

RESOLUTION NO. 2026- 100

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, RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE WATER SYSTEMS TO SERVE SILVERLEAF PARCEL 14A.

RECITALS

WHEREAS, CND-Silverleaf, LLC., has executed and presented an Easement for Utilities attached hereto as Exhibit "A", and a Bill of Sale with Schedule of Values conveying all personal property attached hereto as Exhibit "B", associated with the water, sewer, and reuse systems to serve Silverleaf Parcel 14A, incorporated by reference and made a part hereof; and

WHEREAS, W. Gardner, LLC., has executed and presented a Release of Lien attached hereto as Exhibit "C" and a Warranty attached hereto as Exhibit "D", for work associated with the water, sewer, and reuse systems to serve Silverleaf Parcel 14A, 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 Board of County Commissioners hereby accepts the Easement for Utilities, 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 7th day of April, 2026.

Rendition Date APR 08 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

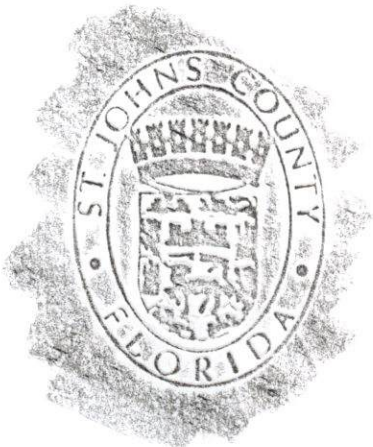
By: _____

Clay Murphy
Clay Murphy, Chair

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

By: _____

Brandon J. Patty
Deputy Clerk



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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28th day of August 2025 by CND-Silverleaf, LLC, with an address of 111 North Post Oak Road Houston Texas 77055, 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 underground water distribution system, gravity sewer collection system, sewer force mains & reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and/or reuse 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, sewer and/or reuse 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, sewer and/or reuse** 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.

(d) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 [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:

Renee Jordan
Witness Signature

Renee Jordan
Print Name

680 Crosswater Parkway

Ponte Vedra, Florida 32081
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: [Signature]

Print Name: Joshua A. Garrison

Title: Land Development Manager

Nyssa Crosby
Witness Signature

Nyssa Crosby
Print Name

680 Crosswater Parkway

Ponte Vedra, Florida 32081
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, this 28th day of August 2025, by Joshua A. Garrison who is Land Development Manaer of CND-Silverleaf LLC,. Such person is personally known to me.

Kimberly Humbles
Notary Public
My Commission Expires: 3.14.29



KIMBERLY HUMBLES
Commission # HH 614852
Expires March 14, 2029

EXHIBIT "A"
EASEMENT AREA

August 27, 2025

Work Order No. 25-357.00

File No 131C-27.00A

St. Johns County Utility Easement 1

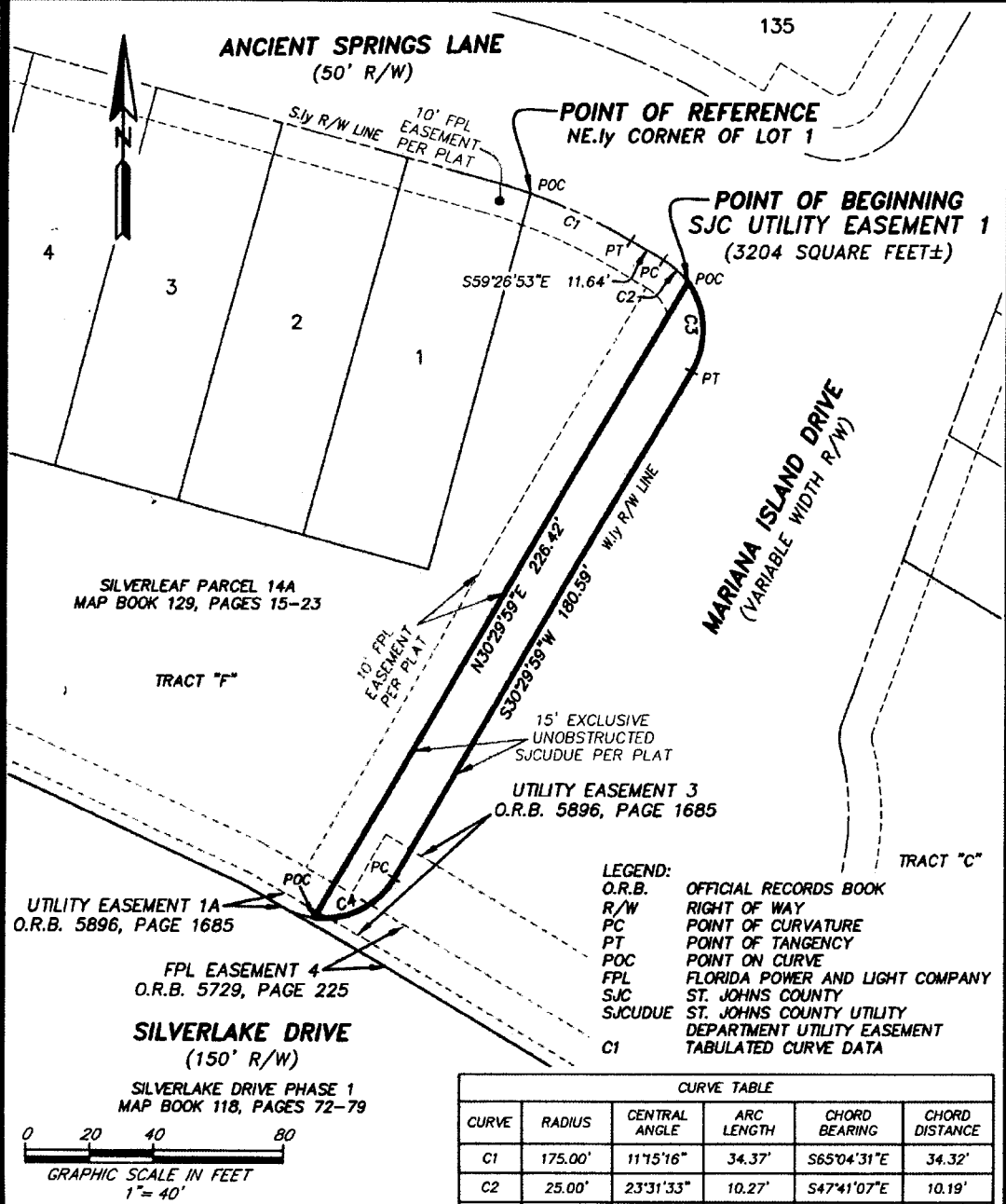
A portion of Tract "F", as depicted on Silverleaf Parcel 14A, a plat recorded in Map Book 129, pages 15 through 23, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Lot 1, said corner lying on the Southerly right of way line of Ancient Springs Lane, a 50 foot right of way, both as depicted on said Silverleaf Parcel 14A; thence Southeasterly along said Southerly right of way line and along the arc of a curve concave Southwesterly having a radius of 175.00 feet, through a central angle of $11^{\circ}15'16''$, an arc length of 34.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}04'31''$ East, 34.32 feet; thence South $59^{\circ}26'53''$ East, continuing along said Southerly right of way line, 11.64 feet to its intersection with the Westerly right of way line of Mariana Island Drive, a variable width right of way as depicted on said Silverleaf Parcel 14A and to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $23^{\circ}31'33''$, an arc length of 10.27 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $47^{\circ}41'07''$ East, 10.19 feet.

From said Point of Beginning, thence Southwesterly continuing along said Westerly right of way line of Mariana Island Drive, the following 3 courses; Course 1, thence Southerly along the arc of said curve concave Westerly having a radius of 25.00 feet, through a central angle of $66^{\circ}25'19''$, an arc length of 28.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $02^{\circ}42'41''$ East, 27.39 feet; Course 2, thence South $30^{\circ}29'59''$ West, 180.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $66^{\circ}25'19''$, an arc length of 28.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}42'38''$ West, 27.39 feet; thence North $30^{\circ}29'59''$ East, departing said Westerly right of way line and along a non-tangent line, 226.42 feet to the Point of Beginning.

Containing 3204 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF TRACT "F", AS DEPICTED ON SILVERLEAF PARCEL
14A, A PLAT RECORDED IN MAP BOOK 129, PAGES 15 THROUGH 23,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF MARIANA ISLAND DRIVE AS BEING SOUTH 30°29'59" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Trusted Advisors,
Creating Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No. LB 3824

(904) 642-8550
www.etmnc.com



Digitally signed by
Gilmore C Colyer III
Date: Aug 28, 2025

SCALE: 1" = 40'
DATE: AUGUST 27, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

August 27, 2025

Work Order No. 25-357.00

File No 131C-27.00B

St. Johns County Utility Easement 2

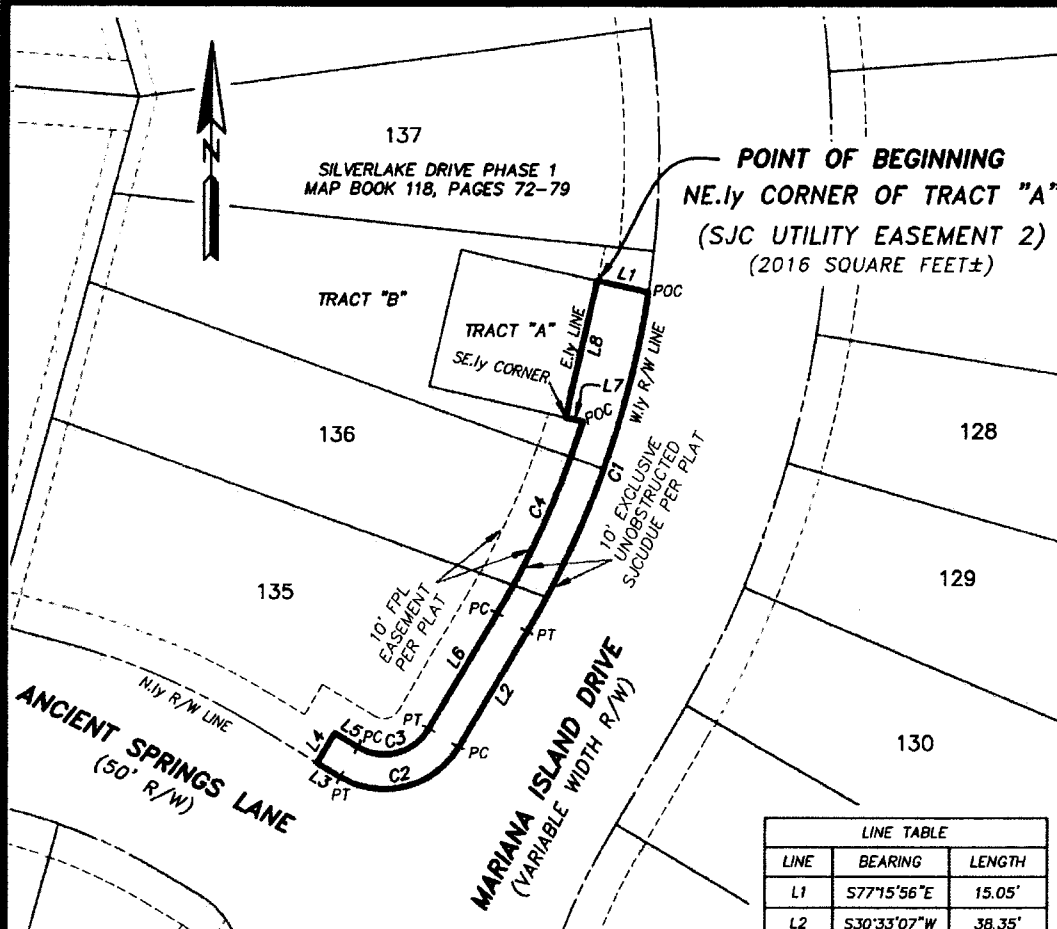
A portion of Lot 135, Lot 136 and Tract "B", as depicted on Silverleaf Parcel 14A, a plat recorded in Map Book 129, pages 15 through 23, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Tract "A", as depicted on said Silverleaf Parcel 14A; thence South $77^{\circ}15'56''$ East, 15.05 feet to a point lying on the Westerly right of way line of Mariana Island Drive, a variable width right of way as depicted on said Silverleaf Parcel 14A; thence Southwesterly along said Westerly right of way line the following 3 courses; Course 1, thence Southerly along the arc of a non-tangent curve concave Westerly having a radius of 268.12 feet, through a central angle of $22^{\circ}05'41''$, an arc length of 103.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $19^{\circ}30'16''$ West, 102.75 feet; Course 2, thence South $30^{\circ}33'07''$ West, 38.35 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to the point of tangency of said curve, said point lying on the Northerly right of way line of Ancient Springs Lane, a 50' right of way as depicted on said Silverleaf Parcel 14A, said arc being subtended by a chord bearing and distance of South $75^{\circ}33'07''$ West, 35.36 feet; thence North $59^{\circ}26'53''$ West, along said Northerly right of way line, 7.79 feet; thence North $30^{\circ}33'07''$ East, departing said Northerly right of way line, 10.00 feet; thence South $59^{\circ}26'53''$ East, 7.79 feet to the point of curvature of a curve concave Northerly having a radius of 15.00 feet; thence Easterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $75^{\circ}33'07''$ East, 21.21 feet; thence North $30^{\circ}33'07''$ East, 38.35 feet to the point of curvature of a curve concave Northwesterly having a radius of 258.12 feet; thence Northeasterly along the arc of said curve, through a central angle of $13^{\circ}22'22''$, an arc length of 60.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}51'56''$ East, 60.11 feet; thence North $77^{\circ}15'56''$ West, along a non-tangent line, 5.02 feet to the Southeasterly corner of said Tract "A"; thence North $12^{\circ}44'04''$ East, along the Easterly line of said Tract "A", 40.00 feet to the Point of Beginning.

Containing 2016 square feet, more or less.

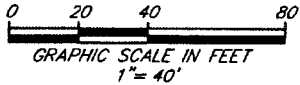
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF LOT 135, LOT 136 AND TRACT "B", AS DEPICTED ON SILVERLEAF PARCEL 14A, A PLAT RECORDED IN MAP BOOK 129, PAGES 15 THROUGH 23, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



POINT OF BEGINNING
NE.ly CORNER OF TRACT "A"
(SJC UTILITY EASEMENT 2)
(2016 SQUARE FEET±)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°15'56"E	15.05'
L2	S30°33'07"W	38.35'
L3	N59°26'53"W	7.79'
L4	N30°33'07"E	10.00'
L5	S59°26'53"E	7.79'
L6	N30°33'07"E	38.35'
L7	N77°15'56"W	5.02'
L8	N12°44'04"E	40.00'



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - SJC ST. JOHNS COUNTY
 - SJCUDUE ST. JOHNS COUNTY UTILITY DEPARTMENT UTILITY EASEMENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	268.12'	22°05'41"	103.39'	S19°30'16"W	102.75'
C2	25.00'	90°00'00"	39.27'	S75°33'07"W	35.36'
C3	15.00'	90°00'00"	23.56'	N75°33'07"E	21.21'
C4	258.12'	13°22'22"	60.25'	N23°51'56"E	60.11'

- GENERAL NOTES:**
- THIS IS NOT A SURVEY.
 - BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF MARIANA ISLAND DRIVE AS BEING SOUTH 30°33'07" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Trusted Advisors,
Creating Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No. LB 3824

(904) 642-8550
www.etmnc.com



Digitally signed by
Gilmore C Colyer III
Date: Aug 28, 2025

SCALE: 1"=40'

DATE: AUGUST 27, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

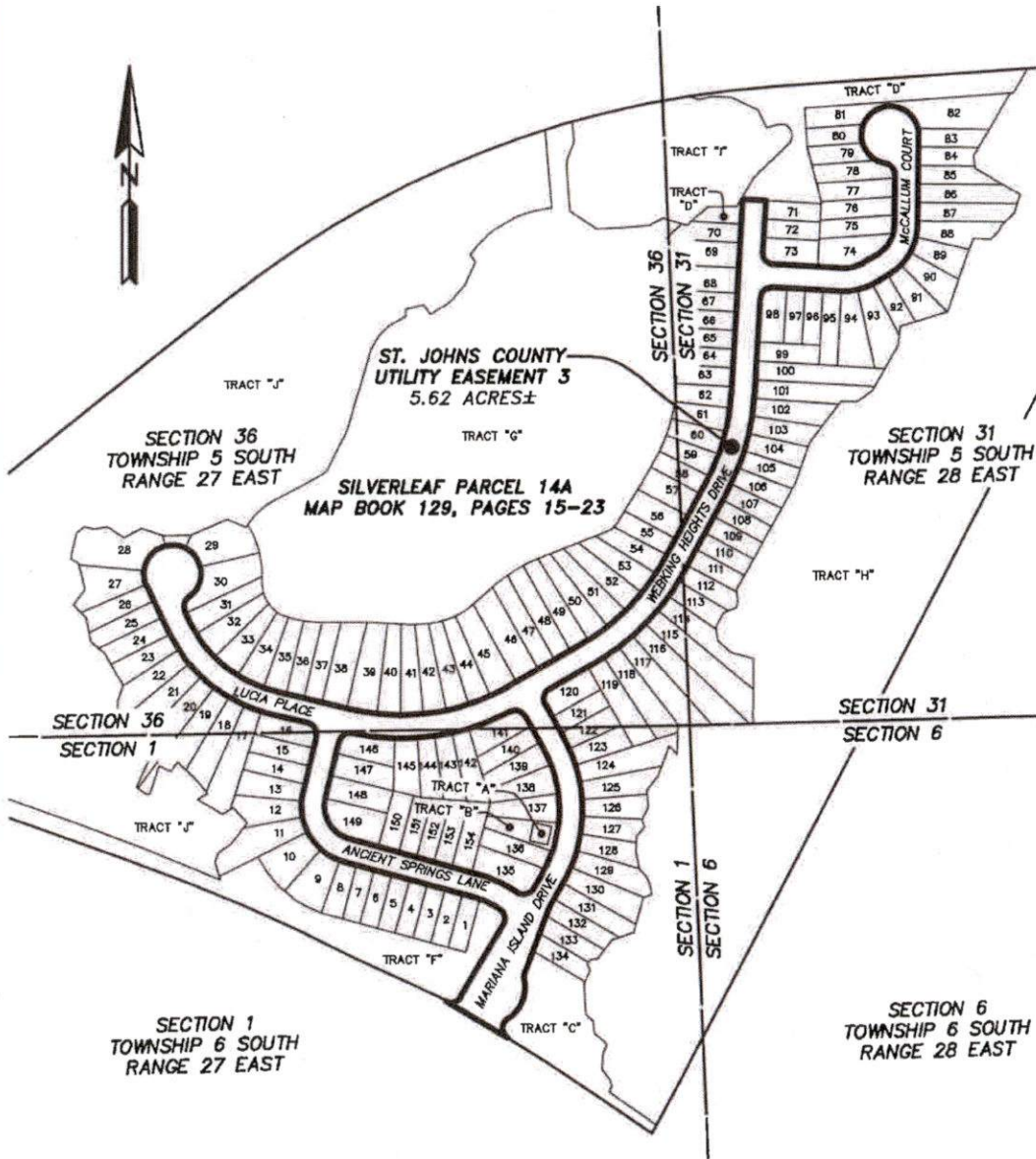
Revised November 17, 2025
August 27, 2025

Work Order No. 25-357.00
File No. 131C-27.00C

St. Johns County Utility Easement 3

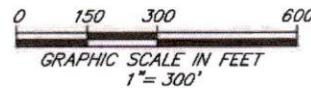
A utility easement over, upon and under the private rights of way of Mariana Island Drive, a variable width right of way, along with Ancient Springs Lane, Lucia Place, Webking Heights Drive and McCallum Court, 50 foot rights of way, all as depicted on Silverleaf Parcel 14A, a plat recorded in Map Book 129, pages 15 through 23, of the Public Records of St. Johns County, Florida.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF TRACT "F", AS DEPICTED ON SILVERLEAF PARCEL
14A, A PLAT RECORDED IN MAP BOOK 129, PAGES 15 THROUGH 23,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) THE PURPOSE OF THIS SKETCH IS TO DEPICT A ST. JOHNS COUNTY UTILITY EASEMENT FOR GRAVITY SEWER, WATER AND REUSE.



ETM
SURVEYING & MAPPING

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Digitally signed by
Gilmore C Colyer III
Date: Nov 17, 2025

SCALE: 1"=300'
DATE: AUGUST 27, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

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

PROJECT: Silverleaf 14A

CND-Silverleaf, LLC 111 North Post Oak Road Houston, Texas 77055

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 22 of October, 2025.

WITNESS:

Karla Williams

Witness Signature

Karla Williams

Witness Print Name

OWNER:

Keith Donnelly

Owner Signature

Keith Donnelly

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 22 day of October, 2025, by

Keith Donnelly as Director of Land Acquisitions for CND Silverleaf, LLC

Kimberly Humbles
Notary Public
My Commission Expires: 3/14/29

Personally Known or Produced Identification
Type of Identification Produced



KIMBERLY HUMBLES
Commission # HH 614852
Expires March 14, 2029

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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverelaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC	LF	2493	\$ 59.10	\$ 147,336.30
2" Poly	LF	351	\$ 19.66	\$ 6,900.66
10" HDPE	LF	149	\$ 110.11	\$ 16,406.39
12" PVC	LF	790	\$ 122.79	\$ 97,004.10
10" PVC	LF	553	\$ 78.04	\$ 43,156.12
4" PVC	LF	390	\$ 37.49	\$ 14,621.10
Water Valves (Size and Type)				
8" Gate Valve	Ea	7	\$ 5,350.25	\$ 37,451.75
12" Gate Valve	Ea	1	\$ 15,119.41	\$ 15,119.41
10" Gate Valve	Ea	2	\$ 10,412.99	\$ 20,825.98
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	9	\$ 9,848.43	\$ 88,635.87
	Ea			\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single Water Service	Ea	89	\$ 1,053.87	\$ 93,794.43
Double Water Service	Ea	33	\$ 1,475.52	\$ 48,692.16
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 629,944.27

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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverelaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC	LF	413	\$ 37.38	\$ 15,437.94
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 2,187.20	\$ 2,187.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC	LF	4,393	\$ 68.22	\$ 299,690.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
Sewer Service	EA	155	\$ 1,534.80	\$ 237,894.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Receiving Manhole	EA	1	\$ 19,290.09	\$ 19,290.09
Type B	EA	1	\$ 9,058.43	\$ 9,058.43
Type A	EA	27	\$ 8,856.53	\$ 239,126.31
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 152,435.48	\$ 152,435.48
Process Piping	Lump Sum	1	\$ 97,251.33	\$ 97,251.33
Process Structure	Lump Sum	1	\$ 92,672.70	\$ 92,672.70
Process Electrical Equipment	Lump Sum	1	\$ 77,261.92	\$ 77,261.92
Other Improvements	Lump Sum	1	\$ 48,462.39	\$ 48,462.39
Total Sewer System Cost				\$ 1,290,768.25

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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverelaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" PVC	LF	12	\$ 259.75	\$ 3,117.00
8" PVC	LF	4138	\$ 58.86	\$ 243,562.68
2" Poly	LF	258	\$ 18.60	\$ 4,798.80
10" HDPE	LF	140	\$ 111.95	\$ 15,673.00
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	8	\$ 5,374.23	\$ 42,993.84
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single Water Service	Ea	81	\$ 1,062.08	\$ 86,028.48
Double Water Service	Ea	37	\$ 1,493.78	\$ 55,269.86
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 451,443.66

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 **\$2,372,156.18**

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

October 28, 2025 to **CND-Silverleaf, LLC**
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Silverleaf 14A


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 **28** day of **October**, 20**25**.

WITNESS:

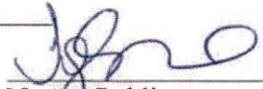

Witness Signature
Judson Catts
Print Witness Name

CONTRACTOR:

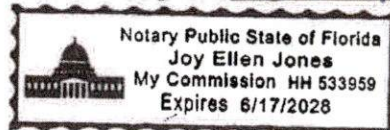

Lienor's Signature
ELLIOT JONES
Print Lienor's Name

STATE OF **Florida**
COUNTY OF **Duval**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **28** day of **October**, 20**25**, by **Elliot Jones** as **President** for **W. Gardner, LLC**


Notary Public
My Commission Expires: **06/17/2028**

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverelaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC	LF	2493	\$ 59.10	\$ 147,336.30
2" Poly	LF	351	\$ 19.66	\$ 6,900.66
10" HDPE	LF	149	\$ 110.11	\$ 16,406.39
12" PVC	LF	790	\$ 122.79	\$ 97,004.10
10" PVC	LF	553	\$ 78.04	\$ 43,156.12
4" PVC	LF	390	\$ 37.49	\$ 14,621.10
Water Valves (Size and Type)				
8" Gate Valve	Ea	7	\$ 5,350.25	\$ 37,451.75
12" Gate Valve	Ea	1	\$ 15,119.41	\$ 15,119.41
10" Gate Valve	Ea	2	\$ 10,412.99	\$ 20,825.98
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	9	\$ 9,848.43	\$ 88,635.87
	Ea			\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single Water Service	Ea	89	\$ 1,053.87	\$ 93,794.43
Double Water Service	Ea	33	\$ 1,475.52	\$ 48,692.16
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 629,944.27

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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverelaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" PVC	LF	413	\$ 37.38	\$ 15,437.94
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 2,187.20	\$ 2,187.20
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" PVC	LF	4,393	\$ 68.22	\$ 299,690.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
Sewer Service	EA	155	\$ 1,534.80	\$ 237,894.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Receiving Manhole	EA	1	\$ 19,290.09	\$ 19,290.09
Type B	EA	1	\$ 9,058.43	\$ 9,058.43
Type A	EA	27	\$ 8,856.53	\$ 239,126.31
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	1	\$ 152,435.48	\$ 152,435.48
Process Piping	Lump Sum	1	\$ 97,251.33	\$ 97,251.33
Process Structure	Lump Sum	1	\$ 92,672.70	\$ 92,672.70
Process Electrical Equipment	Lump Sum	1	\$ 77,261.92	\$ 77,261.92
Other Improvements	Lump Sum	1	\$ 48,462.39	\$ 48,462.39
Total Sewer System Cost				\$ 1,290,768.25

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

Project Name: Silverleaf 14A
 Contractor: W. Gardner, LLC
 Developer: CND-Silverleaf, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" PVC	LF	12	\$ 259.75	\$ 3,117.00
8" PVC	LF	4138	\$ 58.86	\$ 243,562.68
2" Poly	LF	258	\$ 18.60	\$ 4,798.80
10" HDPE	LF	140	\$ 111.95	\$ 15,673.00
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
8" Gate Valve	Ea	8	\$ 5,374.23	\$ 42,993.84
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
Single Water Service	Ea	81	\$ 1,062.08	\$ 86,028.48
Double Water Service	Ea	37	\$ 1,493.78	\$ 55,269.86
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	451,443.66

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

Date: August 19, 2025
Project Title: Silverleaf 14A
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:

Thomas Unger
Print Contractor's Name

[Signature]
Contractor's Signature

STATE OF Florida Duval
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 19 day of August, 20 25, by Thomas Unger as Vice President for W. Gardner, LLC.



Michelle Glass-O'Brien
Notary Public
My Commission Expires: 7/22/2029

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: February 23, 2026
SUBJECT: Silverleaf Parcel 14A (ASBULT 2025000157)

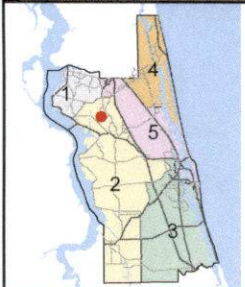
St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silverleaf Parcel 14A.

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



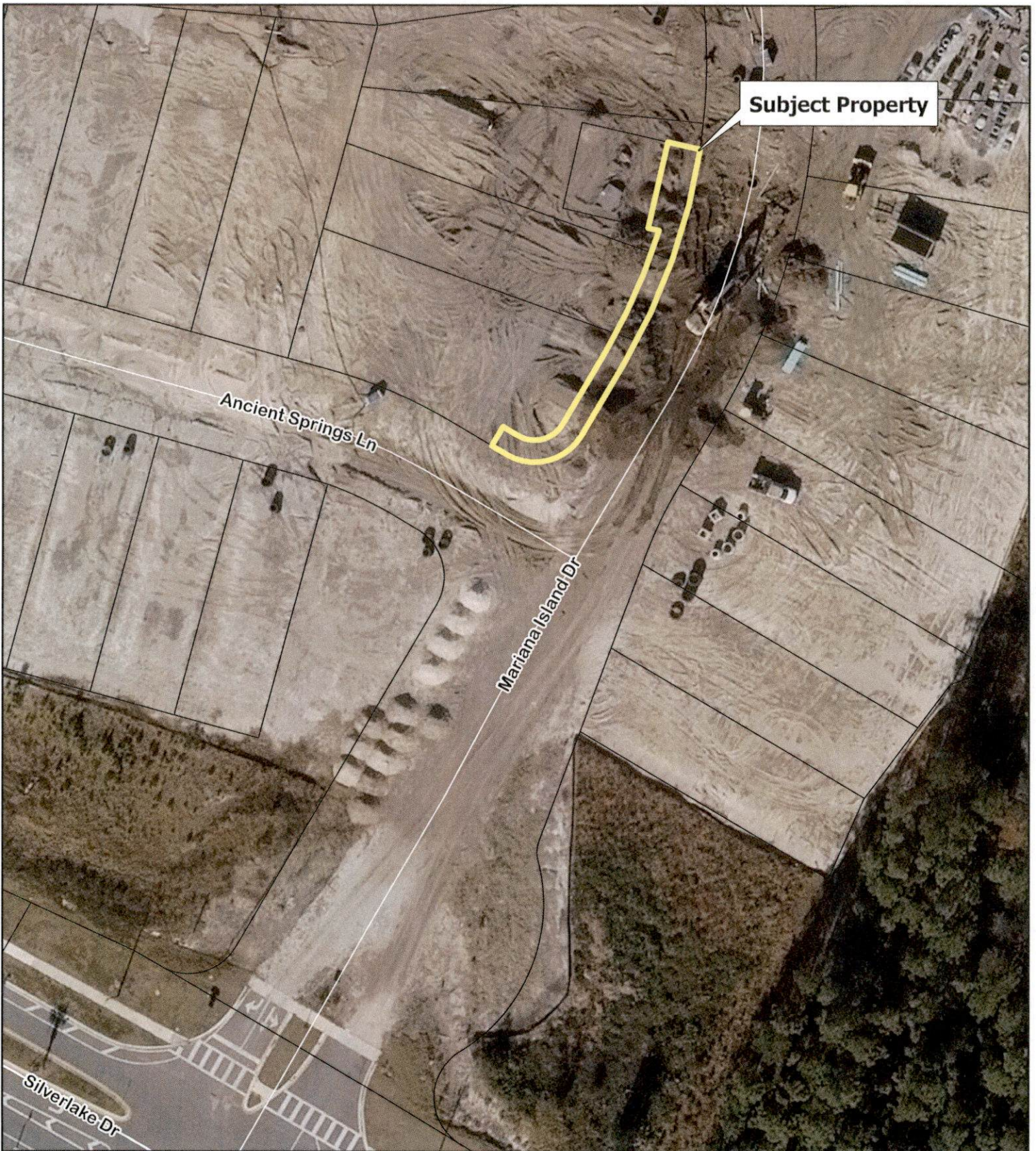
Imagery Date: 12/2024
Date: 3/10/2026

**Silverleaf Parcel 14A
(Easement 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.



Subject Property

Ancient Springs Ln

Mariana Island Dr

Silverlake Dr



Imagery Date: 12/2024

Date: 3/10/2026

Silverleaf Parcel 14A
(Easement 2)

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



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

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