Authorization No.: LB 3824

SCALE: 1"=400'
DATE: FEBRUARY 23, 2023
ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

ORDER NO.: 22-390.00 FILE NO.: 129A-36.00H DRAWN BY: BAC CAD FILE: F:\Survey\RM\Apro\Silverleaf\Sketches\Parcel 22C Utility Easement 2.dwg



VISION • EXPERIENCE • RESULTS

www.elminc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

February 23, 2023

Work Order No. 22-390.00

File No. 129A-36.00I

Parcel 22C Utility Easement 3

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

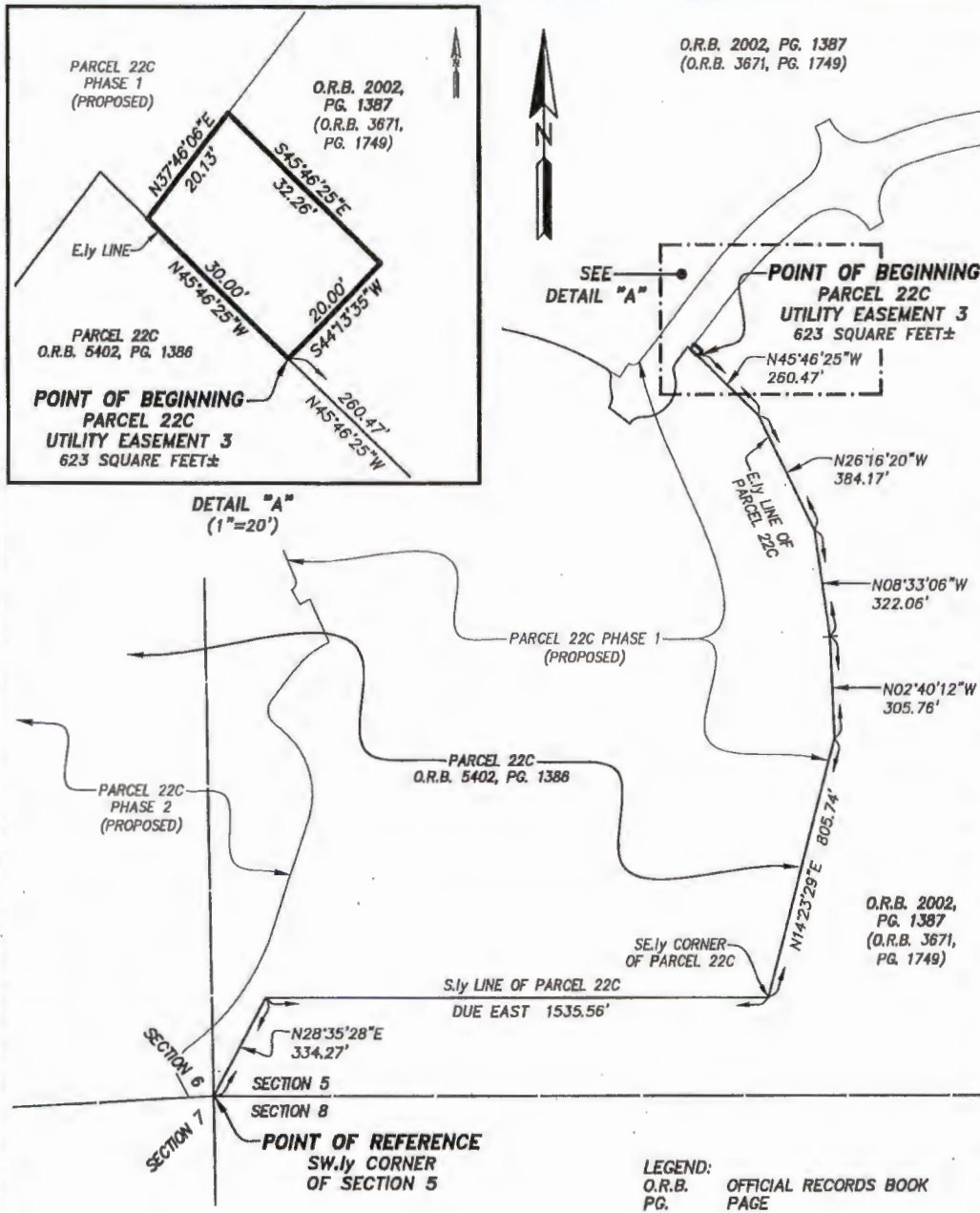
For a Point of Reference, commence at the Southwesterly corner of said Section 5, said corner lying on the Southerly line of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county; thence North $28^{\circ}35'28''$ East, along said Southerly line, 334.27 feet; thence Due East, continuing along said Southerly line, 1535.56 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 22C the following 5 courses: Course 1, thence North $14^{\circ}23'29''$ East, 805.74 feet; Course 2, thence North $02^{\circ}40'12''$ West, 305.76 feet; Course 3, thence North $08^{\circ}33'06''$ West, 322.06 feet; Course 4, thence North $26^{\circ}16'20''$ West, 384.17 feet; Course 5, thence North $45^{\circ}46'25''$ West, 260.47 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $45^{\circ}46'25''$ West, along said Easterly line of Parcel 22C, a distance of 30.00 feet; thence North $37^{\circ}46'06''$ East, departing said Easterly line, 20.13 feet; thence South $45^{\circ}46'25''$ East, 32.26 feet; thence South $44^{\circ}13'35''$ West, 20.00 feet to the Point of Beginning.

Containing 623 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF PARCEL 22C AS BEING DUE EAST.

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=400'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511



VISION • EXPERIENCE • RESULTS

www.elminc.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

February 23, 2023

Work Order No. 22-390.00

File No. 129A-36.00J

Parcel 22C Utility Easement 4

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

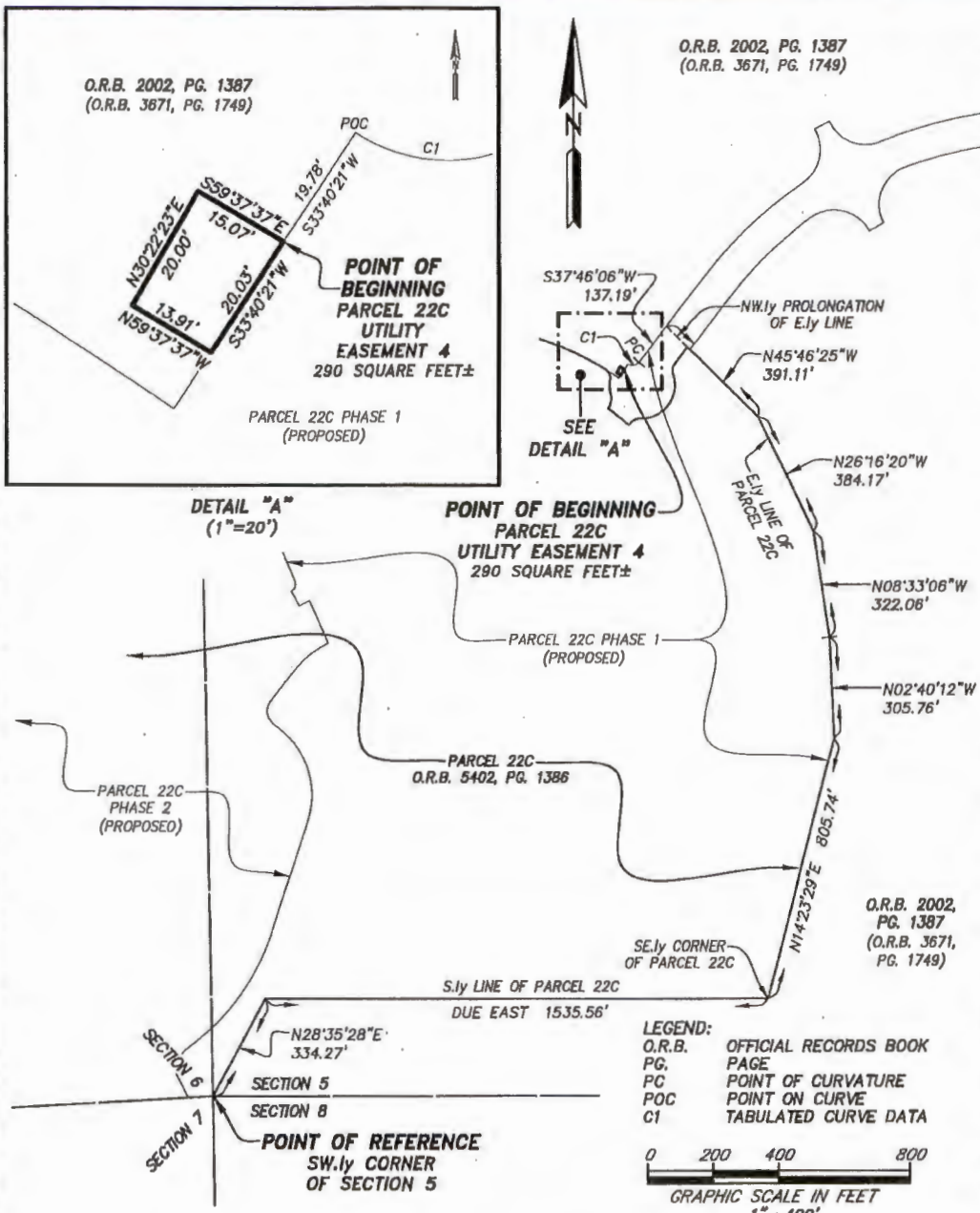
For a Point of Reference, commence at the Southwesterly corner of said Section 5, said corner lying on the Southerly line of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county; thence North $28^{\circ}35'28''$ East, along said Southerly line, 334.27 feet; thence Due East, continuing along said Southerly line, 1535.56 feet to the Southeasterly corner thereof; thence Northerly along the Easterly line of said Parcel 22C the following 4 courses: Course 1, thence North $14^{\circ}23'29''$ East, 805.74 feet; Course 2, thence North $02^{\circ}40'12''$ West, 305.76 feet; Course 3, thence North $08^{\circ}33'06''$ West, 322.06 feet; Course 4, thence North $26^{\circ}16'20''$ West, 384.17 feet; thence North $45^{\circ}46'25''$ West, continuing along said Easterly line and its Northwesterly prolongation, 391.11 feet; thence South $37^{\circ}46'06''$ West, 137.19 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of $85^{\circ}54'14''$, an arc length of 37.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $80^{\circ}43'14''$ West, 34.07 feet; thence South $33^{\circ}40'21''$ West, along a non-tangent line, 19.78 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $33^{\circ}40'21''$ West, 20.03 feet; thence North $59^{\circ}37'37''$ West, 13.91 feet; thence North $30^{\circ}22'23''$ East, 20.00 feet; thence South $59^{\circ}37'37''$ East, 15.07 feet to the Point of Beginning.

Containing 290 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE
OF PARCEL 22C AS BEING DUE EAST.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	85°54'14"	37.48'	S80°43'14"W	34.07'

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=400'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511



VISION • EXPERIENCE • RESULTS

www.elminc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

February 23, 2023

Work Order No. 22-390.00

File No. 129A-36.00K

Parcel 22C Utility Easement 5

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

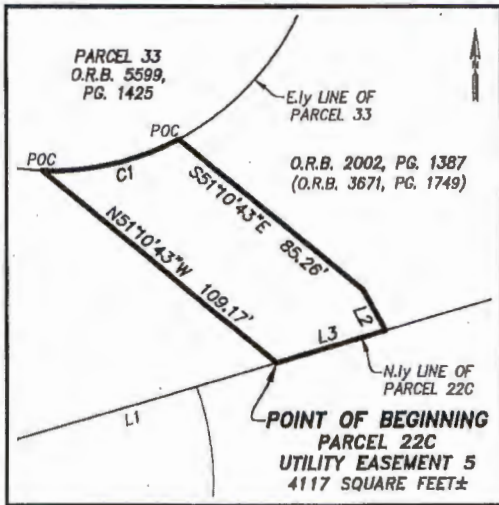
For a Point of Reference, commence at the Southeasterly corner of said Section 6; thence South $86^{\circ}53'51''$ West, along the Southerly line of said Section 6, a distance of 1279.41 feet to the Southwesterly corner of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county; thence Northeasterly along the Westerly line of said Parcel 22C the following 3 courses: Course 1, thence North $18^{\circ}25'13''$ East, departing said Southerly line, 953.23 feet; Course 2, thence North $36^{\circ}40'18''$ East, 899.35 feet; Course 3, thence North $16^{\circ}13'54''$ East, 367.42 feet to the Northwesterly corner thereof; thence North $73^{\circ}45'39''$ East, along the Northerly line of said Parcel 22C, a distance of 148.85 feet to the Point of Beginning.

From said Point of Beginning, thence North $51^{\circ}10'43''$ West, departing said Northerly line of Parcel 22C, a distance of 109.17 feet to a point lying on the Easterly line of Parcel 33, as described and recorded in Official Records Book 5599, page 1425, of said Public Records; thence Easterly, along said Easterly line and along the arc of a non-tangent curve concave Northerly having a radius of 100.00 feet, through a central angle of $29^{\circ}31'40''$, an arc length of 51.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $77^{\circ}07'04''$ East, 50.97 feet; thence South $51^{\circ}10'43''$ East, departing said Easterly line and along a non-tangent line, 85.26 feet; thence South $29^{\circ}28'16''$ East, 17.07 feet to a point lying on said Northerly line of Parcel 22C; thence South $73^{\circ}45'39''$ West, along said Northerly line, 41.09 feet to the Point of Beginning.

Containing 4117 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

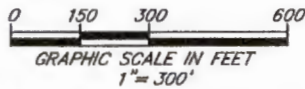
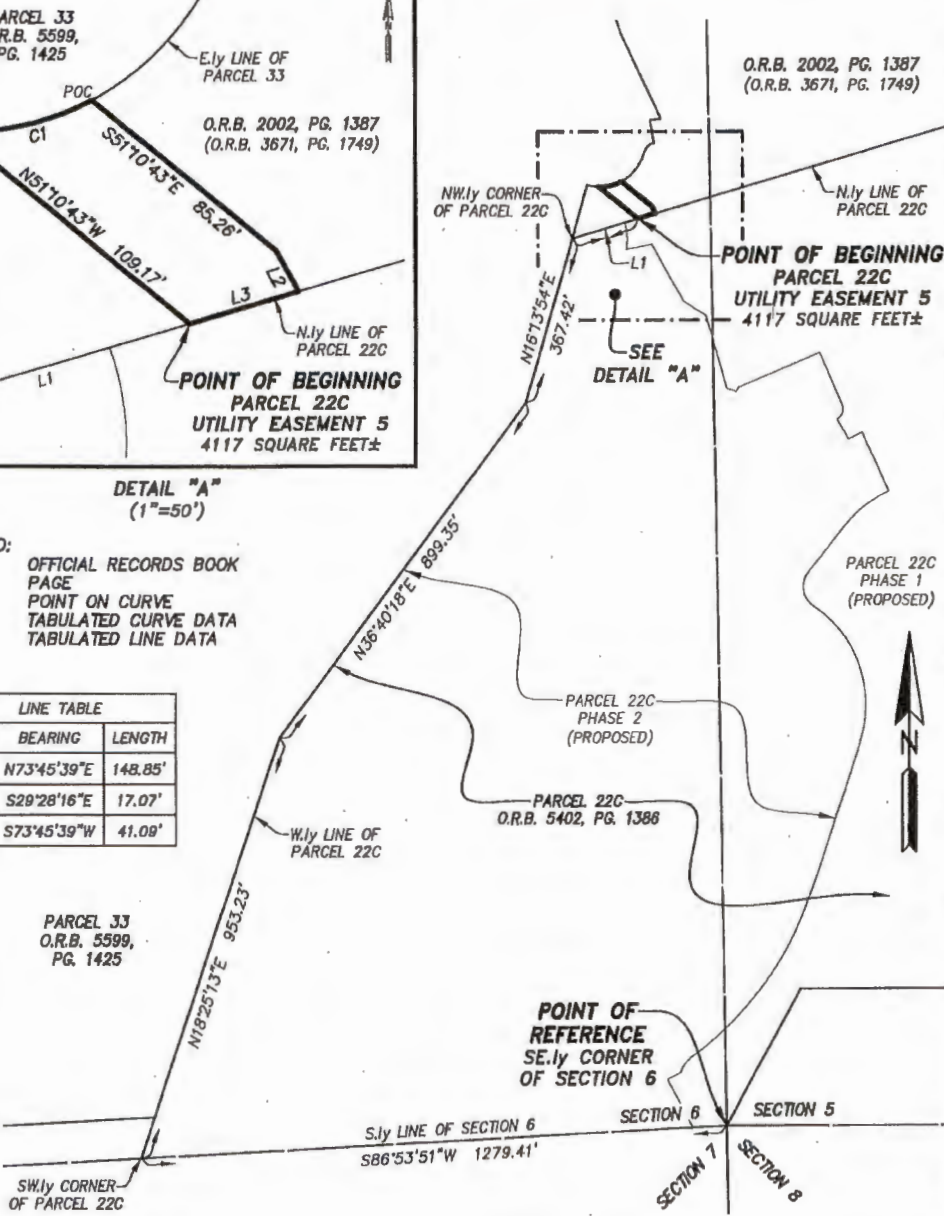
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



DETAIL "A"
(1"=50')

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
POC POINT ON CURVE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°45'39"E	148.85'
L2	S29°28'16"E	17.07'
L3	S73°45'39"W	41.09'



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 6 AS BEING SOUTH 86°53'51" WEST.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	100.00'	29°31'40"	51.54'	N77°07'04"E	50.97'

ETM

Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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.

SCALE: 1"=300'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

Exhibit "B" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 23rd day of July, 2024
by VPDF Silverleaf Jax 22 LLC, with an address of
901 Marquette Ave. South Suite 3300, Minneapolis, MN 55402, 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 gravity sewer collection system and all other equipment and appurtenances
as may be necessary or convenient for the operation of the underground 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 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 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) 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.

2. 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.

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

4. 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

Shelly Kramer
Print Name

901 Marquette Ave S., STE 3300

Minneapolis, MN 55402
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness

Cynthia Mumford
Print Name

901 Marquette Ave S. #3300

Minneapolis, MN 55402
Witness Address REQUIRED BUSINESS OR PERSONAL

OWNER: VPDF SILVERLEAF JAX 22 LLC
a Delaware limited liability company

By: VP Finders Holdings LLC
a Delaware limited liability company,
its Sole Member

By: Värde Partners, Inc.
a Delaware corporation, its Manager

By: [Signature]

Print Name: Anders Gode

Title: Managing Director

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of July, 2024, by Anders Gode as Managing Director for Värde Partners, Inc.



Brianna
Notary Public
My Commission Expires: 1/31/2027

Personally Known or Produced Identification
Type of Identification Produced

February 23, 2023

Work Order No. 22-390.00
File No. 129A-36.00L

Parcel 22C Utility Easement 6

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county, being more particularly described as follows:

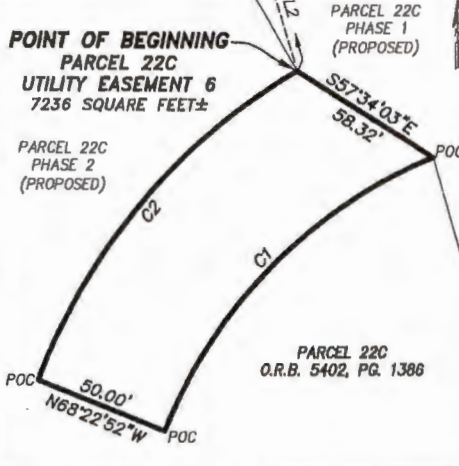
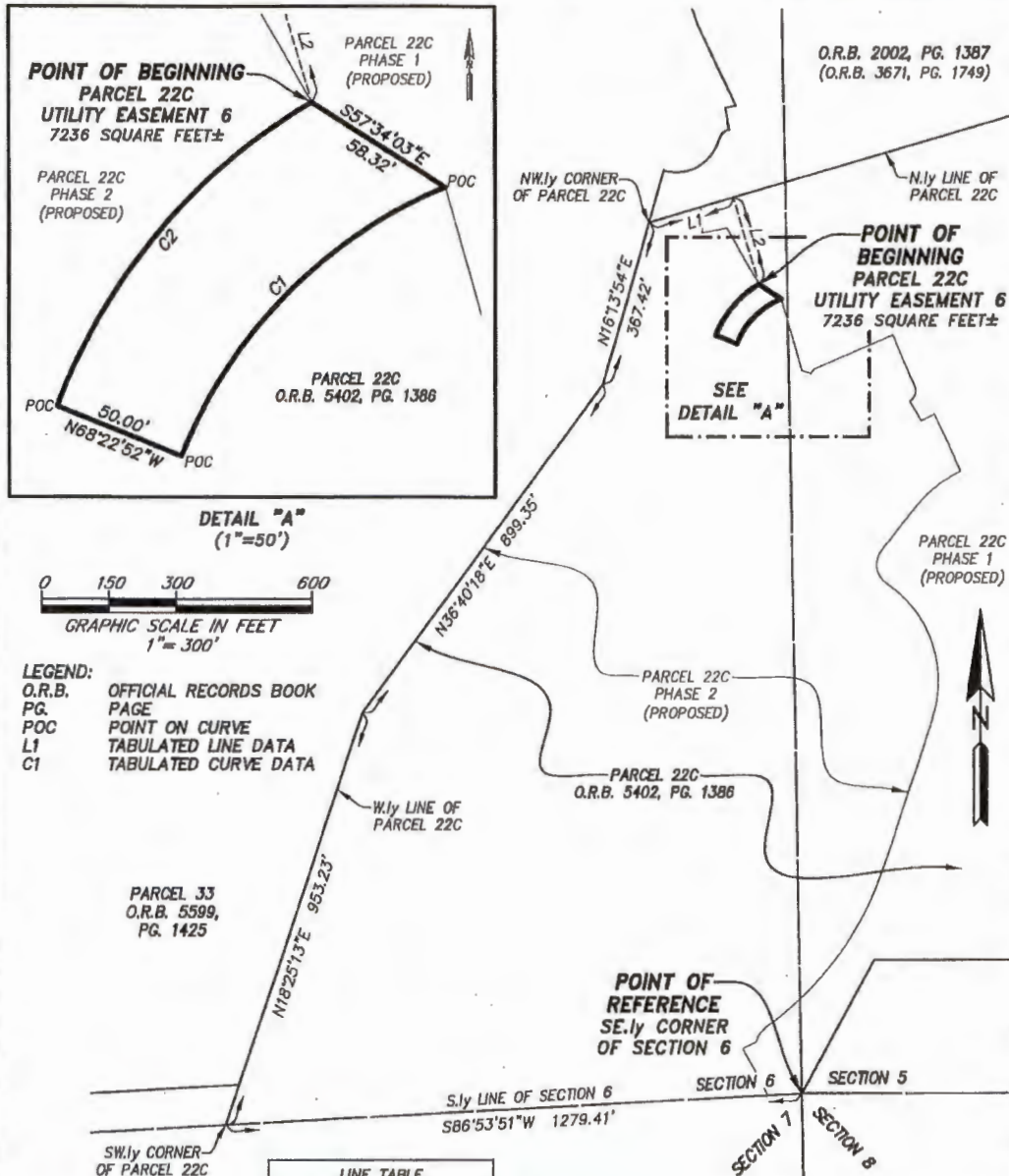
For a Point of Reference, commence at the Southeasterly corner of said Section 6; thence South $86^{\circ}53'51''$ West, along the Southerly line of said Section 6, a distance of 1279.41 feet to the Southwesterly corner of said Parcel 22C; thence Northeasterly along the Westerly line of said Parcel 22C the following 3 courses: Course 1, thence North $18^{\circ}25'13''$ East, 953.23 feet; Course 2, thence North $36^{\circ}40'18''$ East, 899.35 feet; Course 3, thence North $16^{\circ}13'54''$ East, 367.42 feet to the Northwesterly corner thereof; thence North $73^{\circ}45'39''$ East, along the Northerly line of said Parcel 22C, a distance of 195.19 feet; thence South $16^{\circ}14'21''$ East, departing said Northerly line, 197.08 feet to the Point of Beginning.

From said Point of Beginning, thence South $57^{\circ}34'03''$ East, 58.32 feet to a point on a non-tangent curve concave Southeasterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $46^{\circ}24'23''$, an arc length of 141.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $44^{\circ}49'19''$ West, 137.90 feet; thence North $68^{\circ}22'52''$ West, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 225.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $37^{\circ}43'46''$, an arc length of 148.16 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $40^{\circ}29'01''$ East, 145.50 feet.

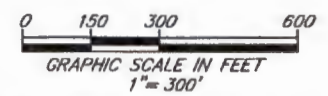
Containing 7236 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL 22C,
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5402,
PAGE 1386, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



DETAIL "A"
(1"=50')



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
POC POINT ON CURVE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°45'39"E	195.19'
L2	S16°14'21"E	197.08'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	175.00'	46°24'23"	141.74'	S44°49'19"W	137.90'
C2	225.00'	37°43'48"	146.16'	N40°29'd1"E	145.50'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 6 AS BEING SOUTH 86°53'51" WEST.



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.

14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=300'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

February 23, 2023

Work Order No. 22-390.00
File No. 129A-36.00M

Parcel 22C Utility Easement 7

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of Parcel 22C, as described and recorded in Official Records Book 5402, page 1386, of the Public Records of said county, being more particularly described as follows:

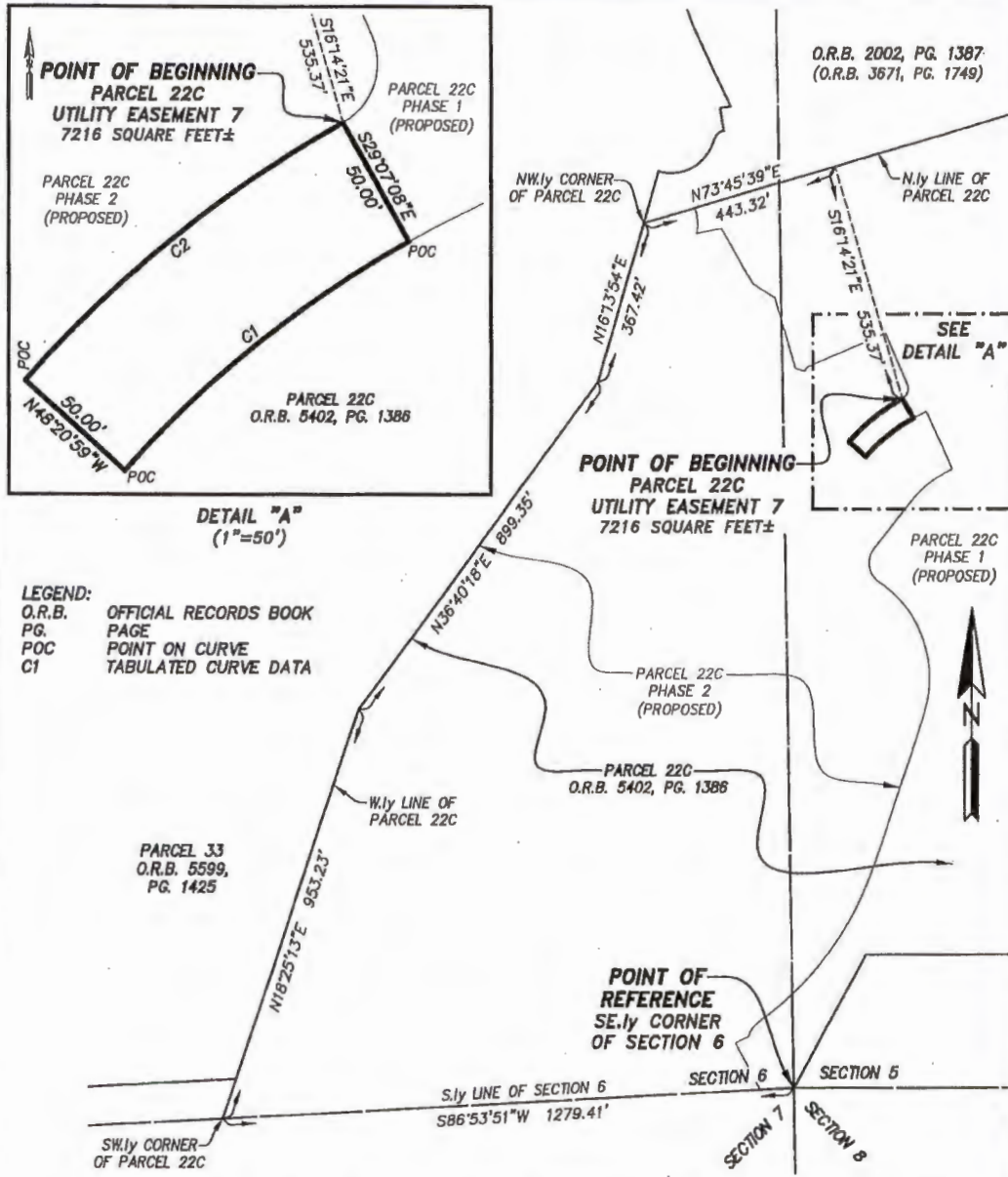
For a Point of Reference, commence at the Southeasterly corner of Section 6, said Township and Range; thence South $86^{\circ}53'51''$ West, along the Southerly line of said Section 6, a distance of 1279.41 feet to the Southwesterly corner of said Parcel 22C; thence Northeasterly along the Westerly line of said Parcel 22C the following 3 courses: Course 1, thence North $18^{\circ}25'13''$ East, 953.23 feet; Course 2, thence North $36^{\circ}40'18''$ East, 899.35 feet; Course 3, thence North $16^{\circ}13'54''$ East, 367.42 feet to the Northwesterly corner thereof; thence North $73^{\circ}45'39''$ East, along the Northerly line of said Parcel 22C, a distance of 443.32 feet; thence South $16^{\circ}14'21''$ East, departing said Northerly line, 535.37 feet to the Point of Beginning.

From said Point of Beginning, thence South $29^{\circ}07'08''$ East, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 405.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $19^{\circ}13'52''$, an arc length of 135.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $51^{\circ}15'57''$ West, 135.30 feet; thence North $48^{\circ}20'59''$ West, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 455.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $19^{\circ}13'52''$, an arc length of 152.72 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $51^{\circ}15'57''$ East, 152.00 feet.

Containing 7216 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL 22C, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5402, PAGE 1386, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



DETAIL "A"
(1"=50')

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
POC POINT ON CURVE
C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	405.00'	19°13'52"	135.94'	S51°15'57"W	135.30'
C2	455.00'	19°13'52"	152.72'	N51°15'57"E	152.00'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 6 AS BEING SOUTH 86°53'51" WEST.

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

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.


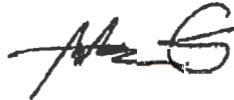
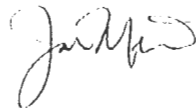
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=300'
DATE: FEBRUARY 23, 2023

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

INCUMBENCY CERTIFICATE

The undersigned hereby certifies that she is the duly appointed Director of Värde Partners, Inc., a Delaware corporation ("VPI"), the Manager of VP Finders Holdings LLC, a Delaware limited liability company, the sole Member of **VPDF Silverleaf JAX 22 LLC**, a Delaware limited liability company ("Company"), and that the following persons are each duly constituted officers of VPI, holding the office indicated, and as such, each have authority to bind VPI on behalf of the Company, and the signature set forth opposed each such person's name is a specimen signature:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
James E. Dunbar	Principal	
Anders Gode	Managing Director	
Jon Miller	Managing Director	

IN WITNESS WHEREOF, I have executed this Certificate on this 23rd day of July 2024.



Dana Marti, Director

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

PROJECT: Reverie at Silverleaf

Land Planners Development II, Inc. 50 Silver Forest Dr #200, St Augustine, FL 32092

Owners Name and Address, (the "Seller")

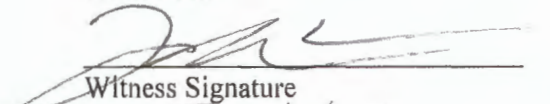
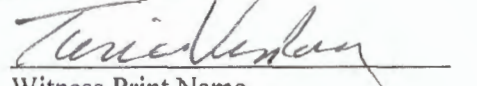
for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of 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")*

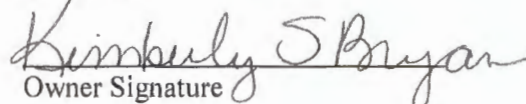
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 May, 2024.

WITNESS:


Witness Signature

Witness Print Name

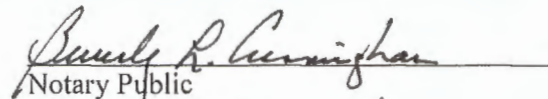
OWNER:


Owner Signature
Kimberly S Bryan
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 30 day of May, 2024, by Kimberly S Bryan as Vice President for Land Planners Development II Inc.


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: Reverie at Silverleaf Phase 1 (Silverleaf 22C)
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" Fused PVC	LF	265	\$ 191.16	\$ 50,657.40
12" DR 18 PVC	LF	3180	\$ 148.58	\$ 472,484.40
8" Fused PVC	LF	315	\$ 81.03	\$ 25,524.45
8" DR 18 PVC	LF	5480	\$ 63.86	\$ 349,952.80
6" DR 18 PVC (FH)	LF	140	\$ 38.72	\$ 5,420.80
4" DR 18 PVC	LF	320	\$ 34.02	\$ 10,886.40
2" Polly	LF	300	\$ 20.42	\$ 6,126.00
Water Valves (Size and Type)				
12" Valve	Ea	9	\$ 5,399.09	\$ 48,591.81
8" Valve	Ea	21	\$ 2,747.35	\$ 57,694.35
6" valve w/box (FH)	Ea	14	\$ 1,545.72	\$ 21,640.08
Hydrants Assembly (Size and Type)				
Fire Hydrant (FH)	Ea	14	\$ 7,203.97	\$ 100,855.58
2" Flushing Hydrant	Ea	7	\$ 1,598.10	\$ 11,186.70
Sample Points	Ea	14	\$ 477.28	\$ 6,681.92
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	34	\$ 239.95	\$ 8,158.30
SJCUD Services (Short Double)	Ea			\$ -
SJCUD Services (Long Single)	Ea	2	\$ 1,257.21	\$ 2,514.42
SJCUD Services (Short Single)	Ea	122	\$ 1,098.38	\$ 134,002.36
Total Water System Cost				\$ 1,312,377.77

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

Project Name:	Reverie at Silverleaf Phase 1 (Silverleaf 22C)			
Contractor:	Florida Roads Contracting, LLC.			
Developer:	Land Planners Development II, Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" Fused PVC	LF	180	\$ 114.11	\$ 20,539.80
10" DR 18 PVC	LF	2340	\$ 105.29	\$ 246,378.60
8" DR 18 PVC	LF	20	\$ 99.19	\$ 1,983.80
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" Valve	Ea	4	\$ 3,551.70	\$ 14,206.80
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" DR 26 PVC	LF	3074	\$ 137.64	\$ 423,105.36
8" DR 26 PVC	LF	5998	\$ 87.62	\$ 525,544.76
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	200	\$ 2,120.58	\$ 424,116.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	10	\$ 6,787.13	\$ 67,871.30
6-8 foot deep Type A	EA	7	\$ 8,903.62	\$ 62,325.34
8-10 foot deep Type A	EA	6	\$ 9,113.62	\$ 54,681.72
10-12 foot deep Type A	EA	3	\$ 9,038.28	\$ 27,114.84
12-14 foot deep Type A	EA	8	\$ 12,013.35	\$ 96,106.80
14-16 foot deep Type A	EA	7	\$ 18,987.77	\$ 132,914.39
8-10 foot deep Type B	EA	1	\$ 18,661.15	\$ 18,661.15
12-14 foot deep Type B	EA	1	\$ 23,449.84	\$ 23,449.84
14-16 foot deep Type B	EA	2	\$ 30,718.50	\$ 61,437.00
16-18 foot deep Type B	EA	1	\$ 31,825.57	\$ 31,825.57
10-12 foot deep Type J	EA	1	\$ 17,112.07	\$ 17,112.07
14-16 foot deep Type J	EA	1	\$ 28,639.07	\$ 28,639.07
16-18 foot deep Type J	EA	1	\$ 29,616.36	\$ 29,616.36
18-20 foot deep Type J	EA	1	\$ 30,039.98	\$ 30,039.98
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 189,439.54	\$ 189,439.54
Process Piping	Lump Sum	1	\$ 139,470.00	\$ 139,470.00
Process Structure	Lump Sum	1	\$ 195,324.48	\$ 195,324.48
Process Electrical Equipment	Lump Sum	1	\$ 54,340.58	\$ 54,340.58
Other Improvements	Lump Sum	1	\$ 76,581.52	\$ 76,581.52
Total Sewer System Cost				\$ 2,992,826.67

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

Project Name:	Reverie at Silverleaf Phase 1 (Silverleaf 22C)
Contractor:	Florida Roads Contracting, LLC.
Developer:	Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" Fused PVC	LF	280	\$ 182.97	\$ 51,231.60
12" DR 18 PVC	LF	1800	\$ 133.59	\$ 240,462.00
8" DR 18 PVC	LF	20	\$ 85.24	\$ 1,704.80
6" DR 18 PVC	LF	20	\$ 68.74	\$ 1,374.80
	LF			\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Valve	Ea	6	\$ 5,341.26	\$ 32,047.56
6" Valve	Ea	2	\$ 1,288.43	\$ 2,576.86
2" Flushing Hydrant	Ea	3	\$ 1,598.03	\$ 4,794.09
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
6" Master Meter Vault	Ea	1	\$ 20,009.21	\$ 20,009.21
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
			Total Reuse System Cost	\$ 354,200.92

Exhibit "D" to the Resolution



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

The undersigned lienor, in consideration of the sum \$ 4,659,405.36

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

7/03/2024 to Land Planners Development II, Inc,
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Reverie at Silverleaf Phase 1(Silverleaf 22C)

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 16th day of July, 2024.

WITNESS:

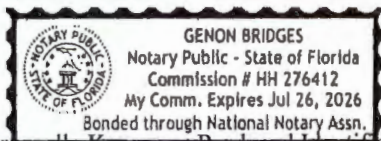
John Peiffer
Witness Signature
John Peiffer
Print Witness Name

CONTRACTOR:

Tyler J Pennywitt
Lienor's Signature
Tyler J Pennywitt
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF DUNAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of JULY, 2024, by TYLER PENNYWITT as CHIEF FINANCIAL OFFICER for FLORIDA ROADS CONTRACTING, LLC.



Genon Bridges
Notary Public
My Commission Expires: JULY 26, 2026

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Reverie at Silverleaf Phase 1 (Silverleaf 22C)
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" Fused PVC	LF	265	\$ 191.16	\$ 50,657.40
12" DR 18 PVC	LF	3180	\$ 148.58	\$ 472,484.40
8" Fused PVC	LF	315	\$ 81.03	\$ 25,524.45
8" DR 18 PVC	LF	5480	\$ 63.86	\$ 349,952.80
6" DR 18 PVC (FH)	LF	140	\$ 38.72	\$ 5,420.80
4" DR 18 PVC	LF	320	\$ 34.02	\$ 10,886.40
2" Polly	LF	300	\$ 20.42	\$ 6,126.00
Water Valves (Size and Type)				
12" Valve	Ea	9	\$ 5,399.09	\$ 48,591.81
8" Valve	Ea	21	\$ 2,747.35	\$ 57,694.35
6" valve w/box (FH)	Ea	14	\$ 1,545.72	\$ 21,640.08
Hydrants Assembly (Size and Type)				
Fire Hydrant (FH)	Ea	14	\$ 7,203.97	\$ 100,855.58
2" Flushing Hydrant	Ea	7	\$ 1,598.10	\$ 11,186.70
Sample Points	Ea	14	\$ 477.28	\$ 6,681.92
Sevices (Size and Type)				
SJCUD Services (Long Double)	Ea	34	\$ 239.95	\$ 8,158.30
SJCUD Services (Short Double)	Ea			\$ -
SJCUD Services (Long Single)	Ea	2	\$ 1,257.21	\$ 2,514.42
SJCUD Services (Short Single)	Ea	122	\$ 1,098.38	\$ 134,002.36
Total Water System Cost				\$ 1,312,377.77

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

Project Name: Reverie at Silverleaf Phase 1 (Silverleaf 22C)
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
10" Fused PVC	LF	180	\$ 114.11	\$ 20,539.80
10" DR 18 PVC	LF	2340	\$ 105.29	\$ 246,378.60
8" DR 18 PVC	LF	20	\$ 99.19	\$ 1,983.80
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
10" Valve	Ea	4	\$ 3,551.70	\$ 14,206.80
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" DR 26 PVC	LF	3074	\$ 137.64	\$ 423,105.36
8" DR 26 PVC	LF	5998	\$ 87.62	\$ 525,544.76
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC	EA	200	\$ 2,120.58	\$ 424,116.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	10	\$ 6,787.13	\$ 67,871.30
6-8 foot deep Type A	EA	7	\$ 8,903.62	\$ 62,325.34
8-10 foot deep Type A	EA	6	\$ 9,113.62	\$ 54,681.72
10-12 foot deep Type A	EA	3	\$ 9,038.28	\$ 27,114.84
12-14 foot deep Type A	EA	8	\$ 12,013.35	\$ 96,106.80
14-16 foot deep Type A	EA	7	\$ 18,987.77	\$ 132,914.39
8-10 foot deep Type B	EA	1	\$ 18,661.15	\$ 18,661.15
12-14 foot deep Type B	EA	1	\$ 23,449.84	\$ 23,449.84
14-16 foot deep Type B	EA	2	\$ 30,718.50	\$ 61,437.00
16-18 foot deep Type B	EA	1	\$ 31,825.57	\$ 31,825.57
10-12 foot deep Type J	EA	1	\$ 17,112.07	\$ 17,112.07
14-16 foot deep Type J	EA	1	\$ 28,639.07	\$ 28,639.07
16-18 foot deep Type J	EA	1	\$ 29,616.36	\$ 29,616.36
18-20 foot deep Type J	EA	1	\$ 30,039.98	\$ 30,039.98
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 189,439.54	\$ 189,439.54
Process Piping	Lump Sum	1	\$ 139,470.00	\$ 139,470.00
Process Structure	Lump Sum	1	\$ 195,324.48	\$ 195,324.48
Process Electrical Equipment	Lump Sum	1	\$ 54,340.58	\$ 54,340.58
Other Improvements	Lump Sum	1	\$ 76,581.52	\$ 76,581.52
Total Sewer System Cost				\$ 2,992,826.67

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

Project Name: Reverie at Silverleaf Phase 1 (Silverleaf 22C)
 Contractor: Florida Roads Contracting, LLC.
 Developer: Land Planners Development II, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" Fused PVC	LF	280	\$ 182.97	\$ 51,231.60
12" DR 18 PVC	LF	1800	\$ 133.59	\$ 240,462.00
8" DR 18 PVC	LF	20	\$ 85.24	\$ 1,704.80
6" DR 18 PVC	LF	20	\$ 68.74	\$ 1,374.80
	LF			\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
12" Valve	Ea	6	\$ 5,341.26	\$ 32,047.56
6" Valve	Ea	2	\$ 1,288.43	\$ 2,576.86
2" Flushing Hydrant	Ea	3	\$ 1,598.03	\$ 4,794.09
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
6" Master Meter Vault	Ea	1	\$ 20,009.21	\$ 20,009.21
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 354,200.92

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

Date: July 11, 2024
Project Title: Reverie at Silverleaf (Silverleaf Parcel 22C) Ph 1
FROM: Florida Roads Contracting, LLC
Contractor's Name
Address: 10439 Alta Drive
Jacksonville, FL 32226

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:

Tyler J. Pennywitt
Print Contractor's Name

[Signature]
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 11 day of July, 2024, by Tyler Pennywitt as Chief Financial Officer for Florida Roads Contracting, LLC.

[Signature]
Notary Public
My Commission Expires: 07/04/2025

Personally Known or Produced Identification
Type of Identification Produced

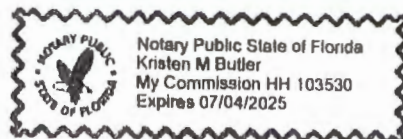




Exhibit "F" to the Resolution
**ST. JOHNS COUNTY
UTILITIES**
1205 State Road 16
St. Augustine, Florida 32084

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

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: October 17, 2024
SUBJECT: Reverie at Silverleaf Phase 1 – Parcel 22C (ASBULT 2024000095)

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 Reverie at Silverleaf Phase 1 – Parcel 22C.

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

Your support and cooperation as always are greatly appreciated.



2023 Aerial Imagery
Date: 10/23/2024

Reverie at Silverleaf
Phase 1 - Parcel 22C

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 herein.