

RESOLUTION NO. 2024-7

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, EASEMENT FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER FORCE MAINS AND SEWER SYSTEM TO SERVE ENTRADA PHASE 2 UNIT 4 LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, D. R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, has executed and presented to the County a Special Warranty Deed associated with the Pump Station to serve Entrada Phase 2 Unit 4, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, D. R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, has executed and presented to the County an Easement for Utilities associated with the water, sewer force mains and sewer system to serve Entrada Phase 2 Unit 4, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Innovative Holdings, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve Planet Fitness Epic Outparcel, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Skyline Construction, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Planet Fitness Epic Outparcel, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Special Warranty Deed, Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

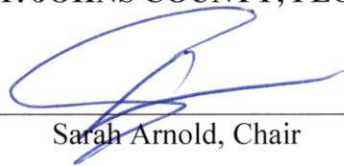
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Special Warranty Deed, Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of January, 2024.

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

By: _____



Sarah Arnold, Chair

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

JAN 18 2024

Rendition Date: _____



Deputy Clerk



This Instrument Prepared By:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Exhibit "A" to the Resolution

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 4 day of December 2023 is by and from **D.R. Horton, Inc. - Jacksonville**, whose address is 4220 Racetrack Rd. St. Johns, Florida 32259, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set fort herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by though or under the Grantor, but subsequent to December 31, 2014; and covenants, restrictions and easements of record; however such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR
D. R. Horton, Inc. - Jacksonville



Witness Signature

Joe WALTER

Print Name



Witness Signature

Heidi C. Johnson

Print Name




UP

By: Philip A. Fremento

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 4th day of December, 2023, by
Philip A. Fremento as Vice President for D.R. Horton, Inc. -
Jacksonville ~~who is personally known~~ to me or has produced
_____ as identification.



Notary Public



TERESA L. COLE
Commission # HH 099745
Expires May 18, 2025
Bonded Thru Budget Notary Services

Exhibit "A" to the Special Warranty Deed

PUMP STATION

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, SAID SECTION 34, SAID POINT LYING ON THE NORTH LINE OF A SUBDIVISION AS SHOWN ON ENTRADA PHASE 1 UNIT 1 AS RECORDED IN MAP BOOK 105, PAGE 86 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°04'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 670.06 FEET TO THE NORTHWEST CORNER OF SAID ENTRADA PHASE 1 UNIT 1; THENCE SOUTH 89°01'26" WEST, DEPARTING SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 671.26 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°33'42" WEST, DEPARTING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 215.22 FEET; THENCE SOUTH 89°26'51" WEST, DEPARTING SAID WEST LINE, 10.31 FEET; THENCE NORTH 00°34'10" EAST, 119.21 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 57°12'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°56'11" WEST, 176.88 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, THROUGH AN ARC LENGTH OF 184.44 FEET TO A POINT ON SAID CURVE; THENCE NORTH 57°36'31" WEST, 340.45 FEET; THENCE SOUTH 32°23'29" WEST, 60.00 FEET; THENCE SOUTH 57°36'31" EAST, 280.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°36'31" EAST, 40.00 FEET; THENCE SOUTH 32°23'29" WEST, 40.00 FEET; THENCE NORTH 57°36'31" WEST, 40.00 FEET; THENCE NORTH 32°23'29" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET (0.04 ACRES) MORE OR LESS.

Parcel Identification Number: 1012800001

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

Public Records of St. Johns County, FL
Clerk number: 2023096761
BK: 5870 PG: 1487
12/13/2023 12:01 PM
Recording \$61.00
Doc. D \$0.70

Exhibit "B" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7th day of April, 2023 by **D.R. HORTON, INC. – JACKSONVILLE**, a Delaware corporation, with an address of 4220 Race Track Road, St. Johns, FL 32259, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

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

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

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

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

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

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

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

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

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

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

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

permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.


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

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

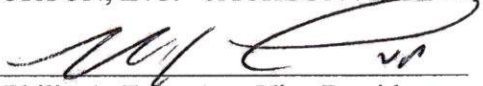
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

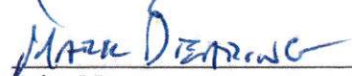
D.R. HORTON, INC. - JACKSONVILLE




Witness

By: 

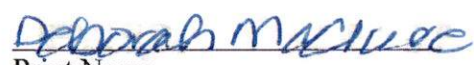
Philip A. Fremento, Vice President



Print Name



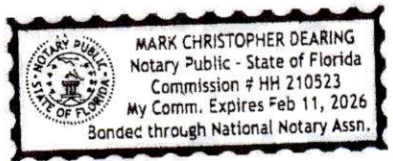
Witness

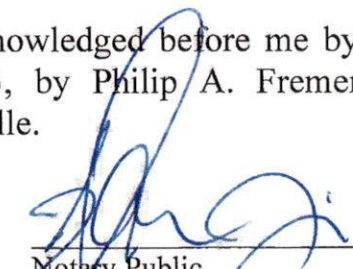


Print Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by physical presence this 7th day of April, 2023, by Philip A. Fremento, Vice President of D.R. Horton, Inc. – Jacksonville.





Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to the Easement

ACCESS SKETCH & LEGAL

COMMENCING AT THE NORTHEASTERLY CORNER OF ENTRADA PHASE 3 UNIT 5 AS RECORDED IN MAP BOOK 118, PAGES 28 THROUGH 31 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 89°25'50" W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE S 65°52'10" W, 70.12 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'56" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°45'47" W, 57.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.93 FEET; THENCE N 57°36'31" W, 79.65 FEET; THENCE N 32°23'29" E, 60.00 FEET; THENCE S 57°36'31" E, 79.65 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°48'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45°26'43" E, 95.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.22 ACRES, MORE OR LESS.

Exhibit "B" to the Easement

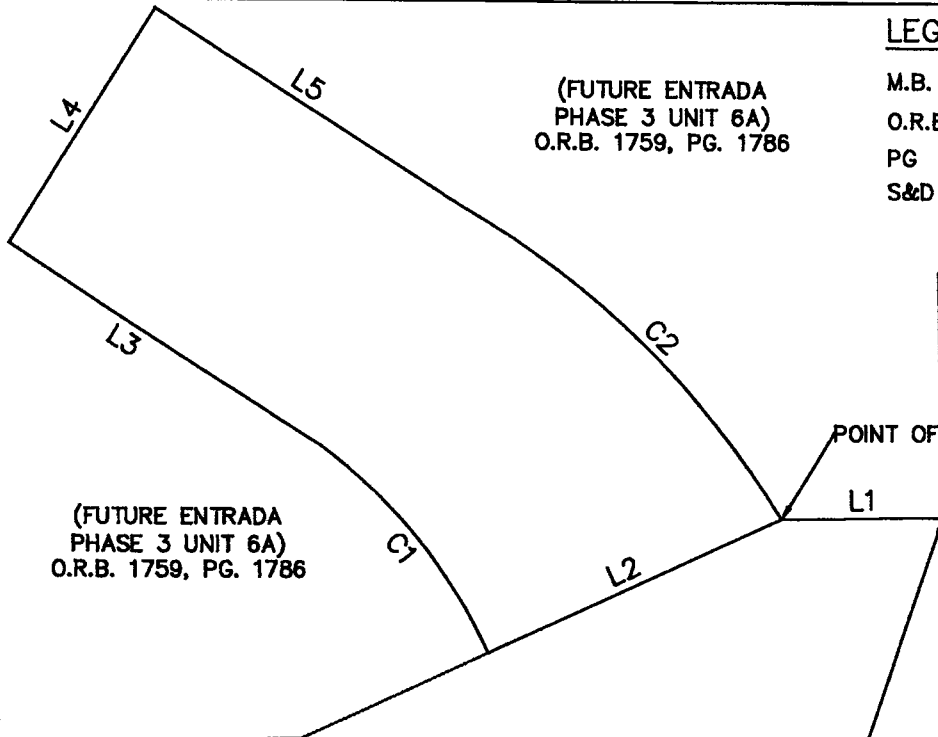
ACCESS SKETCH & LEGAL

COMMENCING AT THE NORTHEASTERLY CORNER OF ENTRADA PHASE 3 UNIT 5 AS RECORDED IN MAP BOOK 118, PAGES 28 THROUGH 31 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 89°25'50" W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE S 65°52'10" W, 70.12 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'56" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°45'47" W, 57.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.93 FEET; THENCE N 57°36'31" W, 79.65 FEET; THENCE N 32°23'29" E, 60.00 FEET; THENCE S 57°36'31" E, 79.65 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°48'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45°26'43" E, 95.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.22 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.



LEGEND

M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG PAGE
S&D SKETCH AND DESCRIPTION

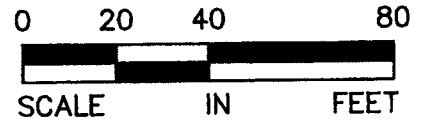
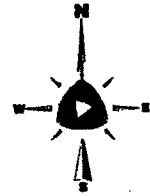
(FUTURE ENTRADA
PHASE 3 UNIT 6A)
O.R.B. 1759, PG. 1786

POINT OF COMMENCEMENT
NORTHEASTERLY CORNER OF ENTRADA PHASE 3 UNIT 5
MAP BOOK 118, PAGE(S) 28-31

Line Table		
Line #	Length	Direction
L1	35.00	S89°25'50"W
L2	70.12	S65°52'10"W
L3	79.65	N57°36'31"W
L4	60.00	N32°23'29"E
L5	79.65	S57°36'31"E

EASTERLY LINE OF
GOVERNMENT LOT 5,
OF SECTION 34

O.R.B. 4425, PG. 1015



O.R.B. 4440, PG. 1333

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	57.93	114.59	028°57'56"	N38°45'47"W	57.31
C2	96.14	184.74	029°48'57"	S45°26'43"E	95.06

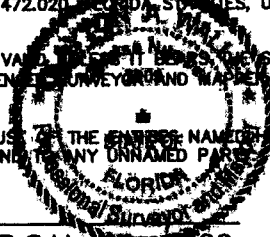
SEE SHEET NO. 2 FOR NOTES AND LEGEND

JOB NO. 321-0050
DRAFTER JTK
DATE 4/8/2023
SCALE 1" = 40'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.020, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTIREE NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

ACCESS S&D
SHEET NO. 1 OF 2

CLAYTON A. WALLEY, P.S.M. NO. 7209

MAP SHOWING

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEASTERLY CORNER OF ENTRADA PHASE 3 UNIT 5 AS RECORDED IN MAP BOOK 118, PAGES 28 THROUGH 31 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 89°25'50" W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE S 65°52'10" W, 70.12 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'56" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°45'47" W, 57.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.93 FEET; THENCE N 57°36'31" W, 79.65 FEET; THENCE N 32°23'29" E, 60.00 FEET; THENCE S 57°36'31" E, 79.65 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°48'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45°26'43" E, 95.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.22 ACRES, MORE OR LESS.

NOTES

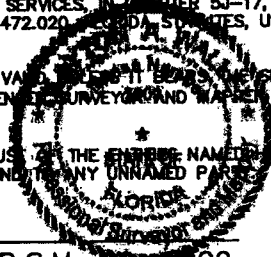
1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36°22'58" E.
2. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JOB NO. 321-0059
DRAFTER JTK
DATE 4/5/2023
SCALE 1" = 40'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.020, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTIRELY NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.



ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

ACCESS S&D
SHEET NO. 2 OF 2

CLAYTON A. WALLEY, P.S.M. NO. 7209

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

PROJECT: Entrada Phase 2 Unit 4

DR Horton Inc.-Jacksonville, 4220 Race Track Road St. Johns FL, 32259

Owners Name and Address, (the "Seller")

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

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

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

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 21 of March, 2023.

WITNESS:

OWNER:

[Signature]
Witness Signature

[Signature] JP
Owner Signature

JOSEPH WALTER
Witness Print Name

PHILIP A FREMENTO
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 21 day of March, 2023, by Philip A. Fremonto as owner for D.R. Horton, Jacksonville.

[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

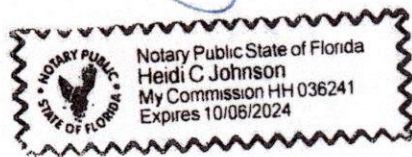




Exhibit "A" to the Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Entrada PH 2 Unit 4
 Contractor: Florida Roads Contracting LLC
 Developer: D. R. Horton INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18	LF	60	\$ 190.65	\$ 11,439.00
10" DR 18	LF	520	\$ 49.80	\$ 25,896.00
8" DR 18	LF	1100	\$ 45.98	\$ 50,578.00
6" DR 18	LF	1120	\$ 28.86	\$ 32,323.20
4" DR 18	LF	420	\$ 15.48	\$ 6,501.60
14" HDPE	LF	50	\$ 138.21	\$ 6,910.50
12" HDPE	LF	100	\$ 67.90	\$ 6,790.00
10" HDPE	LF	80	\$ 42.64	\$ 3,411.20
8" HDPE	LF	80	\$ 30.72	\$ 2,457.60
2" Poly	LF	400	\$ 9.19	\$ 3,676.00
Water Valves (Size and Type)				
12" Valve	Ea			\$ -
10" Valve	Ea	1	\$ 2,701.81	\$ 2,701.81
8" Valve	Ea	4	\$ 1,637.25	\$ 6,549.00
6" Valve	Ea	1	\$ 1,252.84	\$ 1,252.84
4" Valve	Ea	2	\$ 1,092.84	\$ 2,185.68
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	4	\$ 5,369.94	\$ 21,479.76
2" Flushing Hrdrant	Ea	4	\$ 1,766.51	\$ 7,066.04
				\$ -
Sevices (Size and Type)				
1" Long Double	Ea	10	\$ 1,384.01	\$ 13,840.10
1" Long Single	Ea	2	\$ 1,010.77	\$ 2,021.54
1" Short Double	Ea	25	\$ 1,267.09	\$ 31,677.25
1" Short Single	Ea	7	\$ 934.99	\$ 6,544.93
Total Water System Cost				\$ 245,302.05

\$ 245,302.05



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Entrada PH 2 Unit 4
Contractor:	Florida Roads Contracting LLC
Developer:	D. R. Horton INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 25	LF			\$ -
6" DR 18	LF	1460	\$ 26.01	\$ 37,974.60
8" SDR 11 HDPE	LF			\$ -
6" HDPE	LF	80	\$ 41.57	\$ 3,325.60
Sewer Valves (Size and Type)				
8" Valve	Ea			\$ -
6" Valve	Ea	2	\$ 910.73	\$ 1,821.46
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" DR 26	LF			\$ -
8" - SDR 26	LF	4480	\$ 57.49	\$ 257,555.20
	LF			\$ -
Laterals (Size and Type)				
6" SDR-26 to MH	EA	7	\$ 1,031.04	\$ 7,217.28
6" SDR-26 to 8" Main	EA	72	\$ 1,136.82	\$ 81,851.04
	EA			\$ -
	EA			\$ -
Manholes (Size and Type)				
Type A 0-4 foot deep	EA	2	\$ 5,026.91	\$ 10,053.82
Type A 4-6 foot deep	EA	6	\$ 5,566.69	\$ 33,400.14
Type A 6-8 foot deep	EA	3	\$ 5,353.57	\$ 16,060.71
Type A 8-10 foot deep	EA	1	\$ 6,028.07	\$ 6,028.07
Type A 12-14 foot deep	EA	4	\$ 7,028.33	\$ 28,113.32
Type A 14-16 foot deep	EA	2	\$ 9,171.77	\$ 18,343.54
Type J 6-8 foot deep	EA	1	\$ 8,322.28	\$ 8,322.28
Type J 8-10 foot deep	EA	1	\$ 8,497.22	\$ 8,497.22
Type J 14-16 foot deep	EA	2	\$ 17,246.58	\$ 34,493.16
Type J 16-18 foot deep	EA	1	\$ 18,883.23	\$ 18,883.23
	EA			\$ -
	EA			\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 127,913.78	\$ 127,913.78
Process Piping	Lump Sum	1	\$ 68,008.87	\$ 68,008.87
Process Structure	Lump Sum	1	\$ 39,000.00	\$ 39,000.00
Process Electrical Equipment	Lump Sum	1	\$ 100,407.09	\$ 100,407.09
Other Improvements	Lump Sum	1	\$ 80,725.68	\$ 80,725.68
Total Sewer System Cost				\$ 987,996.09



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

The undersigned lienor, in consideration of the sum

\$1,233,298.14

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

3/20/23 to D.R. Horton, Inc.-Jacksonville
Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR

Entrada Phase 2 Unit 4

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 20 day of MARCH, 2023

WITNESS:

John Peiffer
Witness Signature

John Peiffer
Print Witness Name

CONTRACTOR:

Lori Hicks
Lienor's Signature

Lori Hicks
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 20 day of MARCH, 2023, by LORI HICKS as CORPORATE SECRETARY for FLORIDA ROADS CONTRACTING, LLC.

Genon Bridges
Notary Public
My Commission Expires:

Personally Known or Produced Identification
Type of Identification Produced

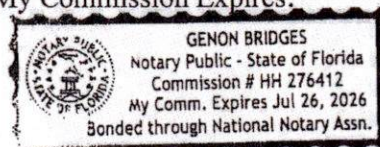




Exhibit "A" to the Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Entrada PH 2 Unit 4
 Contractor: Florida Roads Contracting LLC
 Developer: D. R. Horton INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18	LF	60	\$ 190.65	\$ 11,439.00
10" DR 18	LF	520	\$ 49.80	\$ 25,896.00
8" DR 18	LF	1100	\$ 45.98	\$ 50,578.00
6" DR 18	LF	1120	\$ 28.86	\$ 32,323.20
4" DR 18	LF	420	\$ 15.48	\$ 6,501.60
14" HDPE	LF	50	\$ 138.21	\$ 6,910.50
12" HDPE	LF	100	\$ 67.90	\$ 6,790.00
10" HDPE	LF	80	\$ 42.64	\$ 3,411.20
8" HDPE	LF	80	\$ 30.72	\$ 2,457.60
2" Poly	LF	400	\$ 9.19	\$ 3,676.00
Water Valves (Size and Type)				
12" Valve	Ea			\$ -
10" Valve	Ea	1	\$ 2,701.81	\$ 2,701.81
8" Valve	Ea	4	\$ 1,637.25	\$ 6,549.00
6" Valve	Ea	1	\$ 1,252.84	\$ 1,252.84
4" Valve	Ea	2	\$ 1,092.84	\$ 2,185.68
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	4	\$ 5,369.94	\$ 21,479.76
2" Flushing Hdrant	Ea	4	\$ 1,766.51	\$ 7,066.04
				\$ -
Sevicas (Size and Type)				
1" Long Double	Ea	10	\$ 1,384.01	\$ 13,840.10
1" Long Single	Ea	2	\$ 1,010.77	\$ 2,021.54
1" Short Double	Ea	25	\$ 1,267.09	\$ 31,677.25
1" Short Single	Ea	7	\$ 934.99	\$ 6,544.93
Total Water System Cost				\$ 245,302.05

\$ 245,302.05



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Entrada PH 2 Unit 4
 Contractor: Florida Roads Contracting LLC
 Developer: D. R. Horton INC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 25	LF			\$ -
6" DR 18	LF	1460	\$ 26.01	\$ 37,974.60
8" SDR 11 HDPE	LF			\$ -
6" HDPE	LF	80	\$ 41.57	\$ 3,325.60
Sewer Valves (Size and Type)				
8" Valve	Ea			\$ -
6" Valve	Ea	2	\$ 910.73	\$ 1,821.46
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" DR 26	LF			\$ -
8" - SDR 26	LF	4480	\$ 57.49	\$ 257,555.20
	LF			\$ -
Laterals (Size and Type)				
6" SDR-26 to MH	EA	7	\$ 1,031.04	\$ 7,217.28
6" SDR-26 to 8" Main	EA	72	\$ 1,136.82	\$ 81,851.04
	EA			\$ -
	EA			\$ -
Manholes (Size and Type)				
Type A 0-4 foot deep	EA	2	\$ 5,026.91	\$ 10,053.82
Type A 4-6 foot deep	EA	6	\$ 5,566.69	\$ 33,400.14
Type A 6-8 foot deep	EA	3	\$ 5,353.57	\$ 16,060.71
Type A 8-10 foot deep	EA	1	\$ 6,028.07	\$ 6,028.07
Type A 12-14 foot deep	EA	4	\$ 7,028.33	\$ 28,113.32
Type A 14-16 foot deep	EA	2	\$ 9,171.77	\$ 18,343.54
Type J 6-8 foot deep	EA	1	\$ 8,322.28	\$ 8,322.28
Type J 8-10 foot deep	EA	1	\$ 8,497.22	\$ 8,497.22
Type J 14-16 foot deep	EA	2	\$ 17,246.58	\$ 34,493.16
Type J 16-18 foot deep	EA	1	\$ 18,883.23	\$ 18,883.23
	EA			\$ -
	EA			\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 127,913.78	\$ 127,913.78
Process Piping	Lump Sum	1	\$ 68,008.87	\$ 68,008.87
Process Structure	Lump Sum	1	\$ 39,000.00	\$ 39,000.00
Process Electrical Equipment	Lump Sum	1	\$ 100,407.09	\$ 100,407.09
Other Improvements	Lump Sum	1	\$ 80,725.68	\$ 80,725.68
Total Sewer System Cost				\$ 987,996.09

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

Date: December 8, 2022
Project Title: Entrada Phase 2 Unit 4
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:

Lori Hicks
Print Contractor's Name

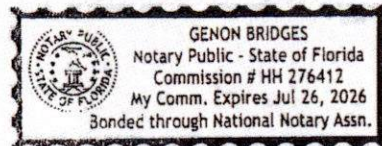
Lori Hicks
Contractor's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 10 day of JANUARY, 2023, by LORI HICKS as CORPORATE SECRETARY 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
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

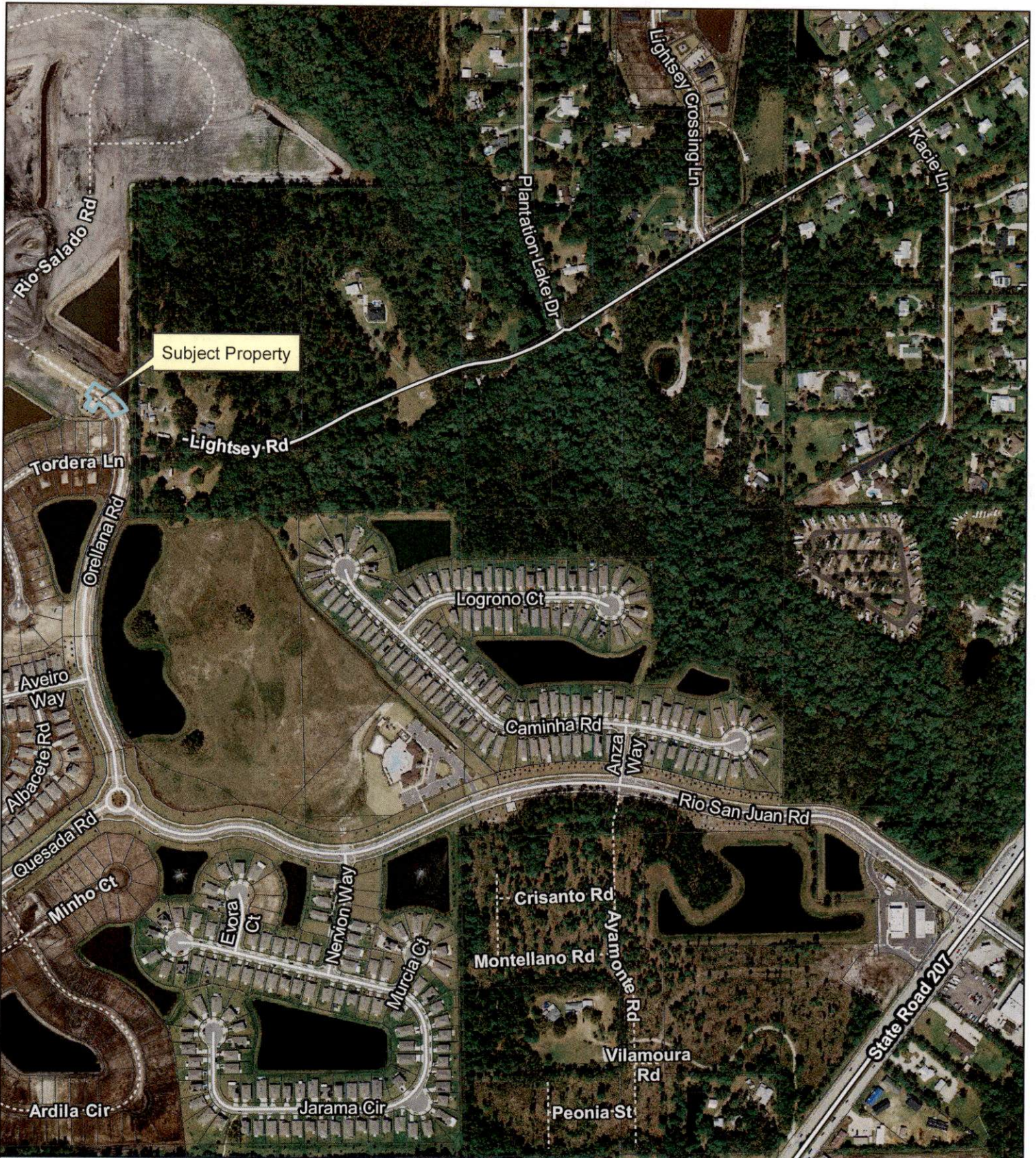
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: November 7, 2023
SUBJECT: Entrada Phase 2 – Unit 4 (ASBULT 2023000029)

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, Warranty and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Entrada Phase 2 – Unit 4.

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: 11/22/2023

Entrada Phase 2
Unit 4

**Special Warranty Deed,
Easement for Utilities, Bill
of Sale, Schedule of
Values, Final Release of
Lien and Warranty**



Land Management
Systems
(904) 209-1276

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