

RESOLUTION NO. 2024-91

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE PONTE VEDRA SELF STORAGE LOCATED OFF STATE ROAD A1A NORTH.

RECITALS

WHEREAS, Marsh Cove Land Trust u/t/a dated March 19, 2003 and 115 Professional Drive, LLC, a Florida limited liability company, have executed and presented to the County Easements for Utilities associated with the water system to serve Ponte Vedra Self Storage, attached hereto as Exhibits “A” and “B”; incorporated by reference and made a part hereof; and

WHEREAS, PVB Secure Solutions, 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 Ponte Vedra Self Storage, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; and

WHEREAS, ACS Utilities, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Ponte Vedra Self Storage, 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 5th day of March, 2024.

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

By: _____



Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk

Rendition Date: MAR 05 2024



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this ^{30th} day of March, 2023 **SOUTHEASTERN PROPERTY INVESTMENTS, LLC**, a Florida limited liability company, as Trustee of **MARSH COVE LAND TRUST** u/t/a dated March 19, 2003, with an address of 1 Sleiman Parkway, Suite 270, Jacksonville, FL 32216, 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 water distribution system and sanitary sewage collection system, 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. Grantor and Grantee acknowledge that Grantee has access to the Easement Area from the public right-of-way, without need for an additional easement for ingress and egress. 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 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. 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.

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:

SOUTHEASTERN PROPERTY
INVESTMENTS, LLC, a Florida
Limited liability company, as Trustee of
MARSH COVE LAND TRUST
u/t/a dated March 19, 2002

1 Sleiman Parkway, Ste. 270
Jacksonville, FL 32216
WITNESS ADDRESS

WITNESSES:

David E. Bryan
Print Name: DAVID E. BRYAN

Francine Harris
Print Name: Francine Harris

By: [Signature]
Michael W. Herzberg, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 30th day of March, 2023 by Michael W. Herzberg, as Vice President of Southeastern Property Investments, LLC, a Florida limited liability company, on behalf of the company as Trustee of Marsh Cove Land Trust u/t/a dated March 19, 2003.



Michael Kohoutek
Notary Public Michael Kohoutek
Commission Number: HH104653
My Commission Expires: 3-15-25

X Personally Known or
— Produced Identification
Type of Identification Produced _____



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

February 28, 2023

Work Order No. 23-059.00
File No. 129D-21.00A

Utility Easement 1

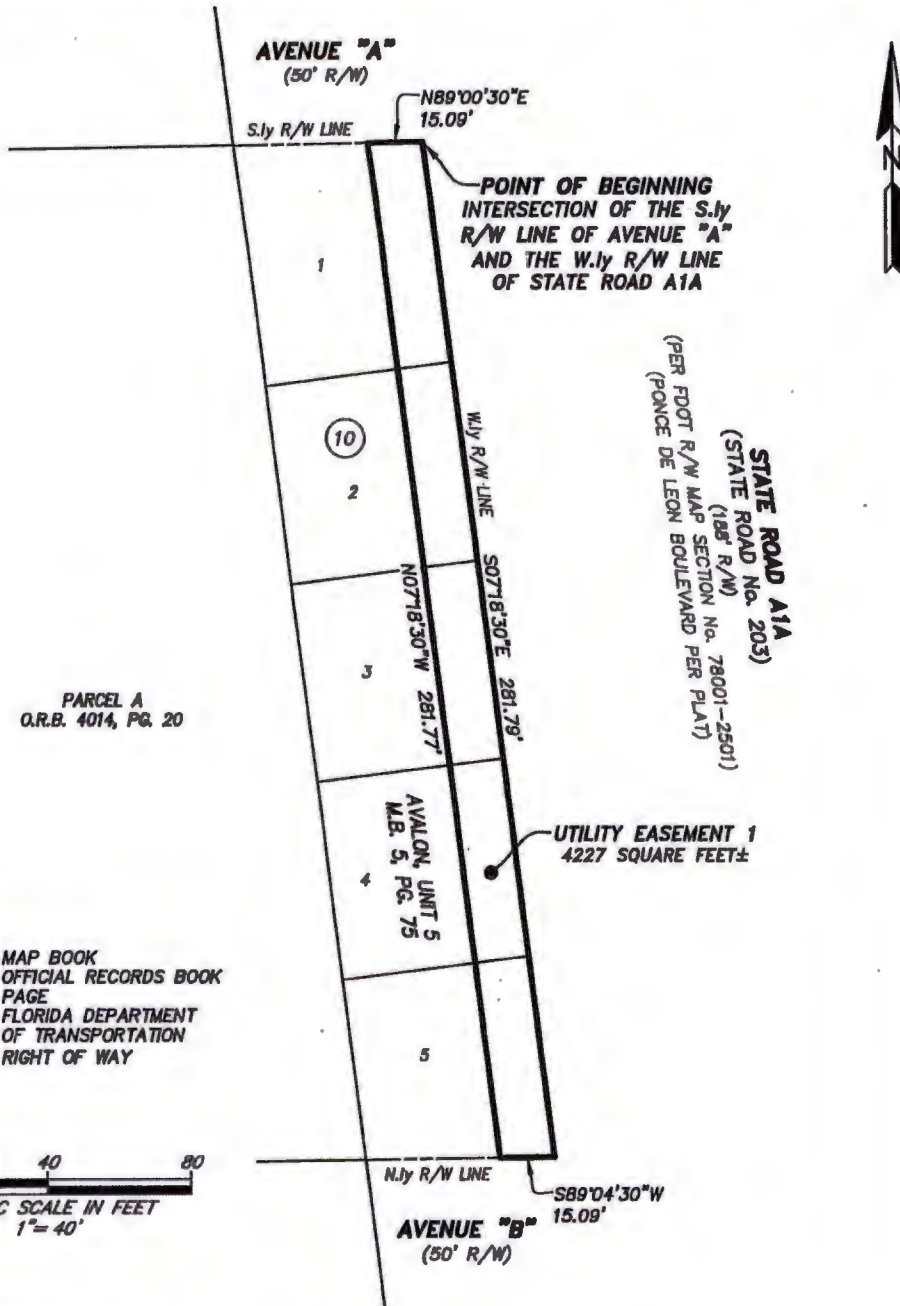
A portion of Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being a portion of Lots 1 through 5, Block 10, as depicted on Avalon, Unit 5, a plat recorded in Map Book 5, page 75, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Avenue "A", a 50 foot right of way as presently established, and the Westerly right of way line of State Road A1A, a 188 foot right of way as presently established; thence South 07°18'30" East, along said Westerly right of way line, 281.79 feet to its intersection with the Northerly right of way line of Avenue "B", a 50 foot right of way as presently established; thence South 89°04'30" West, departing said Westerly right of way line and along said Northerly right of way line, 15.09 feet; thence North 07°18'30" West, departing said Northerly right of way line, 281.77 feet to a point lying on said Southerly right of way line of Avenue "A"; thence North 89°00'30" East, along said Southerly right of way line, 15.09 feet to the Point of Beginning.

Containing 4227 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF LOTS 1 THROUGH 5, BLOCK 10, AS DEPICTED ON AVALON, UNIT 5, A PLAT RECORDED IN MAP BOOK 5, PAGE 75, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A AS BEING SOUTH 07°18'30" 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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=40'
DATE: FEBRUARY 28, 2023
ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511

Exhibit "B" to the Resolution

Prepared by and return to:
Charlee L. Miska
Peek & Miska
200 E Forsyth St
Jacksonville, Florida 32202

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 23 day of March 2023 by 115 Professional Drive LLC, a Florida limited liability company, with an address of 6000C Sawgrass Village Circle, Ponte Vedra Beach, Florida 32082, 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 water distribution and sanitary sewage collection system, 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. Grantor and Grantee acknowledge that Grantee has access to the Easement Area from the public right-of-way, without need for an additional easement for ingress and egress. 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.

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.

6000 Sawgrass Village Cir. 6000 Sawgrass Village Cir.
Ponte Vedra Beach FL 32082 Ponte Vedra Beach, FL 32082
WITNESS ADDRESS WITNESS ADDRESS

WITNESSES:


Print Name: Lisa Graham


Print Name: Daniel Schwartz

GRANTOR:

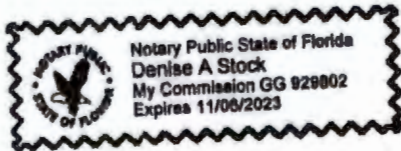
115 Professional Drive LLC

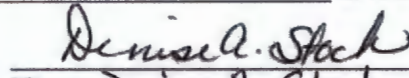
By: Overlook II & III Investments LLC, its
Manager

By: 
Lisa Taylor, Manager

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of X physical presence or
 online notarization, this 23 day of March, 2023 by Lisa Taylor as Manager of
Overlook II & III Investments LLC, a Florida limited liability company, on behalf of the company,
who is personally known to me or has produced as identification.




Name: Denise A. Stock



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

EXHIBIT A

February 28, 2023

Work Order No. 23-059.00
File No. 129D-21.00B

Utility Easement 2

A portion of Section 16, Township 3 South, Range 29 East, St. Johns County, Florida, being a portion of Lots 1 through 5, Block 9, as depicted on Avalon, Unit 5, a plat recorded in Map Book 5, page 75, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Avenue "B", a 50 foot right of way as presently established, and the Westerly right of way line of State Road A1A, a 188 foot right of way as presently established; thence South 07°18'30" East, along said Westerly right of way line, 281.76 feet to its intersection with the Northerly right of way line of Avenue "C", a 50 foot right of way as presently established; thence South 89°05'30" West, departing said Westerly right of way line and along said Northerly right of way line, 15.09 feet; thence North 07°18'30" West, departing said Northerly right of way line, 281.76 feet to a point lying on said Southerly right of way line of Avenue "B"; thence North 89°04'30" East, along said Southerly right of way line, 15.09 feet to the Point of Beginning.

Containing 4226 square feet, more or less.

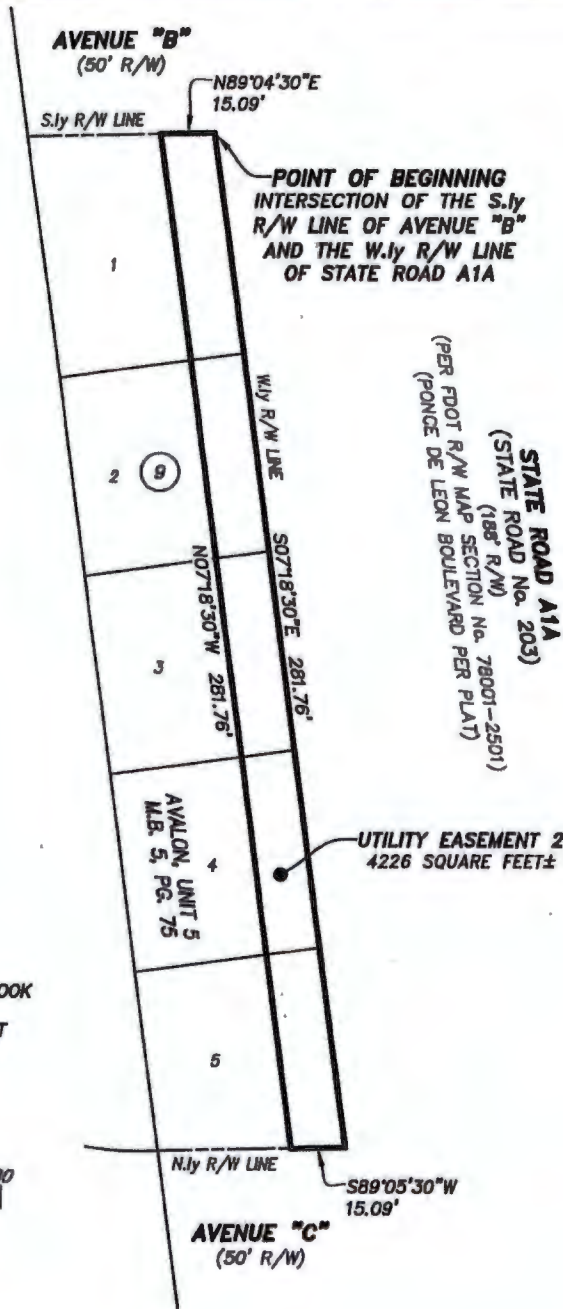
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF LOTS 1 THROUGH 5, BLOCK 9, AS DEPICTED ON AVALON, UNIT 5, A PLAT RECORDED IN MAP BOOK 5, PAGE 75, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



OVERALL
O.R.B. 3635, PG. 965

LEGEND:
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
R/W RIGHT OF WAY



STATE ROAD A1A
(STATE ROAD No. 203)
(188' R/W)
(PER FDOT MAP SECTION No. 78001-2501)
(PONCE DE LEON BOULEVARD PER PLAT)

UTILITY EASEMENT 2
4226 SQUARE FEET±

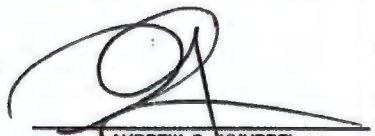
GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A1A AS BEING SOUTH 07°18'30" EAST.

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SCALE: 1"=40'
DATE: FEBRUARY 28, 2023


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

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

PROJECT: PONTE VEDRA SELF STORAGE

PVB Secure Solutions, LLC, 200 E Forsyth Street, Suite 114, Jacksonville, FL 32202

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 7th of SEPTEMBER 2023.

WITNESS:

[Signature]
Witness Signature

[Print Name]
Witness Print Name

OWNER: PVB Secure Solutions, LLC

[Signature]
Owner Signature

MIKE MASCHMEYER
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 07 day of September, 2023, by William Michael Maschmeyer as Owner for Property.

[Signature]
Notary Public Jan Mauricio Robertson
My Commission Expires: 06/11/2024

Personally Known or Produced Identification
Type of Identification Produced Driver License

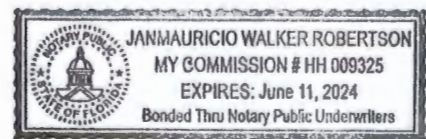




Exhibit "A" to the Bill of Sale
St. Johns County Utility Department

Asset Management
 Schedule of Values

Exhibit A - Schedule of Values for Ponte Vedra Self Storage

Project Name: Ponte Vedra Self Storage
 Contractor: ACS Utilities, LLC
 Developer: PAR Builders

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" HDPE Pipe DR11	LF	824	\$ 2,804.00	\$ 26,905.00
8" DR18 C900	LF	50	\$ 24.00	\$ 1,200.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8x8 Tapping Sleeve/Valve	Ea	1	\$ 1,620.00	\$ 1,620.00
6" Gate Valve American Flow Control	Ea	3	\$ 725.00	\$ 2,175.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" American Flow Control	Ea	2	\$ 1,975.00	\$ 3,950.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Meter Box	Ea	1	\$ 255.00	\$ 255.00
Curb Stop	Ea	1	\$ 356.00	\$ 356.00
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 36,461.00



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

The undersigned lienor, in consideration of the sum

30,461.00

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

9/8/2023

to PVB Secure

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Ponte Vedra Self Storage

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 8 day of September, 2023

WITNESS:

[Signature]

Witness Signature

Timothy Hale

Print Witness Name

CONTRACTOR:

[Signature]

Lienor's Signature

Donald Knight

Print Lienor's Name

STATE OF

Florida

COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of September, 2023, by

Donald Knight

as Managing Member

for

ACS Utilities, LLC

[Signature]

Notary Public

My Commission Expires: 11/13/2023

Personally known or Produced for Identification Type of Identification Produced

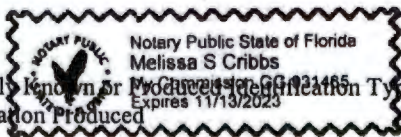




Exhibit "A" to the Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Exhibit A - Schedule of Values for Ponte Vedra Self Storage

Project Name:	Ponte Vedra Self Storage
Contractor:	ACS Utilities, LLC
Developer:	PAR Builders

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
10" HDPE Pipe DR11	824	\$ 2,804.00	\$ 26,905.00
8" DR18 C900	50	\$ 24.00	\$ 1,200.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Water Valves (Size and Type)			
8x8 Tapping Sleeve/Valve	1	\$ 1,620.00	\$ 1,620.00
6" Gate Valve American Flow Control	3	\$ 725.00	\$ 2,175.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Hydrants Assembly (Size and Type)			
6" American Flow Control	2	\$ 1,975.00	\$ 3,950.00
		\$ -	\$ -
		\$ -	\$ -
Sevices (Size and Type)			
Meter Box	1	\$ 255.00	\$ 255.00
Curb Stop	1	\$ 356.00	\$ 356.00
		\$ -	\$ -
		\$ -	\$ -
Total Water System Cost			\$ 36,461.00

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

Date: 9/7/2023
Project Title: Ponte Vedra Self Storage
FROM: ACS Utilities, LLC
Contractor's Name
Address: 3907 Edgewood Drive
Jacksonville FL
32254
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:

Donald Knight
Print Contractor's Name

Donald Knight
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 7 day of September, 2023, by
Donald Knight as Managing Member for
ACS Utilities, LLC



Melissa Cribbs
Notary Public
My Commission Expires: 11/13/2023

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

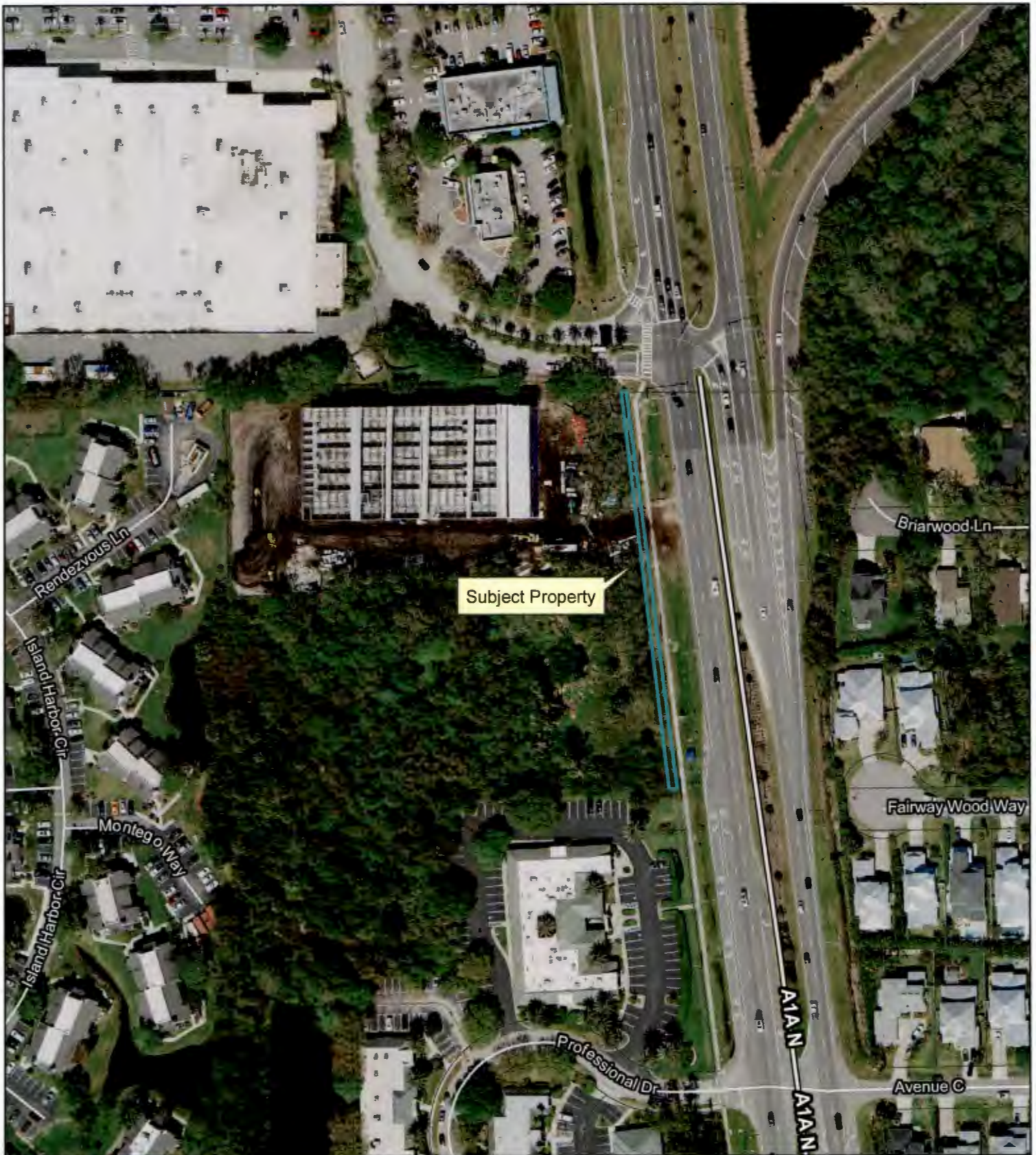
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: January 18, 2024
SUBJECT: Ponte Vedra Self Storage

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 Ponte Vedra Self Storage.

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: 1/26/2024

Ponte Vedra Self Storage

**Easements for Utilities,
Bill of Sale, Final Release
of Lien and Warranty**



Land Management
Systems

(904) 209-1276

Disclaimer:
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