

RESOLUTION NO. 2025- 270

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER AND SEWER SYSTEMS TO SERVE TERRA PINES RESERVE SUBDIVISION PHASE 3.

RECITALS

WHEREAS, Terra Pines-South, LLC., has executed and presented to St. Johns County an Easement for Utilities for water and sewer systems, attached hereto as Exhibit “A” and a Bill of Sale with Schedule of values, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Terra Pines Reserve Subdivision Phase 3; and

WHEREAS, W. Gardner, LLC., has executed a Final Release of Lien and Warranty for work associated with water and sewer systems to serve Terra Pines Reserve Subdivision Phase 3, attached hereto as Exhibits “C” and “D” incorporated by reference and made 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 Board of County Commissioners hereby accepts Easement for Utilities, the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

Section 3. To the extent that there are typographical 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 is instructed to record the Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of August, 2025.

Rendition Date AUG 05 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7th day of March, 2025 by Terra Pines - South, LLC, with an address of 506 Main Street, 3rd Floor, Gaithersburg, MD 20878, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the 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. This easement is for water and 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.

(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 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. Grantee hereby preserves all rights, privileges and immunities of the Grantee as set forth in 768.28, Florida Statutes.

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 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this

Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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

Signed, sealed and delivered

In the presence of:

Angela B. Massengill
Witness Signature

Angela B. Massengill
Print Name

59 E. Paige Wynd Dr.

Angier NC 27501
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness Signature

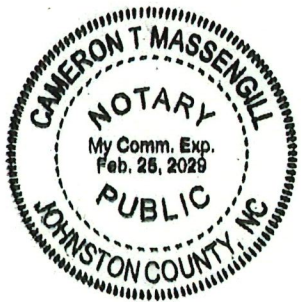
Joseph Natelli
Print Name

1903 N. Harrison Ave, Suite 101

Cary NC 27513
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF NC
COUNTY OF Johnston

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 7th day of March, 2025, by Brian Massengill, who is Authorized Person of Terra Pines - South, LLC. Such person is personally known to me or has produced _____ as identification.



Cameron T. Massengill
Notary Public
My Commission Expires: Feb. 25, 2029

Exhibit A

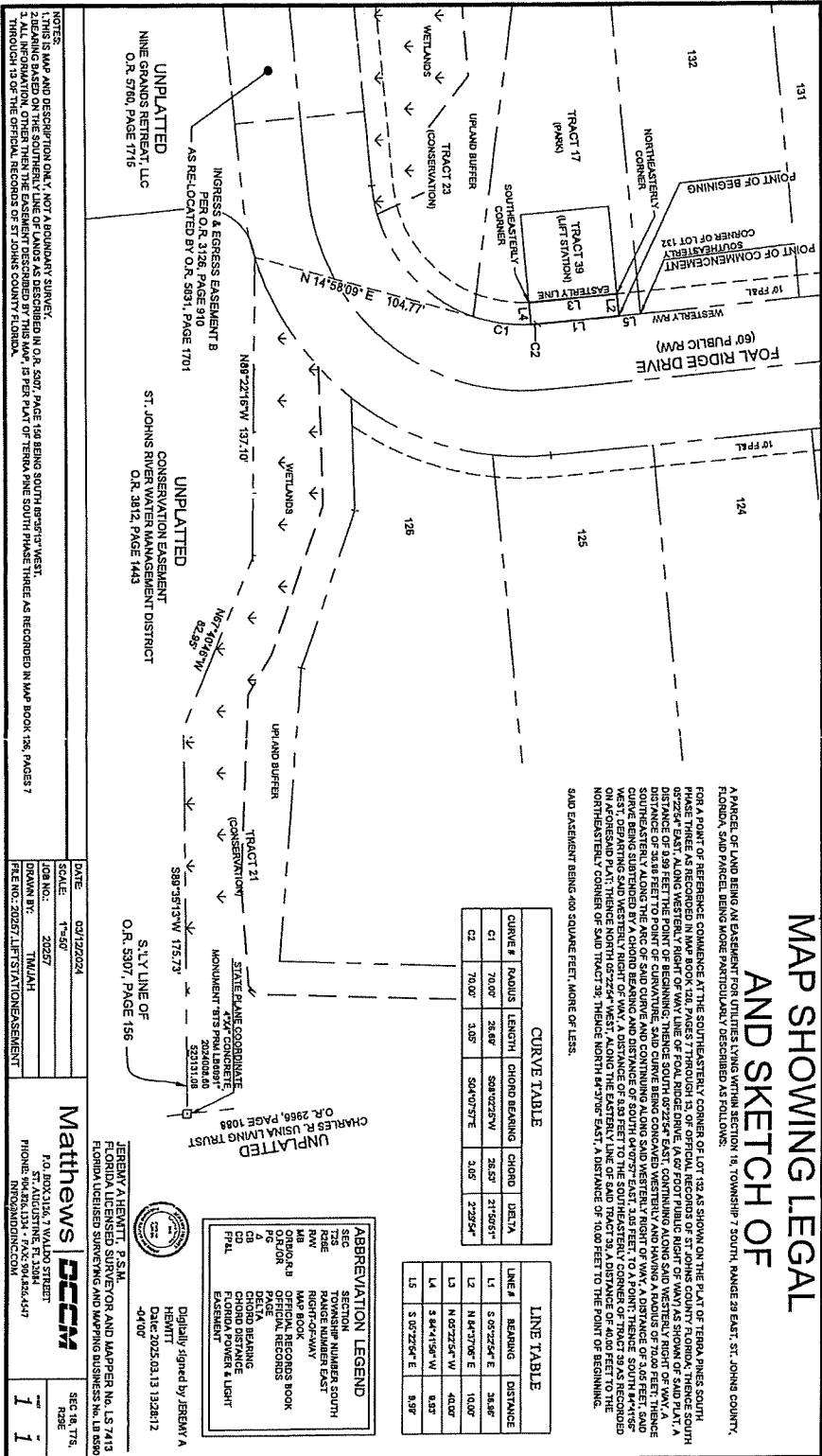
Easement Area

A PARCEL OF LAND BEING AN EASEMENT FOR UTILITIES LYING WITHIN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 132 AS SHOWN ON THE PLAT OF TERRA PINES SOUTH PHASE THREE AS RECORDED IN MAP BOOK 126, PAGES 7 THROUGH 13, OF OFFICIAL RECORDS OF ST JOHNS COUNTY FLORIDA; THENCE SOUTH 05°22'54" EAST, ALONG WESTERLY RIGHT OF WAY LINE OF FOAL RIDGE DRIVE, (A 60' FOOT PUBLIC RIGHT OF WAY) AS SHOWN OF SAID PLAT, A DISTANCE OF 9.99 FEET THE POINT OF BEGINNING; THENCE SOUTH 05°22'54" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 36.96 FEET TO POINT OF CURVATURE, SAID CURVE BEING CONCAVED WESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 3.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°07'57" EAST, 3.05 FEET, TO A POINT; THENCE SOUTH 84°41'56" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 9.93 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 39 AS RECORDED ON AFORESAID PLAT; THENCE NORTH 05°22'54" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 39, A DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 39; THENCE NORTH 84°37'06" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT BEING 400 SQUARE FEET, MORE OF LESS.

MAP SHOWING LEGAL AND SKETCH OF



A PARCEL OF LAND BEING AN EASEMENT FOR UTILITIES LYING WITHIN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERN CORNER OF LOT 132 AS SHOWN ON THE PLAT OF TENNA PINES SOUTH PHASE THREE AS RECORDED IN MAP BOOK 124, PAGES 7 THROUGH 12 OF OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE SOUTH 71° 00' 00" WEST 100.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 05° 22' 54" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 4.89 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 05° 22' 54" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 34.88 FEET TO POINT OF CURVATURE, SAID CURVE BEING CONCEIVED WESTERLY AND HAVING A RADIUS OF 70.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 3.05 FEET, SAID WESTERLY DEPARTING SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 8.89 FEET TO THE SOUTHEASTERN CORNER OF TRACT 29 AS RECORDED ON FOREKID PLAT; THENCE NORTH 05° 22' 54" WEST, A DISTANCE OF 8.89 FEET TO THE SOUTHEASTERN CORNER OF TRACT 29 AS RECORDED ON FOREKID PLAT; THENCE NORTH 05° 22' 54" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHEASTERN CORNER OF SAID TRACT 29, THENCE NORTH 84° 37' 00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT BEING 400 SQUARE FEET, MORE OR LESS.

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	70.00'	36.69'	S80°22'54"W	36.53'	21°19'05"
C2	70.00'	3.05'	S04°07'57"E	3.05'	2°29'54"

LINE #	BEARING	DISTANCE
L1	S 05° 22' 54" E	36.88'
L2	N 84° 37' 00" E	10.00'
L3	N 05° 22' 54" W	40.00'
L4	S 84° 41' 56" W	8.87'
L5	S 85° 22' 54" E	8.97'

ABBREVIATION LEGEND

SECT. 18
TOWNSHIP NUMBER SOUTH
RANGE NUMBER EAST
NORTH-SOUTH
MAY
ORBO/RAB
OFFICIAL RECORDS BOOK
O.L.E.TOR
DELTA
CHORD BEARING
FLORIDA POWER & LIGHT
EASEMENT

NOTES:
1. THIS IS MAP AND DESCRIPTION ONLY, NOT A BOUNDARY SURVEY.
2. BEARING BASED ON THE SOUTHERLY LINE OF LANDS AS DESCRIBED IN O.R. 5307, PAGE 156 BEING SOUTH 87° 37' 00" WEST.
3. ALL INFORMATION OTHER THAN THE PHASE OF LANDS OF ST. JOHN'S COUNTY, FLORIDA, IS THE PROPERTY OF ST. JOHN'S COUNTY, FLORIDA.

DATE: 03/12/2024
SCALE: 1"=50'
JOB NO.: 20257
DRAWN BY: TML/MLH
FILE NO.: 20257 (LEFTS) (TOWNSHIP EASEMENT)

DATE: 03/12/2024
SCALE: 1"=50'
JOB NO.: 20257
DRAWN BY: TML/MLH
FILE NO.: 20257 (LEFTS) (TOWNSHIP EASEMENT)

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 7413
FLOIDA LICENSED SURVEYING AND MAPPING BUSINESS NO. LB 8500

Mathews BCBM
P.O. BOX 1316, 1 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.813.1111
WWW.MATHWESBCBM.COM

Digitally signed by JEREMY A HEWITT
HEWITT
Date: 2025.03.13 13:28:12 -04'00'

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

PROJECT: Terra Pines Subdivision - Phase 3

Terra Pines-South, LLC 506 Main Street Ste 300 Gatlhersburg, MD 20878

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 24th of February, 2025.

WITNESS:

Witness Signature

Joseph Natalli

Witness Print Name

OWNER:

Owner Signature

Brian T. Massengill

Owner Print Name

Authorized Person for
Terra Pines - South, LLC

STATE OF NC

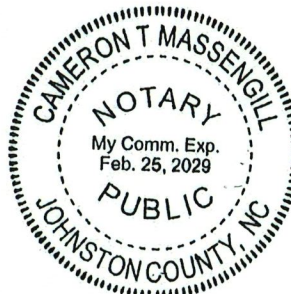
COUNTY OF Johnston

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 24th day of February, 2025, by

Brian T. Massengill as Authorized Person for Terra Pines - South, LLC.

Cameron T. Massengill
Notary Public
My Commission Expires: Feb. 25, 2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Terra Pines Phase 3
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF			\$ -
10" HDPE DR-11 Crossing	LF	221	\$ 129.32	\$ 28,579.72
10" PVC	LF	1354	\$ 58.73	\$ 79,520.42
8" PVC	LF	1488	\$ 40.82	\$ 60,740.16
2" Poly	LF		\$ 14.11	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	2	\$ 6,529.18	\$ 13,058.36
8" Gate Valve	Ea	1	\$ 4,072.01	\$ 4,072.01
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	3	\$ 6,629.36	\$ 19,888.08
				\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	19	\$ 1,071.95	\$ 20,367.05
Single Water Service	Ea	3	\$ 856.46	\$ 2,569.38
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 228,795.18

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

Project Name: Terra Pines Phase 3
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" HDPE Road Crossing	LF	94	\$ 130.37	\$ 12,254.78
4" PVC	LF	711	\$ 24.66	\$ 17,533.26
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	2	\$ 1,781.05	\$ 3,562.10
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	1835	\$ 48.33	\$ 88,685.55
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
4" PVC	EA	41	\$ 1,365.68	\$ 55,992.88
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
A Lined Manhole	EA	2	\$ 4,893.55	\$ 9,787.10
B Lined Manhole	EA	2	\$ 14,988.23	\$ 29,976.46
A Manhole	EA	5	\$ 4,456.96	\$ 22,284.80
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 82,435.48	\$ 82,435.48
Process Piping	Lump Sum	1	\$ 58,370.28	\$ 58,370.28
Process Structure	Lump Sum	1	\$ 77,973.51	\$ 77,973.51
Process Electrical Equipment	Lump Sum	1	\$ 47,261.92	\$ 47,261.92
Other Improvements	Lump Sum	1	\$ 44,596.54	\$ 44,596.54
Total Sewer System Cost				\$ 550,714.66



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

The undersigned lienor, in consideration of the sum \$779,509.84

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

July 7, 2025 to W. Gardner, LLC
Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR
Terra Pines Subdivision Phase 3

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 7th day of July, 2025.

WITNESS:
[Signature]
Witness Signature
Subon C. H.
Print Witness Name

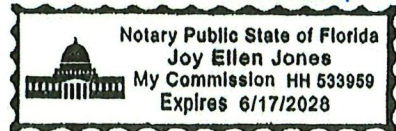
CONTRACTOR:
[Signature]
Lienor's Signature
Tom Unger
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2025, by Tom Unger as Exec. vice. President for W. Gardner, LLC

[Signature]
Notary Public
My Commission Expires: 06/17/28

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Terra Pines Phase 3
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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10" PVC	LF	1354	\$ 58.73	\$ 79,520.42
8" PVC	LF	1488	\$ 40.82	\$ 60,740.16
2" Poly	LF		\$ 14.11	\$ -
Water Valves (Size and Type)				
10" Gate Valve	Ea	2	\$ 6,529.18	\$ 13,058.36
8" Gate Valve	Ea	1	\$ 4,072.01	\$ 4,072.01
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	3	\$ 6,629.36	\$ 19,888.08
				\$ -
			\$ -	\$ -
Sevices (Size and Type)				
Double Water Service	Ea	19	\$ 1,071.95	\$ 20,367.05
Single Water Service	Ea	3	\$ 856.46	\$ 2,569.38
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 228,795.18

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

Project Name: Terra Pines Phase 3
 Contractor: W. Gardner, LLC
 Developer: Terra Pines-South, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
6" HDPE Road Crossing	LF	94	\$ 130.37	\$ 12,254.78
4" PVC	LF	711	\$ 24.66	\$ 17,533.26
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	2	\$ 1,781.05	\$ 3,562.10
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR26 PVC	LF	1835	\$ 48.33	\$ 88,685.55
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
4" PVC	EA	41	\$ 1,365.68	\$ 55,992.88
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
A Lined Manhole	EA	2	\$ 4,893.55	\$ 9,787.10
B Lined Manhole	EA	2	\$ 14,988.23	\$ 29,976.46
A Manhole	EA	5	\$ 4,456.96	\$ 22,284.80
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 82,435.48	\$ 82,435.48
Process Piping	Lump Sum	1	\$ 58,370.28	\$ 58,370.28
Process Structure	Lump Sum	1	\$ 77,973.51	\$ 77,973.51
Process Electrical Equipment	Lump Sum	1	\$ 47,261.92	\$ 47,261.92
Other Improvements	Lump Sum	1	\$ 44,596.54	\$ 44,596.54
Total Sewer System Cost				\$ 550,714.66

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

Date: February 20, 2025
Project Title: Terra Pines Ph 3
FROM: W. Gardner, LLC
Contractor's Name
Address: 4929 Atlantic Blvd
Jacksonville, FL 32207

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:

Tom Unger
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 20 day of February, 2025, by Tom Unger as Vice President for W.Gardner,LLC.

[Signature]
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced





**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: June 3, 2025
SUBJECT: Terra Pines Reserve Subdivision Phase 3 (ASBULT 2025000024)

St. Johns County Utility Department has reviewed and approved the Easement, 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 Terra Pines Reserve Subdivision Phase 3.

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.

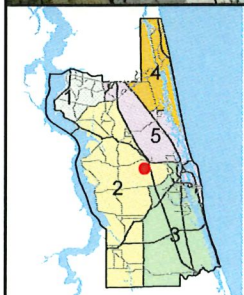


Subject Property

Foil Ridge Dr

Terra Pines Blvd

Park Meadows Dr



Imagery Date: 12/2024

Date: 7/9/2025

**Terra Pines Reserve
Subdivision Phase 3**

**Easement, Bill of Sale,
Final Release of Lien
and Warranty**



Land Management
Systems
Real Estate Division
(904) 209-0790

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.