

RESOLUTION NO. 2025- 469

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH A SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE SECESSION PHASE 1 LOCATED OFF WATSON ROAD.

RECITALS

WHEREAS, Richmond American Homes of Florida, LP, a foreign limited partnership, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Secession Phase 1, attached hereto as Exhibits “A” and “B”, incorporated by reference and made a part hereof; and

WHEREAS, Pipeline Constructors, Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Secession 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 Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

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

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

Rendition Date DEC 04 2025

By: _____

Krista Joseph, Chair

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

Crystal Smith
Deputy Clerk



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

Exhibit "A" to the Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 21st day of July, 2025 by Richmond American Homes of Florida, LP, with an address of 10255 Fortune Parkway, Suite 150, Jacksonville, FL 32256,, 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:

Ginny Feiner
Witness Signature

Ginny FEINER
Print Name

10255 Fortune Pkwy, Ste 150, Jacksonville, FL 32256

By: *Alex Allison*

Print Name: Alex Allison

Title: VP Land & Forward Planning

Mark Iskandar
Witness Signature

Mark Iskandar
Print Name

10255 Fortune Pkwy, Ste 150, Jacksonville, FL 32256

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 21st day of July, 2025, by Alex Allison, who is VP Land & Forward Planning of Richmond American Homes of Florida, LP. Such person is personally known to me or has produced _____ as identification.

Cassie Wellman
Notary Public
My Commission Expires: 2/14/26



CASSIE WELLMAN
Commission # HH 228078
Expires February 14, 2026

EXHIBIT "A"

EASEMENT AREA

Tract "N", of SECESSION PHASE 1, according to the plat thereof recorded in Map Book 128, pages 65-74, of the public records of St. Johns County, Florida.

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

PROJECT: Secession Subdivision

Richmond America Homes of Florida, LP 10255 Fortune Parkway, Suite 150 Jacksonville, FL 32256

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 2nd of July, 2025.

WITNESS:

[Signature]
Witness Signature

Mark Iskandar
Witness Print Name

OWNER:

[Signature]
Owner Signature

Alex Allison
Owner Print Name

STATE OF FLORIDA

COUNTY OF DUVAL

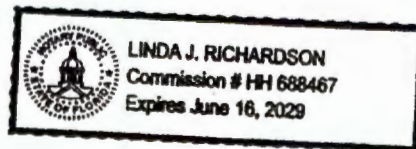
The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 2nd day of July, 2025, by

Alex Allison as VP Land & Forward Planning for Richmond American Homes of Florida, LP.

[Signature]
Notary Public

My Commission Expires: June 16, 2029

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Secession Phase 1 & Offsite
 Contractor: Pipeline Constructors, Inc.
 Developer: Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR 18	LF	774		\$ 109,933.91
16" HDPE	LF	40		\$ 6,525.53
8" DR 18	LF	1951		\$ 96,987.68
8" HDPE	LF	224		\$ 20,876.16
6" DR18	LF	994		\$ 33,406.98
6" HDPE	LF	85		\$ 3,026.10
4" DR18	LF	48		\$ 2,954.27
4" HDPE	LF	51		\$ 4,244.19
2" Poly	LF	756		\$ 8,041.70
Water Valves (Size and Type)				
16" Gate Valve	Ea	1	\$ 9,863.83	\$ 9,863.83
8" Gate Valve	Ea	8	\$ 2,987.34	\$ 23,898.72
6" Gate Valve	Ea	4	\$ 2,055.32	\$ 8,221.28
4" Gate Valve	Ea	2	\$ 1,580.50	\$ 3,161.00
Hydrants Assembly (Size and Type)				
6" Fire Hydrant	Ea	6	\$ 6,450.98	\$ 38,705.88
Flushing Hydrant	Ea	3	\$ 1,942.11	\$ 5,826.32
Sevices (Size and Type)				
Single Service	Ea	8	\$ 1,103.40	\$ 8,827.18
Short Double Service	Ea	11	\$ 1,657.73	\$ 18,234.98
Long Single Service	Ea	2	\$ 1,342.27	\$ 2,684.54
Long Double Service	Ea	15	\$ 2,197.19	\$ 32,957.84
Lift Station Service	Ea	1	\$ 8,352.75	\$ 8,352.75
			Total Water System Cost	\$ 446,730.84

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

Project Name:	Seccession Phase 1 & Offsite				
Contractor:	Pipeline Constructors, Inc.				
Developer:	Richmond American Homes				
	<table border="1"> <thead> <tr> <th>UNIT</th> <th>QUANTITY</th> <th>UNIT COST</th> <th>TOTAL COST</th> </tr> </thead> </table>	UNIT	QUANTITY	UNIT COST	TOTAL COST
UNIT	QUANTITY	UNIT COST	TOTAL COST		

Force Mains (Size, Type & Pipe Class)				
6" HDPE	LF	51	\$ 32.27	\$ 1,645.87
4" DR 18	LF	1564	\$ 22.93	\$ 35,860.41
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Sewer Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 1,683.23	\$ 3,366.46
2" Emergency Pump Out	EA	1	\$ 1,165.26	\$ 1,165.26
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -

Gravity Mains (Size, Type & Pipe Class)				
8" SDR26	LF	3388	\$ 47.64	\$ 161,402.79
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Laterals (Size and Type)				
6" SDR26	EA	63	\$ 1,444.25	\$ 90,988.01
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -

Manholes (Size and Type)				
0-4 foot deep "A"	EA	1	\$ 5,801.98	\$ 5,801.98
4-6 foot deep "A"	EA	3	\$ 6,241.29	\$ 18,723.88
4-6 foot deep "A" Lined	EA	5	\$ 8,635.84	\$ 43,179.22
6-8 foot deep "A" Lined	EA	3	\$ 10,903.81	\$ 32,711.44
8-10 foot deep "B" w/drop	EA	2	\$ 18,895.90	\$ 37,791.79
10-12 foot deep "A"	EA	1	\$ 9,650.35	\$ 9,650.35
10-12 foot deep "A" Lined	EA	1	\$ 18,443.27	\$ 18,443.27
> 12 foot deep "A" Lined	EA	3	\$ 21,024.94	\$ 63,074.83
			\$ -	\$ -
			\$ -	\$ -

Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 165,701.87	\$ 165,701.87
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum	1	\$ 64,178.82	\$ 64,178.82
Process Electrical Equipment	Lump Sum	1	\$ 136,733.63	\$ 136,733.63
Other Improvements	Lump Sum	1	\$ 8,322.75	\$ 8,322.75

Total Sewer System Cost				\$ 898,742.63
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Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum \$1,345,473.47

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

8.15.25 to RICHMOND AMERICAN HOMES OF FLORIDA, LP
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Secession Subdivision

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 15th day of August, 2025.

WITNESS:
Linda Brown
Witness Signature
Linda Brown
Print Witness Name

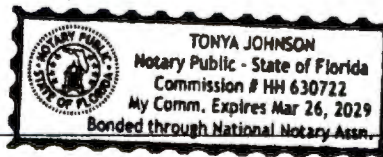
CONTRACTOR:
Ron Denmark
Lienor's Signature
Ron Denmark
Print Lienor's Name

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of August, 2025, by Ron Denmark as President for Pipeline Constructors, Inc

Tonya Johnson
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced
Personally Known



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

Project Name:	Secession Phase 1 & Offsite
Contractor:	Pipeline Constructors, Inc.
Developer:	Richmond American Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" DR 18	LF	774		\$ 109,933.91
16" HDPE	LF	40		\$ 6,525.53
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Long Double Service	Ea	15	\$ 2,197.19	\$ 32,957.84
Lift Station Service	Ea	1	\$ 8,352.75	\$ 8,352.75

Total Water System Cost				\$ 446,730.84
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**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name:	Secession Phase 1 & Offsite			
Contractor:	Pipeline Constructors, Inc.			
Developer:	Richmond American Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
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4" DR 18	LF	1564	\$ 22.93	\$ 35,860.41
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	EA	2	\$ 1,683.23	\$ 3,366.46
2" Emergency Pump Out	EA	1	\$ 1,165.26	\$ 1,165.26
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26	LF	3388	\$ 47.64	\$ 161,402.79
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Lift Station				
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Other Improvements	Lump Sum	1	\$ 8,322.75	\$ 8,322.75
Total Sewer System Cost				\$ 898,742.63

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

Date: July 17, 2025
Project Title: Secession Subdivision
FROM: Pipeline Constructors, Inc.
Contractor's Name
Address: 2117 N. Temple Avenue
Starke, FL 32091
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:

Ron Denmark
Print Contractor's Name


Contractor's Signature

STATE OF Florida
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 17th day of July, 2025, by
Ron Denmark as President for
Pipeline Constructors, Inc.


Notary Public
My Commission Expires: 10.8.2028

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "E" to the Resolution

**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: October 22, 2025
SUBJECT: Secession Phase 1 (ASBULT 2025000106)

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 Secession 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

Kristens Quarry Pl

Devonshire Dr

Brooks Briar Ln

Jacobs Landing Way

Reagans Glen Rd

Adalyn Ave

Watson Rd

Deerfield Glen Dr



Imagery Date: 12/2024

Date: 10/23/2025

**Secession Phase 1
Easement, Bill of Sale,
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 herein.