

RESOLUTION NO. 2025-300

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER, AND RECLAIMED WATER SYSTEMS TO SERVE WESTMINSTER SAINT AUGUSTINE – PAR13 INDEPENDENT LIVING PHASE 1.

RECITALS

WHEREAS, Westminster Pines Inc., a Florida not-for-profit corporation, has executed and presented to the County an Easement for Utilities associated with the water, sewer, and reclaimed water systems to serve Westminster Saint Augustine – Par13 Independent Living Phase 1, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Westminster Pines Inc., a Florida not-for-profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and reclaimed water systems to serve Westminster Saint Augustine – Par13 Independent Living Phase 1, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Marietta Sand Corporation., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed for Westminster Saint Augustine – Par13 Independent Living Phase 1, 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 Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of September, 2025.

Rendition Date SEP 02 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 12th day of December, 2024 by Westminster Pines Inc., with an address of 235 Towerview Drive, St. Augustine, FL 32092, 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 gravity sewer 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. 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. Grantee shall not have any ownership or maintenance responsibilities of any backflow improvements that may fall or lie within the Easement Area.

(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) 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.

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:

[Signature]
Witness Signature

Jennifer Martens
Print Name

80 W. Lucerne Cir.

Orlando, FL 32801
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: Henry T. Keith

Title: EVP

[Signature]
Witness Signature

Ken Singh
Print Name

80 W. Lucerne Cir.

Orlando, FL 32801
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 19 day of December, 2024, by Henry T. Keith, who is Executive Vice President of Westminster Pines, Inc.. Such person is personally known to me or has produced _____ as identification.



GENEEN D. SCOTT
Commission # HH 506297
Expires July 20, 2028

Geneen D. Scott
Notary Public
My Commission Expires: 7/20/28

EXHIBIT "A"
EASEMENT AREA

MAP SHOWING SKETCH & DESCRIPTION OF

UTILITY EASEMENT FOR ST. JOHNS COUNTY UTILITY DEPARTMENT
A PORTION OF SECTION 44, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF SECTION 44, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT, BEGIN AT THE MOST NORTHEASTLY CORNER OF ISLES OF THE WORLD GOLF VILLAGE PHASE 1, MAP BOOK 67, PAGES 43-44 AND THE WESTERLY RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1,050.00 FEET; THENCE S 09°14'11" W, 30.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 71°30'21" W, 23.54 FEET TO THE POINT ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°28'09", AN ARC DISTANCE OF 28.89 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 63°10'28" W, 28.72 FEET; THENCE N 81°30'32" W, 39.85 FEET TO THE POINT OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 28.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°30'41", AN ARC DISTANCE OF 7.58 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 89°18'34" W, 7.85 FEET; THENCE S 82°39'24" W, 111.18 FEET TO THE POINT OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'14", AN ARC DISTANCE OF 23.24 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 89°47'47" W, 22.41 FEET; THENCE S 29°44'11" W, 27.30 FEET; THENCE N 83°25'56" E, 10.01 FEET; THENCE S 08°10'04" E, 40.00 FEET; THENCE N 83°08'51" W, 131.07 FEET TO THE POINT OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°23'59", AN ARC DISTANCE OF 24.49 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 40°49'54" W, 22.31 FEET; THENCE S 01°22'24" E, 147.42 FEET; THENCE S 07°03'32" W, 134.89 FEET TO THE POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 109°1'00", AN ARC DISTANCE OF 18.72 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 07°40'03" W, 18.70 FEET TO THE POINT OF A REVERSE CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'48", AN ARC DISTANCE OF 8.67 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 112°47'47" E, 8.31 FEET TO THE POINT OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 138.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 132°38'18", AN ARC DISTANCE OF 318.88 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 30°22'57" W, 230.44 FEET TO THE POINT OF A REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°43'57", AN ARC DISTANCE OF 8.84 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 72°50'08" W, 8.41 FEET TO THE POINT OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 663.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'11", AN ARC DISTANCE OF 83.77 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 82°18'09" E, 36.04 FEET; THENCE S 22°19'09" E, 36.04 FEET; THENCE S 87°50'18" W, 1.90 FEET; THENCE N 34°30'30" W, 271.39 FEET; THENCE N 47°39'57" E, 4.10 FEET; THENCE S 42°10'37" E, 152.88 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 158.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'44", AN ARC DISTANCE OF 83.49 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 28°49'14" E, 82.64 FEET TO THE POINT OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 818.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'32", AN ARC DISTANCE OF 68.35 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 84°58'07" E, 68.34 FEET TO THE POINT OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.25 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°19'21", AN ARC DISTANCE OF 47.28 FEET TO A NON-TANGENT POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 47°30'49" E, 47.33 FEET; THENCE N 48°02'00" W, 2.14 FEET; THENCE N 43°29'07" E, 5.00 FEET; THENCE S 48°30'00" E, 2.18 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 418.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'53", AN ARC DISTANCE OF 157.49 FEET TO A NON-TANGENT POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 32°34'34" E, 158.53 FEET; THENCE N 71°18'23" W, 7.23 FEET; THENCE N 18°43'37" E, 5.09 FEET; THENCE S 71°10'07" E, 7.48 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 308.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°17'34", AN ARC DISTANCE OF 80.92 FEET TO A NON-TANGENT POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 18°58'12" E, 80.82 FEET; THENCE N 01°36'58" E, 108.58; THENCE N 01°22'20" W, 189.42 FEET TO THE POINT OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°24'59", AN ARC DISTANCE OF 84.82 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 40°49'01" E, 78.90 FEET; THENCE N 83°07'28" E, 50.18 FEET TO THE POINT OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°30'43", AN ARC DISTANCE OF 31.41 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 58°14'32" E, 20.43 FEET; THENCE N 29°44'11" E, 45.33 FEET TO THE POINT OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 63.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°15'14", AN ARC DISTANCE OF 80.41 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 88°21'47" E, 88.28 FEET; THENCE N 82°59'24" E, 111.18 FEET TO THE POINT OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°30'04", AN ARC DISTANCE OF 18.40 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N 85°18'28" E, 8.24 FEET; THENCE N 71°39'10" E, 27.02 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,050.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ROYAL PINES PARKWAY, THROUGH A CENTRAL ANGLE OF 02°10'09", AN ARC DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S 18°38'58" E, 40.01 FEET.
SAID PARCEL CONTAINING 63,304 SQUARE FEET OR 1.45 ACRES MORE OR LESS.

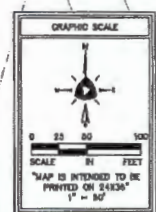


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	56.00	38.89	S80°10'28" W	28.72	28°34'00"
C2	26.00	7.58	N89°18'34" W	7.85	15°30'04"
C3	23.00	33.81	S38°21'47" W	22.41	53°15'14"
C4	18.00	24.81	S45°45'54" W	22.31	88°23'58"
C5	83.00	18.72	S7°40'03" W	18.70	10°18'08"
C6	10.00	8.67	S11°24'48" E	8.31	48°04'48"
C7	138.58	24.49	S30°22'57" W	230.44	132°38'18"
C8	10.00	8.84	S72°50'08" W	8.41	48°43'57"
C9	663.70	83.77	S82°18'09" E	36.04	8°04'11"
C10	158.48	83.49	S22°19'09" E	36.04	43°23'52"
C11	108.87	47.48	S47°39'57" E	4.10	20°27'18"
C12	108.48	83.41	N28°49'14" E	82.64	34°12'44"
C13	818.94	68.35	N84°58'07" E	68.34	4°38'32"
C14	370.25	47.28	N47°30'49" E	47.33	7°19'21"
C15	418.22	157.49	N32°34'34" E	158.53	21°38'53"
C16	308.28	80.92	N18°58'12" E	80.82	11°21'34"
C17	58.00	84.82	N40°49'01" E	78.90	88°24'59"
C18	23.00	21.41	S48°21'47" E	20.89	83°20'42"
C19	85.00	80.41	N88°21'47" E	88.28	53°15'14"
C20	85.00	18.40	S89°18'28" E	18.34	15°30'04"
C21	18.00	8.32	N85°18'28" E	8.24	28°38'18"
C22	1050.00	40.01	S18°38'58" E	40.01	21°09'

Line	Length	Bearing	Station
L1	30.41	N09°14'11" W	1+00.00
L2	23.54	S71°30'21" W	1+30.41
L3	28.89	S07°03'32" W	1+58.95
L4	111.18	S82°39'24" W	1+87.84
L5	22.41	S29°44'11" W	1+109.25
L6	27.30	S29°44'11" W	1+136.55
L7	10.01	S83°25'56" E	1+146.56
L8	40.00	S08°10'04" E	1+156.56
L9	131.07	N83°08'51" W	1+196.56
L10	174.42	S01°22'24" E	1+311.07
L11	134.89	S07°03'32" W	1+445.96
L12	18.72	S07°40'03" W	1+464.68
L13	8.67	S11°24'48" E	1+473.35
L14	24.49	S30°22'57" W	1+497.84
L15	8.84	S72°50'08" W	1+506.68
L16	83.77	S82°18'09" E	1+515.52
L17	36.04	S22°19'09" E	1+551.56
L18	47.48	S47°39'57" E	1+599.04
L19	83.49	N28°49'14" E	1+682.52
L20	68.35	N84°58'07" E	1+751.01
L21	47.28	N47°30'49" E	1+800.29
L22	157.49	N32°34'34" E	1+847.57
L23	80.92	N18°58'12" E	1+905.06
L24	78.90	N40°49'01" E	1+983.98
L25	20.43	N58°14'32" E	1+1004.41
L26	80.41	N88°21'47" E	1+1084.82
L27	18.40	S89°18'28" E	1+1103.22
L28	8.24	N85°18'28" E	1+1111.62
L29	40.01	S18°38'58" E	1+1151.63

Line	Length	Bearing	Station
L30	7.14	S71°11'47" E	1+1223.03
L31	108.88	N08°38'48" E	1+1230.17
L32	188.42	N81°32'20" W	1+1418.59
L33	80.18	S83°07'28" E	1+1606.77
L34	88.31	S29°44'11" W	1+1687.08
L35	111.18	N82°39'24" W	1+1800.25
L36	22.41	S29°44'11" W	1+1911.43

ISLES OF THE WORLD AT
WORLD GOLF VILLAGES PHASE 1
(Map Book 67, pages 43-44)



NOTES
1. BOUNDARY SURVEY BEARS TO THE NORTHEASTLY CORNER LINE OF THE ISLES OF THE WORLD AT WORLD GOLF VILLAGES PHASE 1, MAP BOOK 67, PAGES 43-44, RECORD 1000000.
2. THIS IS A BOUNDARY SURVEY AND DOES NOT INTEND TO BE USED FOR ANY OTHER PURPOSE.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS MAP IS INTENDED TO BE REPRODUCED IN ALL FORMS FOR ELECTRONIC USE.
6. THIS MAP HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT AND ANY CONSIDERED SHOULD AND SHALL AND THE SIGNATURE LINE BE VERIFIED IN ANY ELECTRONIC COPY.

UTILITY EASEMENT FOR SJKUD
SHEET NO. 1 OF 1

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.077, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREOF.
THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL PHYSICAL SEAL OF A FLORIDA LICENSED SURVEYOR (CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE).
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT AND DOES NOT CONSTITUTE A PROFESSIONAL OPINION OR CERTIFICATION BY THE SURVEYOR.
DATE: 5/14/2023
SCALE: 1" = 80'



ALLIANT
10115 Fort-me-Phlog Drive 101
Jacksonville, FL 32256
904.241.1111
www.alliantinc.com
LIC 8299

Drawing name: V:\Projects\400646-CO\UTILEAS-essmment\WESTMINSTER PINES\ESSESSMNT (UTILITY).dwg Day 14, 2023 1:25pm

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

PROJECT: Westminster South Pointe Villas Phase 1

Westminster Pines Inc., 80 West Lucerne Cir., Orlando Florida 32801
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 12 of May, 2025.

WITNESS:
[Signature]
Witness Signature
Janet Florida
Witness Print Name

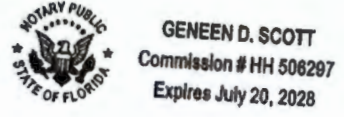
OWNER:
[Signature]
Owner Signature
Jennifer Martens
Owner Print Name

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 12 day of May, 2025, by Jennifer Martens as CFO for Westminster Pines, Inc.

Geneen D. Scott
Notary Public
My Commission Expires: 7/20/28

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Westminster Southpointe
Contractor:	Marietta Sand Corporation
Developer:	Westminster

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" Poly CL200	LF	245	\$ 15.00	\$ 3,675.00
2.5" Poly CL200	LF	30	\$ 16.00	\$ 480.00
4" DR18 PVC CL235	LF	425	\$ 29.00	\$ 12,325.00
6" DR18 PVC CL235	LF	90	\$ 41.00	\$ 3,690.00
8" DR18 PVC CL235	LF	95	\$ 52.00	\$ 4,940.00
	LF		\$ -	\$ -

Water Valves (Size and Type)				
2" Curb Stop	Ea	19	\$ 744.00	\$ 14,136.00
2" Gate Valve	Ea	19	\$ 2,047.00	\$ 38,893.00
2.5" Gate Valve	Ea	3	\$ 2,121.00	\$ 6,363.00
4" Gate Valve	Ea	17	\$ 2,232.00	\$ 37,944.00
6" Gate Valve	Ea	2	\$ 2,419.00	\$ 4,838.00
8" Gate Valve	Ea	6	\$ 2,977.00	\$ 17,862.00
2" Tap Valve	Ea	1	\$ 2,977.00	\$ 2,977.00
4" Tap Valve	Ea	18	\$ 3,535.00	\$ 63,630.00
6" Tap Valve	Ea	3	\$ 3,721.00	\$ 11,163.00
8" Tap Valve	Ea	1	\$ 4,279.00	\$ 4,279.00
	Ea		\$ -	\$ -

Hydrants Assembly (Size and Type)				
5.25" 3-Way Fire Hydrant - Mueller	Ea	4	\$ 5,887.00	\$ 23,548.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Sevices (Size and Type)				
2" Water	Ea	18	\$ 9,674.00	\$ 174,132.00
2.5" Water	Ea	3	\$ 13,581.00	\$ 40,743.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Total Water System Cost	\$ 465,618.00
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**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	Westminster Southpointe			
Contractor:	Marietta Sand Corporation			
Developer:	Westminster			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" PVC DR26 Sewer Laterals	EA	59	\$ 2,164.00	\$ 127,676.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
Line Existing MH (Epoxy/Bit Coating)	EA	6	\$ 13,674.00	\$ 82,044.00
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 209,720.00

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

Project Name:	Westminster Southpointe			
Contractor:	Marietta Sand Corporation			
Developer:	Westminster			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Curb Stop	Ea	1	\$ 744.00	\$ 744.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Irrigation Service	Ea	1	\$ 3,895.00	\$ 3,895.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$	4,639.00



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

The undersigned lienor, in consideration of the sum (\$ 679,977.00)
Six Hundred Seventy Nine Thousand Nine Hundred Seventy Seven Dollars

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed
Water labor, services or materials furnished through
4/22/25 to Westminster Pines
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Westminster Southpointe Villas

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 2nd day of July, 2025

WITNESS:

[Signature]
Witness Signature

Jeremy R. Isbell
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature

Dawn D. Motes
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 2nd day of July, 2025, by
Dawn D. Motes as President for
Marietta Sand Corporation

[Signature]
Notary Public

My Commission Expires: 6.8.26

Personally Known or Produced Identification Type of
Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Westminster Southpointe
Contractor:	Marietta Sand Corporation
Developer:	Westminster

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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8" Gate Valve	Ea	6	\$ 2,977.00	\$ 17,862.00
2" Tap Valve	Ea	1	\$ 2,977.00	\$ 2,977.00
4" Tap Valve	Ea	18	\$ 3,535.00	\$ 63,630.00
6" Tap Valve	Ea	3	\$ 3,721.00	\$ 11,163.00
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	Ea		\$ -	\$ -

Hydrants Assembly (Size and Type)				
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	Ea		\$ -	\$ -
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Sevices (Size and Type)				
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2.5" Water	Ea	3	\$ 13,581.00	\$ 40,743.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Total Water System Cost \$ 465,618.00

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Westminster Southpointe			
Contractor:	Marietta Sand Corporation			
Developer:	Westminster			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
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	EA		\$ -	\$ -
	EA		\$ -	\$ -
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	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
Line Existing MH (Epoxy/Bit Coating)	EA	6	\$ 13,674.00	\$ 82,044.00
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 209,720.00

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

Project Name:	Westminster Southpointe			
Contractor:	Marietta Sand Corporation			
Developer:	Westminster			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Curb Stop	Ea	1	\$ 744.00	\$ 744.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Irrigation Service	Ea	1	\$ 3,895.00	\$ 3,895.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
				\$ 4,639.00

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

Date: 4/22/25
Project Title: Westminster Southpointe Villas
FROM: Marietta Sand Corporation
Contractor's Name
Address: 377 Agmac Avenue
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:

Marietta Sand Corporation

Print Contractor's Name

Dawn D. Motes, Pres
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 8th day of May, 2025, by
Dawn D. Motes as President for
Marietta Sand Corporation

Erika L. Young
Notary Public
My Commission Expires: 6/8/26

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 22, 2025
SUBJECT: Westminster Saint Augustine – Par13 Independent Living Phase 1
(ASBULT 2025000057)

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 Westminster Saint Augustine – Par13 Independent Living Phase 1.

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

Traditions Ct

Royal Pines Pkwy
N Champions Way

Hedgewood Dr



Imagery Date: 12/2024

Date: 7/30/2025

Westminster St. Augustine Parcel 13
Independent Living Phase 1

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 herein.