

RESOLUTION NO. 2025- 279

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 THE WATER SYSTEM TO SERVE TERRA NURSERIES.

RECITALS

WHEREAS, Terra Nurseries Property, LLC., has executed and presented to St. Johns County an Easement for Utilities for the water system, 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 system to serve Terra Nurseries; and

WHEREAS, VJ Usina Contracting Inc., has executed a Final Release of Lien and Warranty for work associated with the water system, to serve Terra Nurseries, 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 the 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 19th day of August, 2025.

Rendition Date AUG 19 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

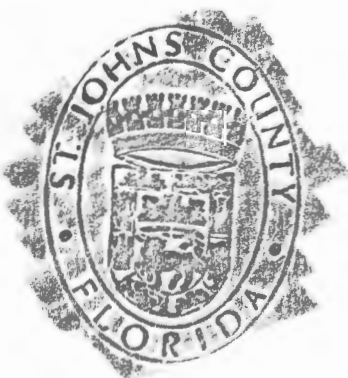
By: _____

Krista Joseph, Chair

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

By: _____

Crystal Smith
Deputy Clerk



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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19th day of DECEMBER, 2024 by **TERRA NURSERIES PROPERTY, LLC**, with an address of 328 S Forest Dune Drive, St. Augustine, FL 32080, 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 and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water 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 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 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.

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.

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:

Cindy Carter
Witness Signature

CINDY CARTER
Print Name

By: [Signature]
TERRA NURSERIES PROPERTY, LLC
Print Name: James Cochran

Title: Manager

1093 A1A Beach Blvd
St. Augustine, FL 32080

Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness Signature

Pratik Patel
Print Name

1093 A1A Beach Blvd
St. Augustine, FL 32080

Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 19th day of DECEMBER, 2024, by JAMES COCHRANE, who is MANAGER of TERRA NURSERIES PROPERTY LLC. Such person is personally known to me or has produced FLORIDA PRINTERS LLC as identification.

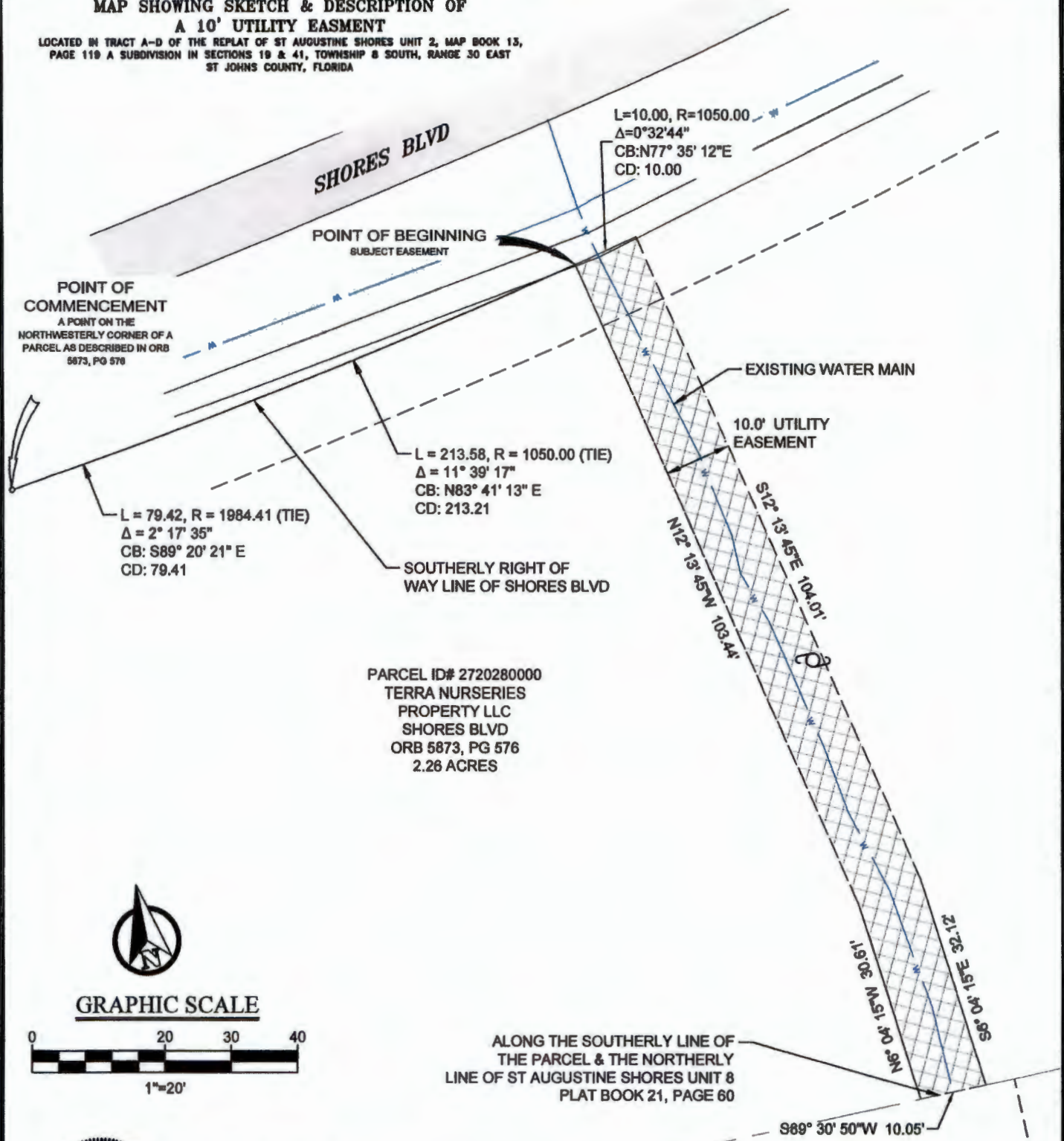
[Signature]

Notary Public
My Commission Expires: 04-30-2025

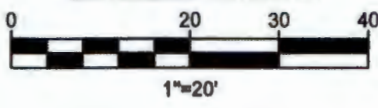


**MAP SHOWING SKETCH & DESCRIPTION OF
A 10' UTILITY EASEMENT**

LOCATED IN TRACT A-D OF THE REPLAT OF ST AUGUSTINE SHORES UNIT 2, MAP BOOK 13,
PAGE 119 A SUBDIVISION IN SECTIONS 19 & 41, TOWNSHIP 8 SOUTH, RANGE 30 EAST
ST JOHNS COUNTY, FLORIDA



GRAPHIC SCALE



Digitally signed
by Russell D Flint
Date: 2024.12.23
12:43:27 -05'00'

RUSSELL D. FLINT, Florida PSM
LS#7324, LB # 8528

Not Valid Without The Digital Signature of A Florida Licensed
Surveyor & Mapper



**Flint Surveying
& Mapping, Inc.**

111 NATURE WALK PRKWY #102
ST JOHNS, FL 32092
PHONE (904) 392-5946

LICENSED PROFESSIONAL
FLORIDA LS #7324 LB #8528

PROJECT NO: 24-0359

MAP DATE: 12/16/2024

SURVEY DATE: N/A

CHECKED BY: RDF

DRAWN BY: TJF

FIELD WORK: N/A

PAGE: 1 OF 2

MAP SHOWING SKETCH & DESCRIPTION OF
A 10' UTILITY EASEMENT

LOCATED IN TRACT A-D OF THE REPLAT OF ST AUGUSTINE SHORES UNIT 2, MAP BOOK 13,
PAGE 119 A SUBDIVISION IN SECTIONS 19 & 41, TOWNSHIP 8 SOUTH, RANGE 30 EAST
ST JOHNS COUNTY, FLORIDA

DESCRIPTION (BY SURVEYOR)

10' UTILITY EASEMENT

A 10 FOOT WIDE UTILITY EASEMENT LOCATED IN TRACT A-D OF THE REPLAT OF ST AUGUSTINE SHORES UNIT 2, MAP BOOK 13, PAGE 119, A SUBDIVISION IN SECTIONS 19 & 41, TOWNSHIP 8 SOUTH, RANGE 30 EAST ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5873, PAGE 576; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SHORES BOULEVARD ALONG THE FOLLOWING 2 CALLS; (1) A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1984.41 FEET, A CENTRAL ANGLE OF 2° 17' 35" AND AN ARC LENGTH OF 79.42 FEET, SUBTENDED BY A CHORD WHICH BEARS S 89° 20' 21" E, A DISTANCE OF 79.41 FEET; (2) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 11° 39' 17" AND AN ARC LENGTH OF 213.58 FEET, SUBTENDED BY A CHORD WHICH BEARS N 83° 41' 13" E, A DISTANCE OF 213.21 FEET; TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING ALONG SAID RIGHT OF WAY LINE OF SHORES BOULEVARD A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 00° 32' 44" AND AN ARC LENGTH OF 10.00 FEET, SUBTENDED BY A CHORD WHICH BEARS N 77° 35' 12" E, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 12° 13' 45" E, A DISTANCE OF 104.01 FEET; THENCE S 06° 04' 15" E, A DISTANCE OF 32.12 FEET TO THE SOUTHERLY PROPERTY LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5873, PAGE 576; THENCE ALONG SAID PROPERTY LINE, S 89° 30' 50" W, A DISTANCE OF 10.05; THENCE DEPARTING SAID PROPERTY LINE, N 06° 04' 15" W, A DISTANCE OF 30.61 FEET; THENCE N 12° 13' 45" W, A DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY
2. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

| | | |
|---|--|----------------------|
|  | Flint Surveying & Mapping, Inc. | PROJECT NO: 24-0359 |
| | 111 NATURE WALK PRKWY #102 ST JOHNS, FL 32092 PHONE (904) 392-5948 | MAP DATE: 12/16/2024 |
| LICENSED PROFESSIONAL FLORIDA IS #7384 LB #6828 | CHECKED BY: RDF | SURVEY DATE: N/A |
| | DRAWN BY: TJF | FIELD WORK: N/A |
| | PAGE: 2 OF 2 | |

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

PROJECT: Terra Nurseries

Terra Nurseries Property, LLC, 328 S Forest Dune Dr, St. Augustine, FL 32080,

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 23rd of April, 2025.

WITNESS:

[Signature]
Witness Signature

PINKY PATEL
Witness Print Name

OWNER:

[Signature]
Owner Signature

James Cochran, Manager
Owner Print Name

STATE OF Florida

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 23rd day of APRIL, 2025, by

James Cochran as Manager for Terra Nurseries Property, LLC

[Signature]
Notary Public
My Commission Expires: 04/30/2029

- Personally Known or Produced Identification
- Type of Identification Produced



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

| | | | | |
|--|---------------------------------|----------|-------------|--------------------|
| Project Name: | Terra Nurseries | | | |
| Contractor: | VJ Usina Contracting, Inc. | | | |
| Developer: | Terra Nurseries Properties, LLC | | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Water Mains (Size, Type & Pipe Class) | | | | |
| 2" DR9 | LF | 10 | \$ 19.93 | \$ 199.30 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 6"x2" Tapping Saddle and Valve | Ea | 1 | \$ 3,460.10 | \$ 3,460.10 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| | Ea | 1 | \$ 1,536.00 | \$ 1,536.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| 3/4" Meter | Ea | 1 | \$ 1,817.02 | \$ 1,817.02 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 7,012.42 |



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

The undersigned lienor, in consideration of the sum
seven thousand twelve dollars and forty-two cents
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
April 24, 2025 to Terra Nurseries Properties, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Terra Nurseries
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 24th day of April,
2025.

WITNESS:
Madesyn Howard
Witness Signature
Madesyn Howard
Print Witness Name

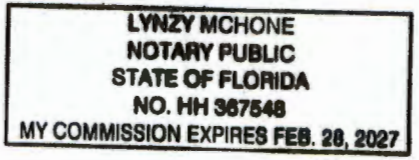
CONTRACTOR:
Crystal Durham
Lienor's Signature
Crystal Durham
Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization, this 24th day of April, 2025, by
Crystal Durham as Vice President for
VJ Usina Contracting, Inc.

Lynzy Mchone
Notary Public
My Commission Expires: 02/28/2027

Personally Known or Produced Identification
Type of Identification Produced



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

| | | | | |
|--|---------------------------------|----------|--------------------------------|--------------------|
| Project Name: | Terra Nurseries | | | |
| Contractor: | VJ Usina Contracting, Inc. | | | |
| Developer: | Terra Nurseries Properties, LLC | | | |
| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
| Water Mains (Size, Type & Pipe Class) | | | | |
| 2" DR9 | LF | 10 | \$ 19.93 | \$ 199.30 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 6"x2" Tapping Saddle and Valve | Ea | 1 | \$ 3,460.10 | \$ 3,460.10 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| | Ea | 1 | \$ 1,536.00 | \$ 1,536.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Sevices (Size and Type) | | | | |
| 3/4" Meter | Ea | 1 | \$ 1,817.02 | \$ 1,817.02 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | | | Total Water System Cost | \$ 7,012.42 |

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

Date: April 24, 2025
Project Title: Terra Nurseries
FROM: VJ Usina Contracting, Inc.
Contractor's Name
Address: 4669 Avenue A
St. Augustine, FL 32095

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:

Crystal Durham
Print Contractor's Name

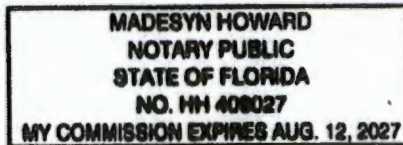
Crystal Durham
Contractor's Signature

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 24th day of April, 2023, by Crystal Durham as Vice President for VJ Usina Contracting, Inc.

Madesyn Howard
Notary Public
My Commission Expires: 08/12/27

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: July 7, 2025
SUBJECT: Terra Nurseries (ASBULT 2025000064)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Release of Lien, Schedule of Values and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Terra Nurseries.

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



Imagery Date: 12/2024
Date: 7/10/2025

Terra Nurseries
Easement for Utilities,
Bill of Sale,
Release of Lien & 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.