

RESOLUTION NO. 2024-9

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE MARKETPLACE LOT 8 COMMERCIAL (BEST BET) LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, ADE 893, LLC, a Florida limited liability company has executed and presented to the County an Easement for Utilities associated with the water and sewer system to serve Marketplace Lot 8 Commercial (Best Bet) located off State Road 207, attached hereto as Exhibit “A” incorporated by reference and made a part hereof; and

WHEREAS, ADE 8983, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Marketplace Lot 8 Commercial (Best Bet), attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, DNS 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 Marketplace Lot 8 Commercial (Best Bet), attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

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

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

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

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

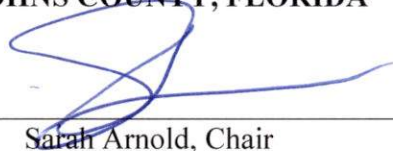
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

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

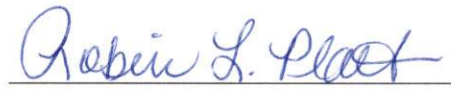
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: _____



Sarah Arnold, Chair

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


Deputy Clerk

Rendition Date: _____

JAN 18 2024



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

Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 4th day of May, 2022
by ADP 893, LLC, with an address of
201 Monument Rd, Jacksonville, 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". FL 32225

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or

desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

2. **WATER SYSTEM** - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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

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

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

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

Signed, sealed and delivered
In the presence of:

Wendy Alexaitis
Witness Signature

Wendy Alexaitis
Print Name

Sheri L. Rupp
Witness Signature

Sheri L. Rupp
Print Name

By: Jamie C. Shelton
Print Name: Jamie C. Shelton
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means
of physical presence or online notarization, this 19th day of

April, 2020, by Jamie C. Shelton as President
for _____

CHARLINE E. SMALL
Notary Public, State of Florida
My Comm. Expires 09/08/2022
Commission No. GG244120

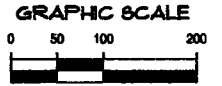
Charline E. Small
Notary Public
My Commission Expires: 09/08/2022

Personally Known or Produced Identification
Type of Identification Produced

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 66°51'47" E	10.00'(C)
L2	S 23°08'13" E	10.00'(C)
L3	S 66°51'47" W	10.00'(C)
L4	N 23°08'13" W	10.00'(C)

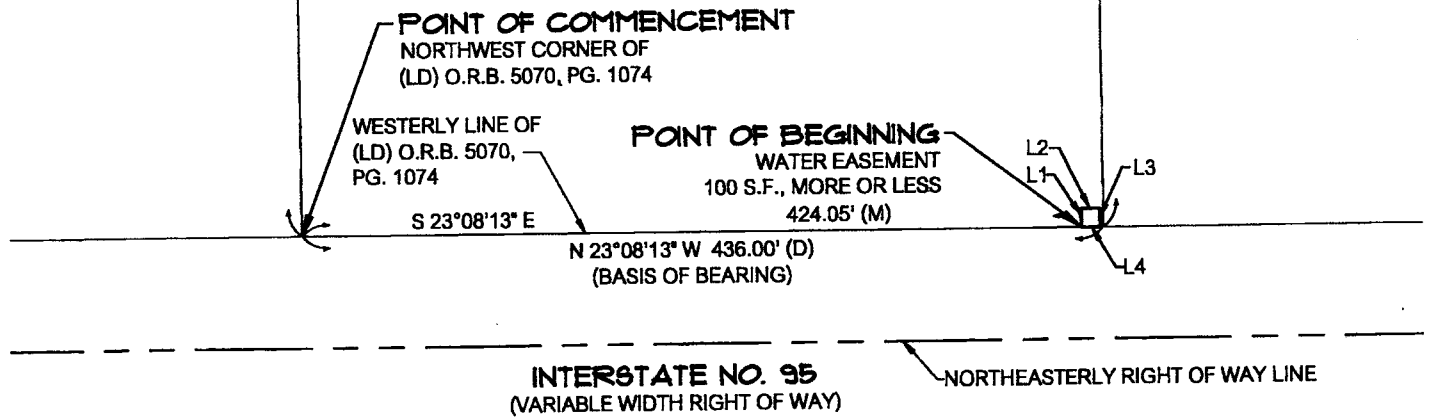
N 66°51'47" E 826.00' (C)

S 66°51'47" W 826.00' (C)

PARCEL ID: 1363130000
O.R.B. 4895, PG. 102

PARCEL ID: 1363140000
800 MARKETPLACE DR
ST AUGUSTINE, FLORIDA 32084
O.R.B. 5070, PG. 1074
O.R.B. 5127, PG. 1625

PARCEL ID: 1363100000
O.R.B. 3329, PG. 576



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
RW = RIGHT OF WAY
(C) = CALCULATED DATA
(D) = DATA BASED ON DEED OF RECORD
(LD) = LANDS DESCRIBED IN

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED
ON A VALUE OF N 23°08'10" W THE
NORTHEASTERLY RIGHT OF WAY LINE OF
INTERSTATE NO. 95.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

STELLAR ENGINEERING

SHEET NO.: 1 OF 1	This map prepared by: Certificate of Authorization No. L.S. 6073 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	KEVIN W. HEWETT Professional Surveyor & Mapper Fla. License No. 6083	DATE 03-31-2022 TECHNICIAN KFB CHECKED BY: KWH PROJECT NUMBER: 21-0224	SCALE 1" = 100' VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	 8485 Merchants Way, Ste. 102 Jacksonville, Florida 32222 (904) 519-6621 www.chw-inc.com est. 1988 FLORIDA CA-9075
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LEGAL DESCRIPTION



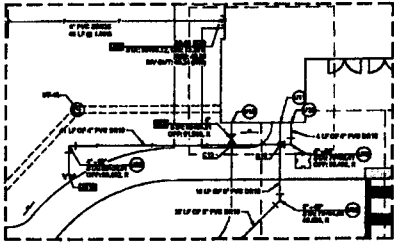
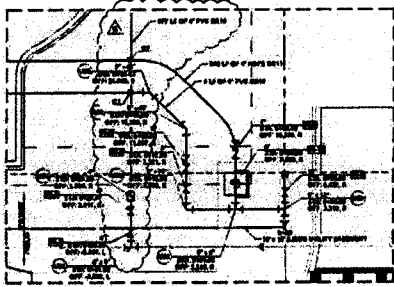
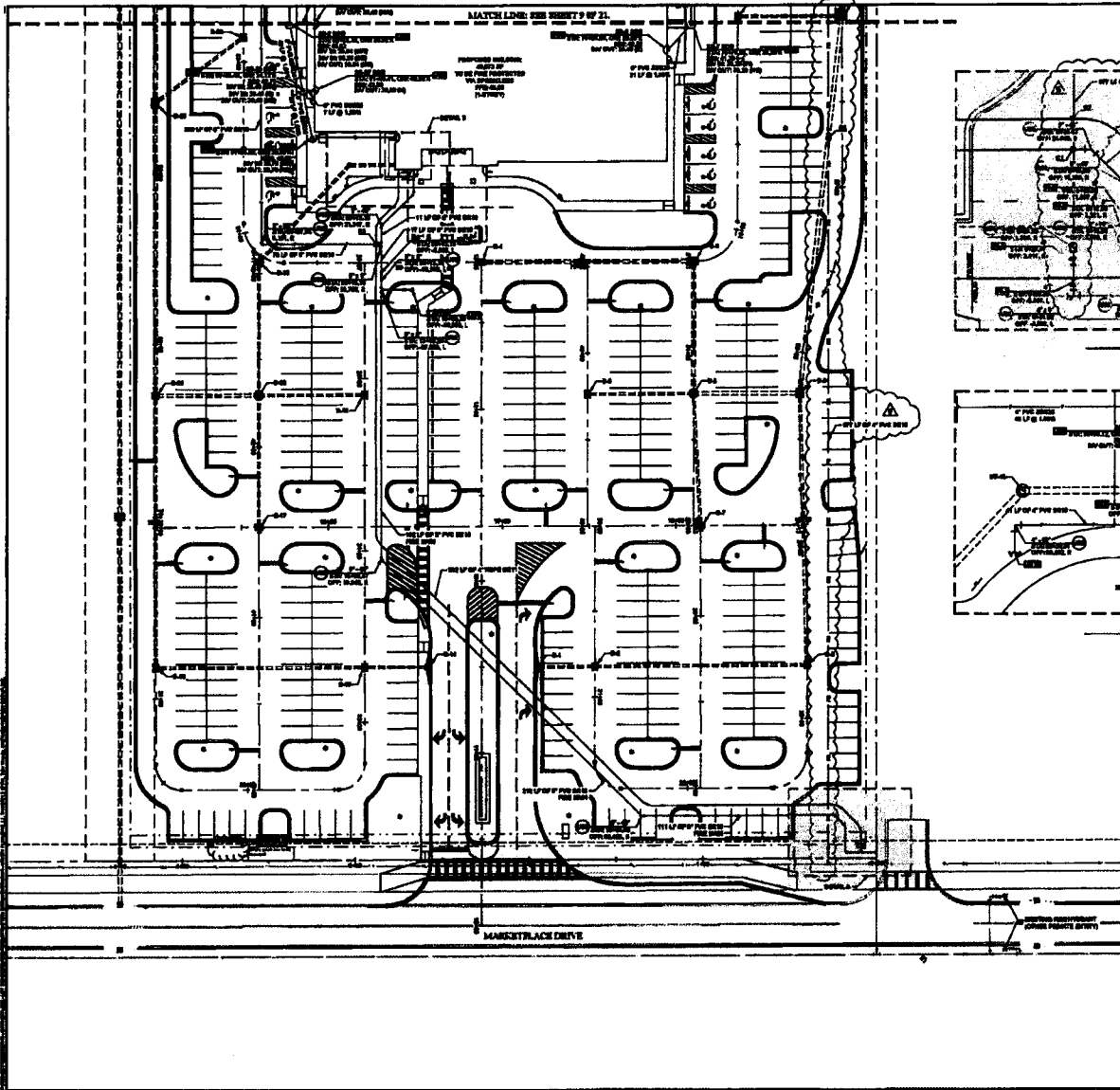
DATE: 03-31-2022
CLIENT: STELLAR ENGINEERING
PROJECT NAME: BEST BET ST. AUGUSTINE
PROJECT NO: 21-0224
DESCRIPTION FOR: WATER EASEMENT

AN EASEMENT LYING ON A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5070, PAGE 1074, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING SITUATED IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, SAID ST. JOHNS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5070, PAGE 1074; THENCE ALONG THE WESTERLY LINE OF SAID LANDS, SOUTH 23°08'13" EAST, A DISTANCE OF 424.05 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 66°51'47" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 23°08'13" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66°51'47" WEST, A DISTANCE OF 10.00 FEET TO THE AFOREMENTIONED WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5070, PAGE 1074; THENCE ALONG THE WESTERLY LINE OF SAID LANDS, NORTH 23°08'13" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 100.00 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**



- UTILITY DETAILS**
- 1. EXISTING INFRASTRUCTURE
 - 2. NEW UTILITY LINES AND FITTINGS
 - 3. UTILITY STRUCTURES
 - 4. UTILITY VALVES
 - 5. UTILITY MANHOLES
 - 6. UTILITY TRENCHES
 - 7. UTILITY CONDUITS
 - 8. UTILITY PIPES
 - 9. UTILITY FITTINGS
 - 10. UTILITY CONNECTIONS
- UTILITY NOTES**
1. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 2. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 3. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 4. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 5. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 6. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 7. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 8. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 9. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 10. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).

- EXISTING UTILITIES**
1. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
 2. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
- NOTES**
1. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 2. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).
 3. ALL UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72), AND THE NATIONAL PLUMBING CODE (IPC).

CONCRETE TABLE

ITEM	QTY	UNIT	DESCRIPTION
1	1	EA	CONCRETE
2	1	EA	CONCRETE
3	1	EA	CONCRETE
4	1	EA	CONCRETE
5	1	EA	CONCRETE
6	1	EA	CONCRETE
7	1	EA	CONCRETE
8	1	EA	CONCRETE
9	1	EA	CONCRETE
10	1	EA	CONCRETE

UTILITY PLAN

ST. JOHNS MARKETPLACES LOT 8 COMMERCIAL

ST. JOHNS COUNTY

PREPARED BY: [Name]

DATE: [Date]

MATTHEWS DESIGN GROUP

1212 MARKETPLACE DRIVE, SUITE 100, ST. JOHNS, GA 30253

PHONE: 770.421.1111 FAX: 770.421.1112

WWW.MATTHEWSDG.COM

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

PROJECT: bestbet (Marketplace Lot 8) 800 Marketplace Dr. St. Augustine, FL 32084

ADE 893, LLC 455 Park Avenue Orange Park, FL 32073

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 15th of August, 20 22.

WITNESS:

Rhonda C Williams
Witness Signature

Rhonda C Williams
Witness Print Name

OWNER:

Jamie C Shelton
Owner Signature

Jamie C. Shelton
Owner Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 15th day of August, 20 22, by Jamie Shelton as President for ADE 893, LLC.

Charline E. Small
Notary Public
My Commission Expires: 09/08/2022

Personally Known or Produced Identification
Type of Identification Produced

CHARLINE E. SMALL
Notary Public, State of Florida
My Comm. Expires 09/08/2022
Commission No. GG244120

Exhibit "A" to the Bill of Sale

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

Project Name:	Best Bet (Marketplace Lot 8)
Contractor:	DNS Contracting LLC
Developer:	Stellar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" DR - 18	LF	7	\$ 216.89	\$ 1,518.23
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
4" Meter & Box (3 Gate Valves Included)	Ea	1	\$ 12,358.05	\$ 12,358.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 13,876.28



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

The undersigned lienor, in consideration of the sum

\$13,876.28

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

8/11/2022

to **ADE**

Date

Developer's/Owner's Name)

to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Bestbet (Marketplace Lot 8)**

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 17th day of August, 2022

WITNESS:

Witness Signature

Nicole Fernandez

Print Witness Name

OWNER:

Lienor's Signature

David Sundstrom

Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of August, 2022, by Chris Davis as Project Manager for DNS Contracting LLC

Notary Public

My Commission Expires: 12/05/2022

Personally Known or Produced Identification
Type of Identification Produced

KATHERYN A. DONALDSON
Notary Public, State of Florida
My Comm. Expires 12/05/2022
Commission No. GG280796

Exhibit "A" to the Final Release of Lien

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

Project Name: Best Bet (Marketplace Lot 8)
 Contractor: DNS Contracting LLC
 Developer: Stellar

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" DR - 18	LF	7	\$ 216.89	\$ 1,518.23
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
4" Meter & Box (3 Gate Valves Included)	Ea	1	\$ 12,358.05	\$ 12,358.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 13,876.28

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

Date: 8/11/2022
Project Title: Best Bet (Marketplace Lot 8)
FROM: DNS Contracting LLC
Contractor's Name
Address: 1517 Faye Road
Jacksonville FL 32218

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

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

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

Contractor:

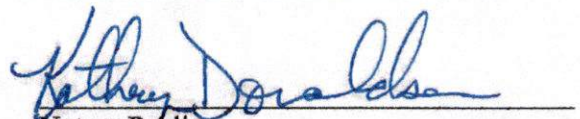
David Sundstrom

Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 11th day of August, 2022, by
Chris Davis as Project Manager for
DNS Contracting LLC


Notary Public
My Commission Expires: 12/05/2022

Personally Known or Produced Identification
Type of Identification Produced

KATHERYN A. DONALDSON
Notary Public, State of Florida
My Comm. Expires 12/05/2022
Commission No. GG280796



**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: Marketplace Lot 8 Commercial (Best Bet) (ASBULT 2022000071)

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Marketplace Lot 8 Commercial (Best Bet).

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

Your support and cooperation as always are greatly appreciated.



Subject Property

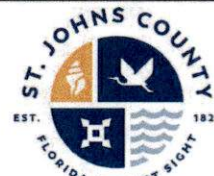


2023 Aerial Imagery

Date: 12/21/2023

**Marketplace Lot 8
Commercial (BEST BET)**

**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 herein.